



GREENBRIER
real estate advisors

New Development Opportunity

2511 Jacksboro Pike
Jacksboro, TN 37757



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
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Property Details

Name	New Development Opportunity ~ Jacksboro, TN
Address	2511 Jacksboro Pike Jacksboro, TN 37757
Lot Size	5.26 +/- Acres (to be verified by buyer)
Lease Price	See Agent
Sale Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	1,769	10,991	21,353
Average Household Income	\$49,557	\$49,083	\$45,946

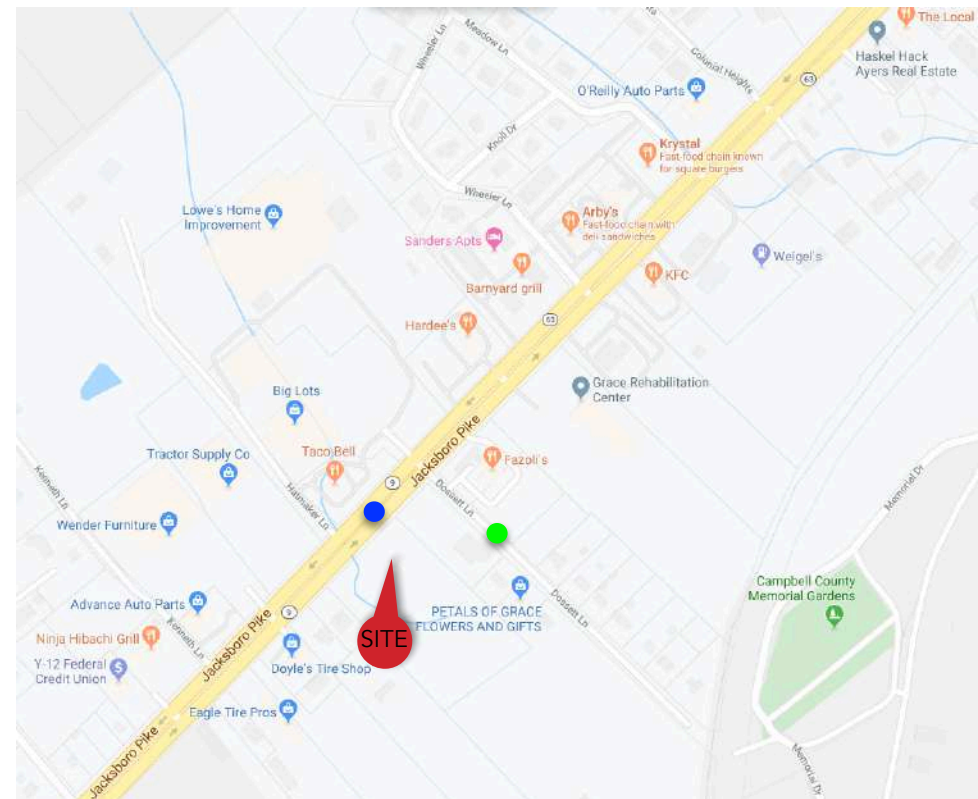
Market Overview

- Subject property is prominently located on Jacksboro Pike across from Lowe's - excellent traffic counts: 30,853 ADT
- Daytime population of 10,991 within a 3 mile radius of site
- Site captures the Caryville, Jacksboro, and LaFollette markets/ trade areas
- Traffic signal intersection
- Area retailers include: Lowe's, Wal-Mart, Hibbett Sports, Hardees, Taco Bell, Fazoli's, Arby's, Krystal, McDonalds, Zaxby's, etc...

