

# Hunters Crossing Development Site



## Retail Land Available

- +/- 10.39 Acre Graded Site
- Strong Surrounding Retail
- Strong Employment Base
- Adjacent to New Multifamily Apartments

Alcoa, TN  
(Hunters Crossing)

### Demographics

	1 Mile	3 Mile	5 Mile
Population	3,595	36,848	69,860
Avg. Household Income	\$38,504	\$55,427	\$59,693

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Clayton Homes

McGhee Tyson Airport (TYS)

129

129

Alcoa Inc.

DENSO Manufacturing

WAL-MART  
STAPLES  
LOWE'S  
RYAN'S BREAD  
IHOP  
Chick-fil-A

Subject Site

ALDI  
Santitas  
DICK'S  
ROSS  
Jiffy Lube  
Cheddar's  
Office DEPOT

7-11

FOOD 4 U

BIG LOTS

K

UPS  
Tuesday Morning

Coming Soon

WAL-MART

321

Subway  
McDonald's

129

321

321

Maryville College

411

Foothills Mall

Bank of America  
RadioShack  
GOODY'S

129

321

321

321

321

321

321

321

321

321

321

321

411

411

411

**Population:**

Blount County:	127,608
Maryville:	28,426
Alcoa:	8,762
Maryville College:	1,213

**Top Employers:**

1. Clayton Homes	2,511
2. DENSO Manufacturing	2,500
3. Blount Memorial Hospital	2,198
4. Blount County Schools	1,600
5. ALCOA, Inc.	1,386
6. Ruby Tuesday, Inc.	1,301
7. Blount County Government	745
8. Marriott Business Services	546
9. Harrison Construction	525
10. Sanford Brands	300