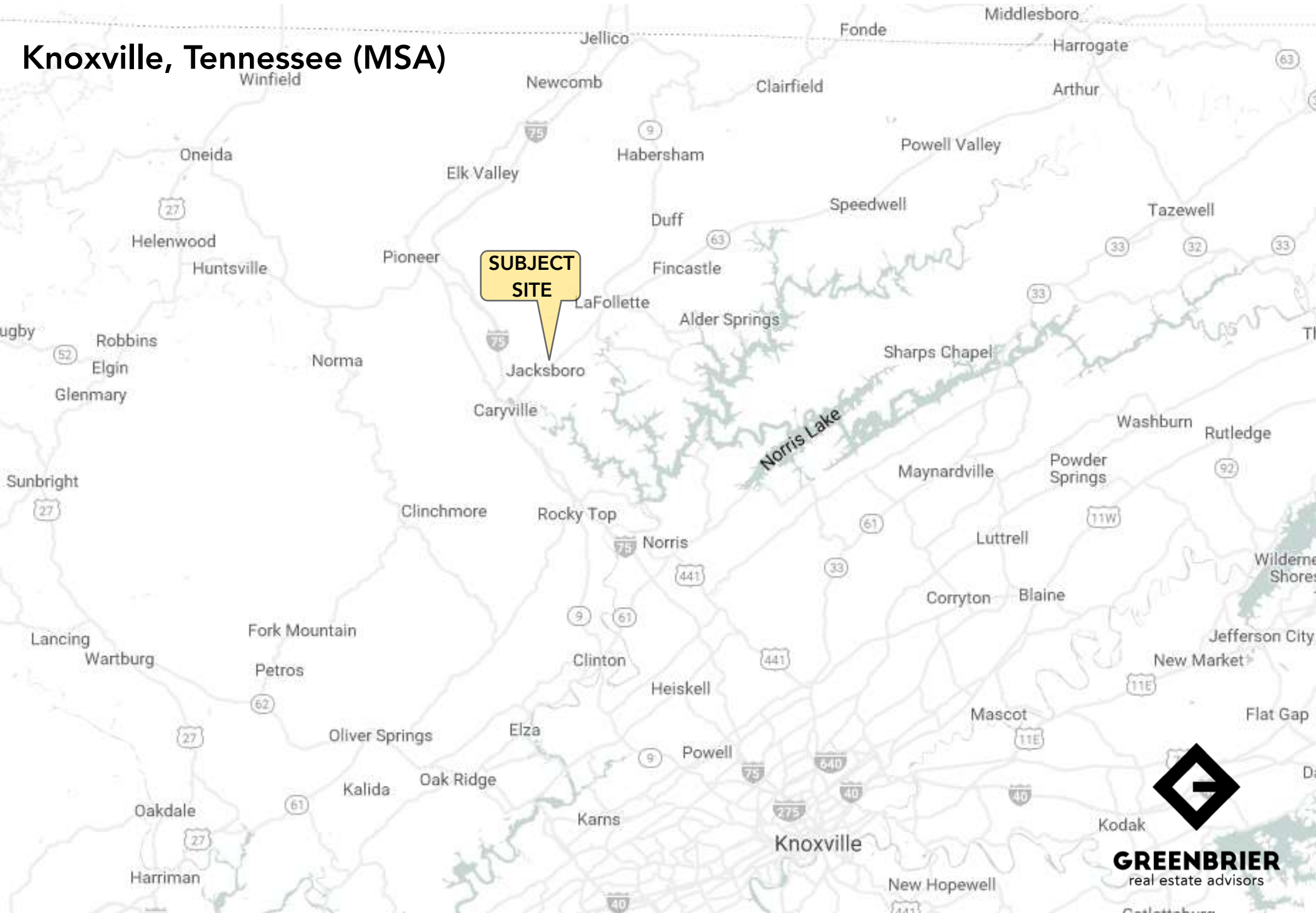
Traffic Counts

Jacksboro Pike	30,852 ADT	●
Dossett Lane	149 ADT	●

Map



Knoxville, Tennessee (MSA)



Jacksboro, TN



Campbell County High School

Jacksboro Middle School

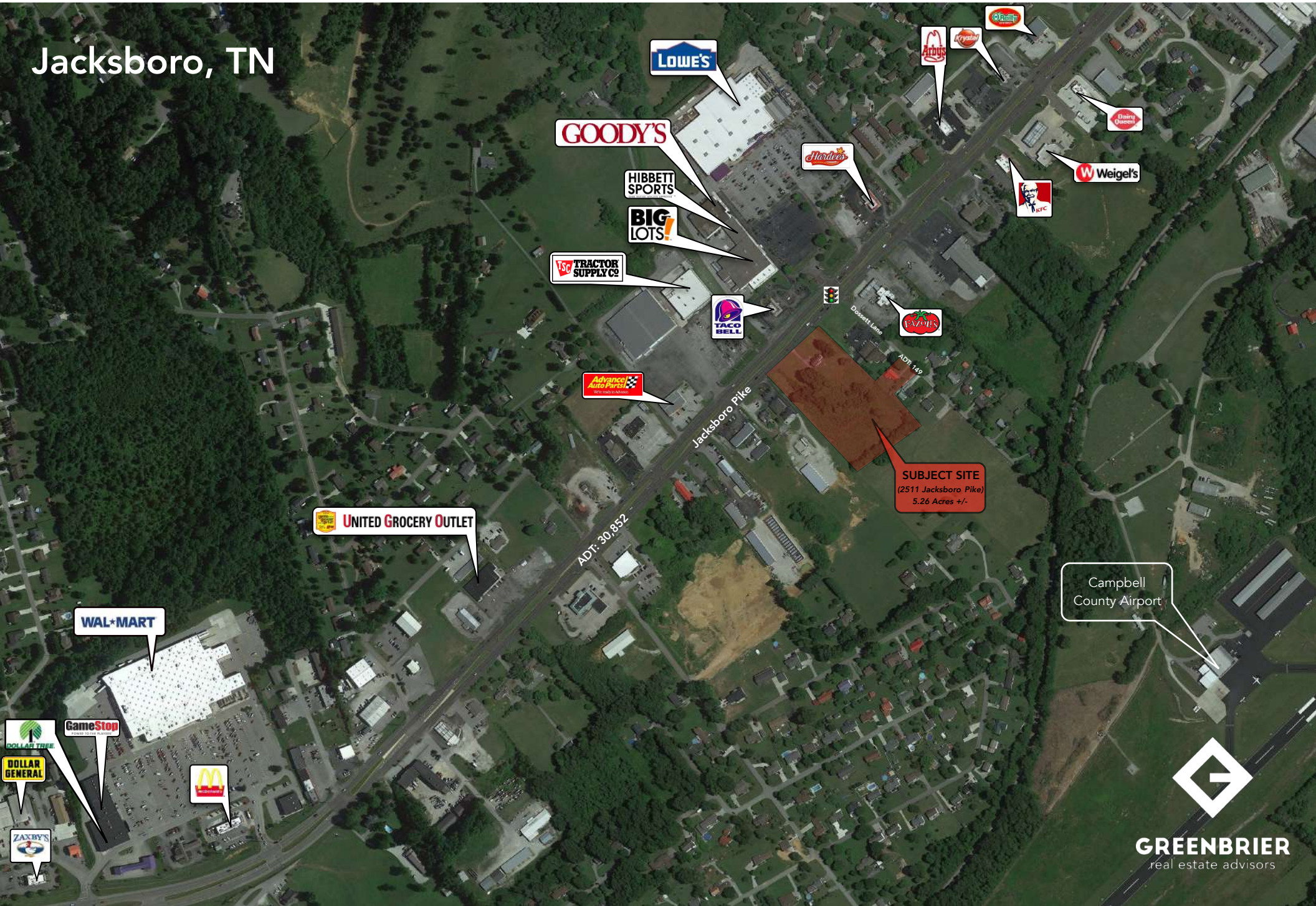
Campbell County Airport

SUBJECT SITE
(2511 Jacksboro Pike)

Downtown Jacksboro



Jacksboro, TN



LOWE'S

GOODY'S

HIBBETT SPORTS

BIG LOTS!

TRACTOR SUPPLY CO.

TACO BELL

Advance Auto Parts

UNITED GROCERY OUTLET

WAL-MART

GameStop

DOLLAR GENERAL

ZAXBY'S

McDonald's

Hardee's

KFC

Weigel's

Dairy Queen

SUBJECT SITE
(2511 Jacksboro Pike)
5.26 Acres +/-

Campbell County Airport





LOWE'S

Hardee's

KFC

GOODY'S

**HIBBETT
SPORTS**

**BIG
LOTS!**

**TRACTOR
SUPPLY CO.**

**TACO
BELL**



FAZOLI'S

**Advance
Auto Parts**
We're ready in Advance

ADT-30-852

Jacksboro Pike

Dossett Lane

ADT-149

SUBJECT SITE
(2511 Jacksboro Pike)
5.26 Acres +/-



10215 Technology Drive, Suite 304
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CONCEPTUAL

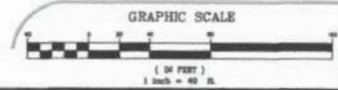
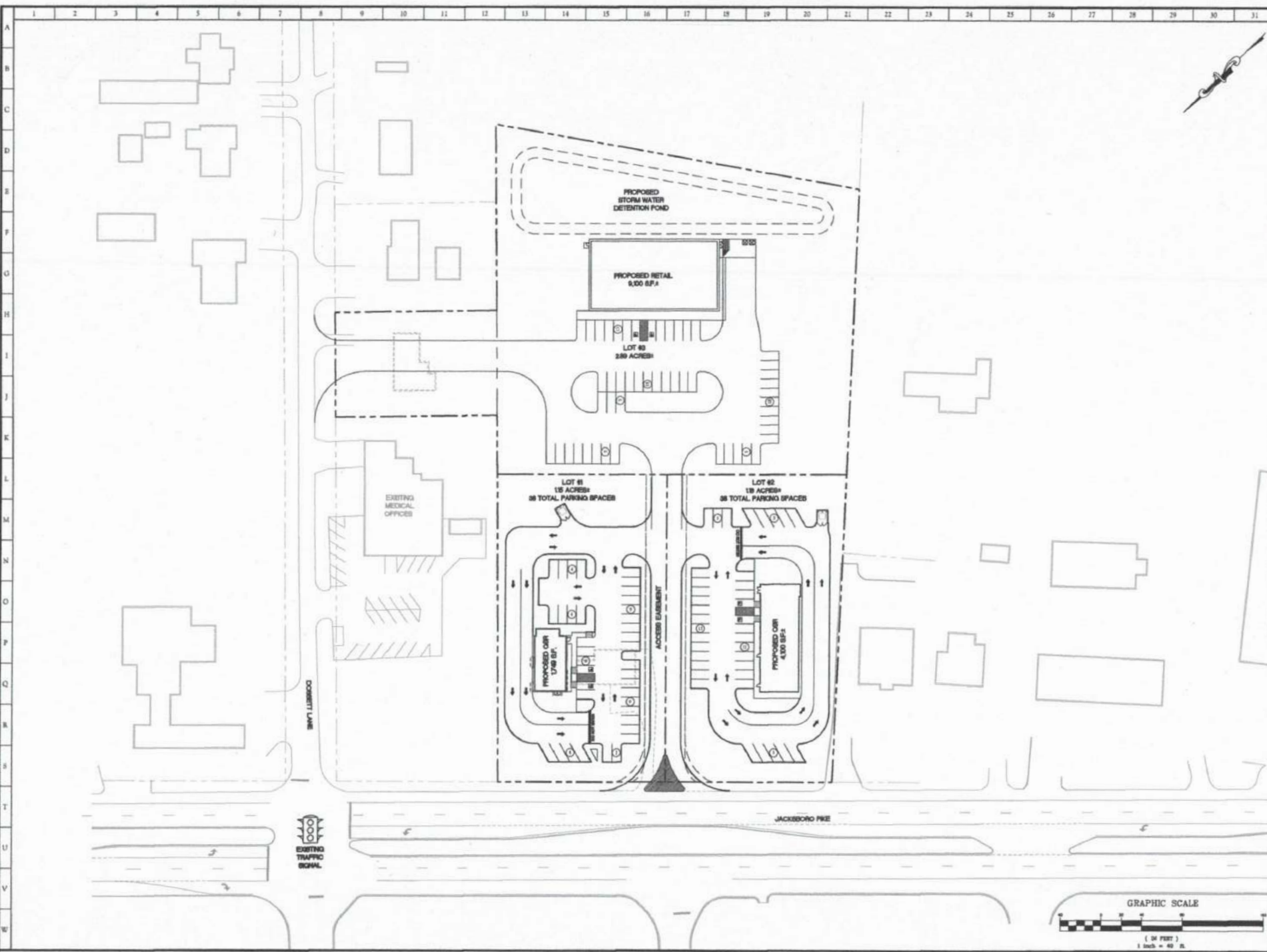
Conceptual Site Plan

Proposed Development
2511 Jacksboro Pike
Jacksboro, Tennessee 37757

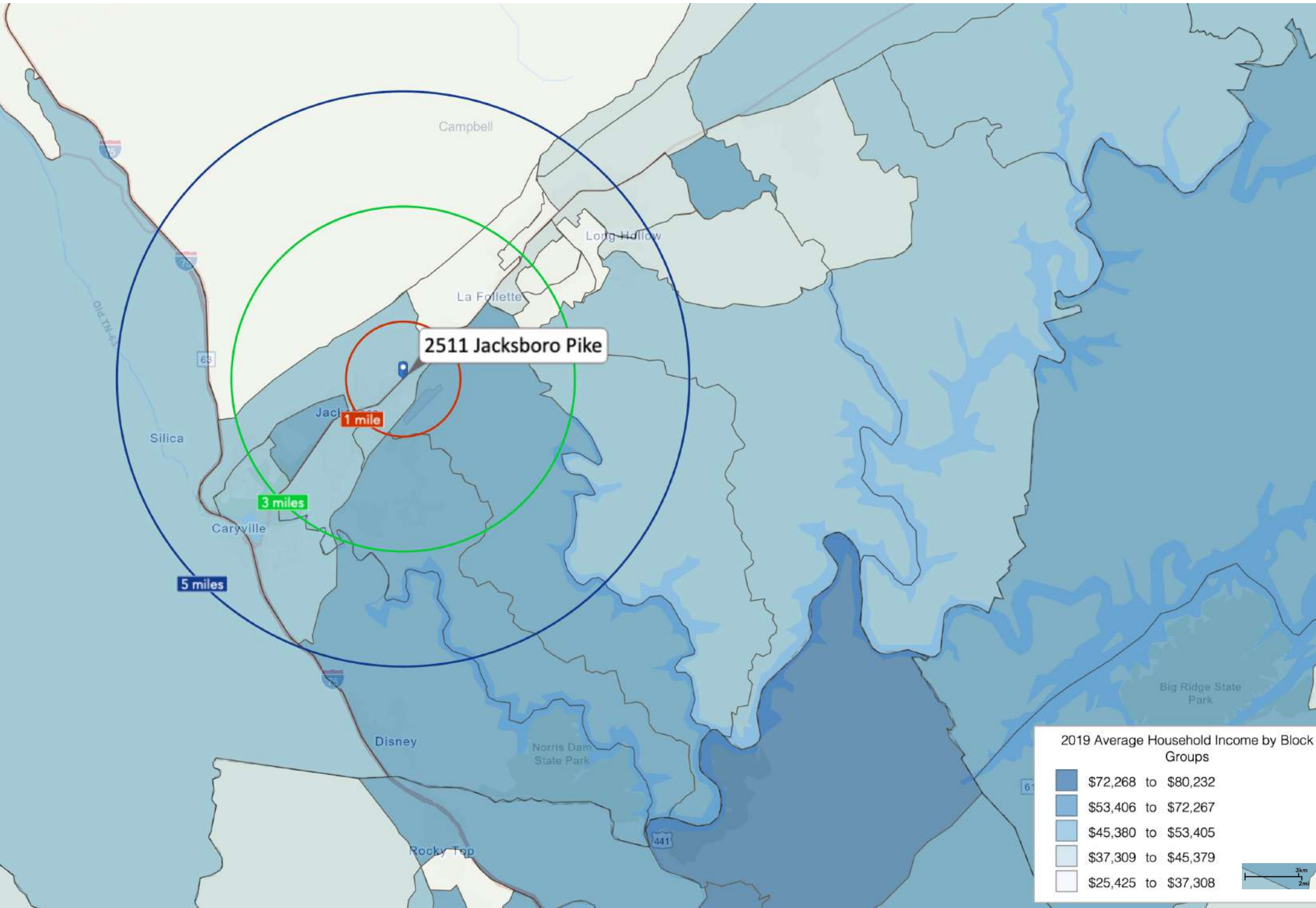
REVISIONS

ORIGINAL ISSUE: 02/10/18
SITE PROJECT#: 402
FILE#: 402-04-0001-10-008

CSP-8



(2511 Jacksboro Pike ~ Jacksboro, TN)



2019 Average Household Income by Block Groups

	\$72,268 to \$80,232
	\$53,406 to \$72,267
	\$45,380 to \$53,405
	\$37,309 to \$45,379
	\$25,425 to \$37,308

Scale: 3km / 2mi

(5 Mile Radius)

KEY FACTS

21,353

Population

43.1

Median Age

\$34,050

Median Household Income



Average Household Size

EDUCATION

19%

No High School Diploma



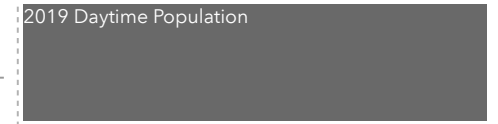
42%
High School Graduate



25%
Some College



14%
Bachelor's/Grad/Prof Degree



2019 Total Daytime Population: 20,635

2019 Daytime Population: Workers: 8,033

2019 Daytime Population: Residents: 12,602

BUSINESS



751

Total Businesses



7,292

Total Employees

Total Retail Sales



\$393,634,470

Total Retail Sales

EMPLOYMENT



White Collar

49%



Blue Collar

36%



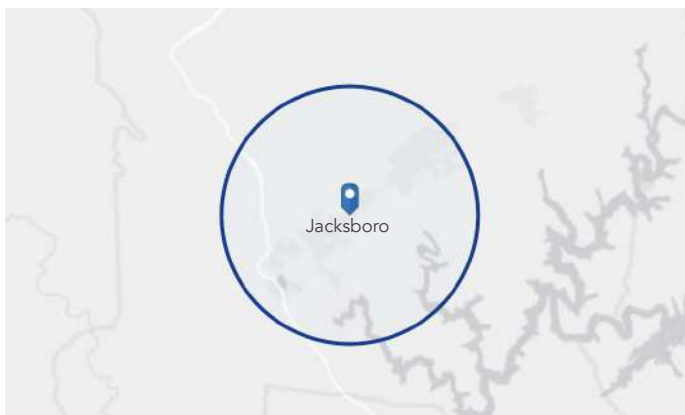
Services

15%



Unemployment Rate

2511 Jacksboro Pike, Jacksboro, Tennessee, 37757



Average Household Income



\$45,946

2019 Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,140

Apparel & Services



\$75

Computers & Hardware



\$1,954

Eating Out



\$3,032

Groceries



\$3,606

Health Care