# Maryville/Alcoa

ZAXBY'S  
WAL-MART



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**WAL\*MART**

Louisville Road

ADT 18,134



**FIVE GUYS**  
BURGERS and FRIES

Michael's  
Where Creativity Happens

**ROSS**  
DRESS FOR LESS

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS

ADT 36,436



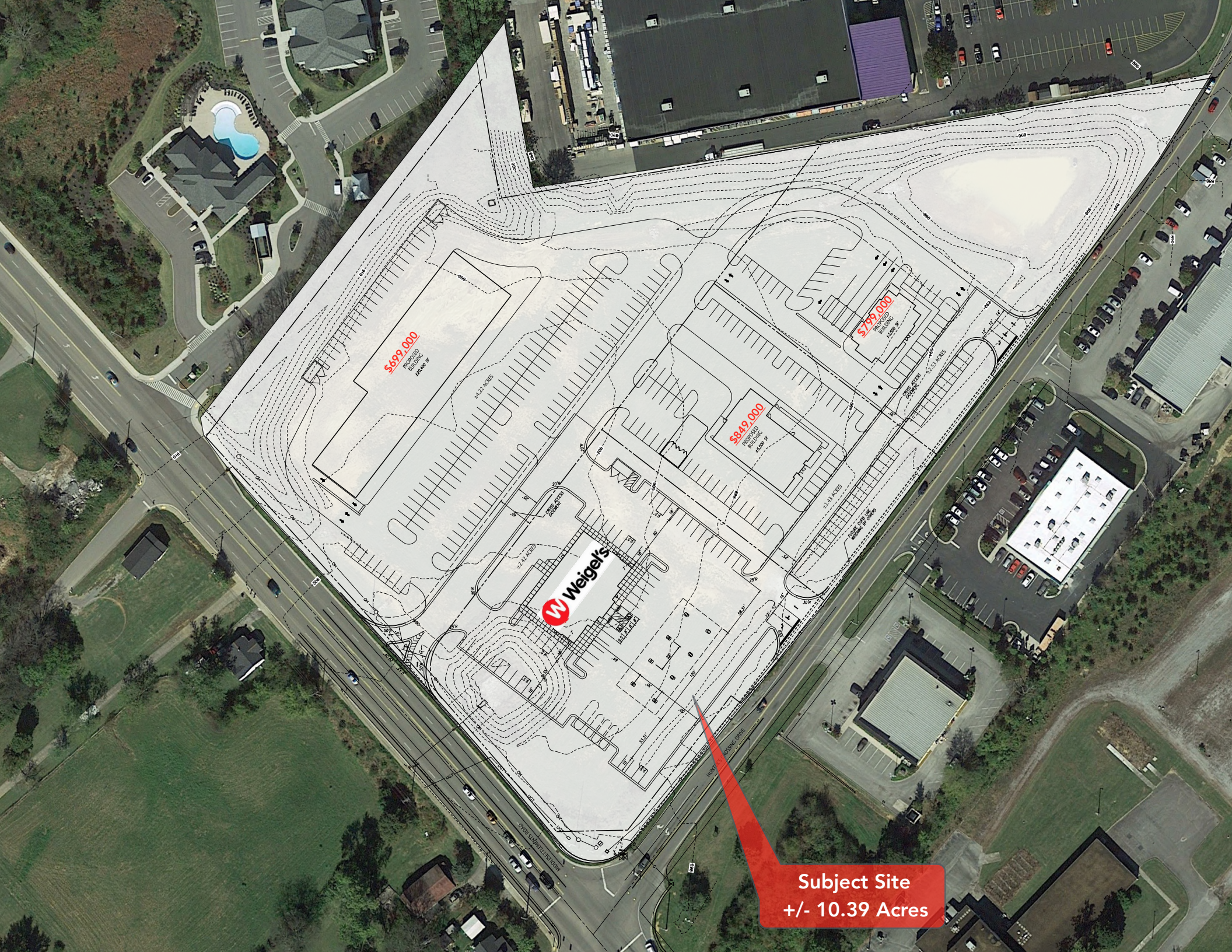
Alcoa Highway US-129



**LOWE'S**

**Cheddar's**

Subject Site  
+/- 10.39 Acres



**\$699,000**  
PROPOSED  
BUILDING  
20,460 SF

**\$749,000**  
PROPOSED  
BUILDING  
13,500 SF

**\$849,000**  
PROPOSED  
BUILDING  
18,500 SF

**Weigel's**

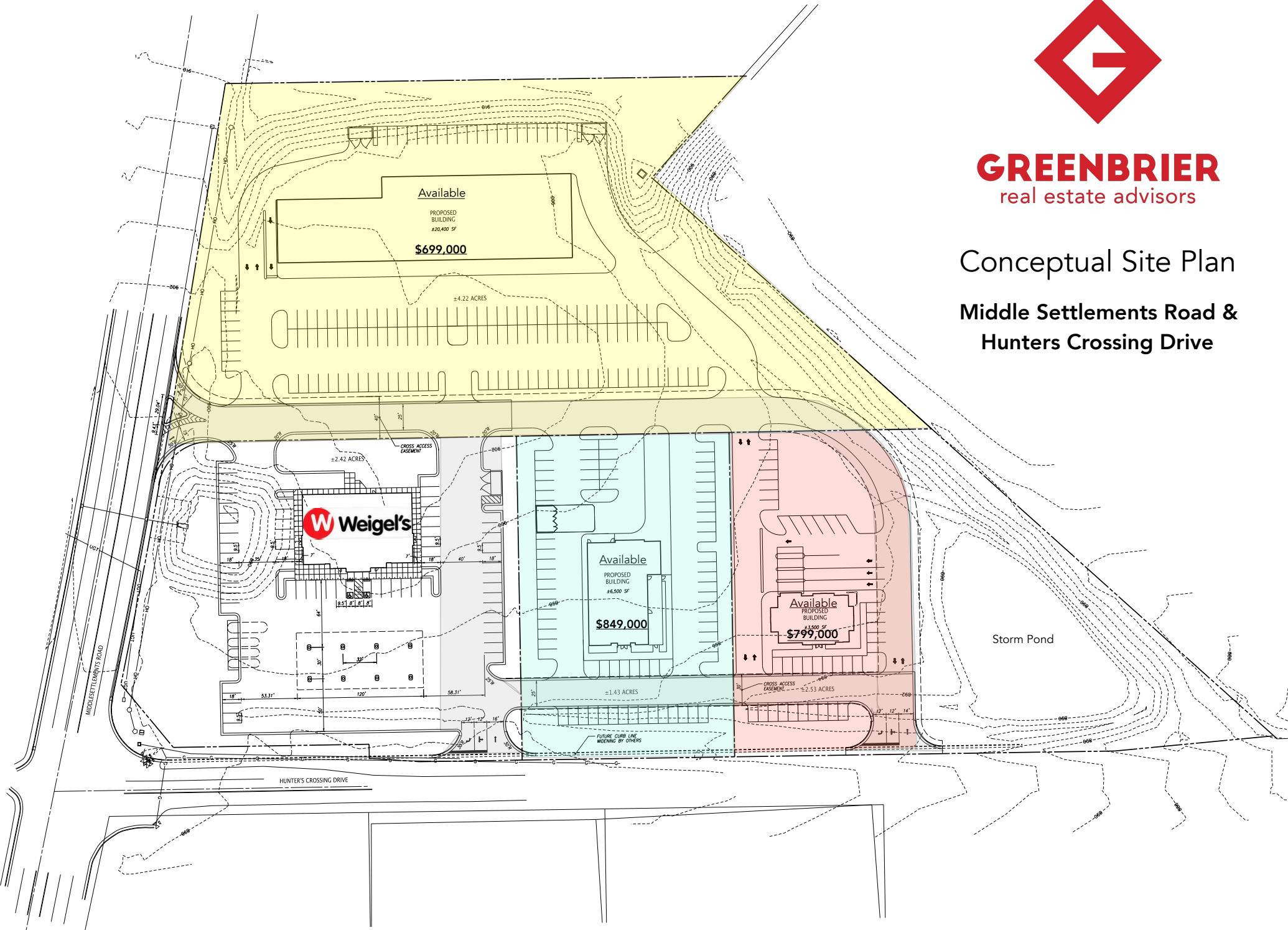
**Subject Site  
+/- 10.39 Acres**



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## Conceptual Site Plan

Middle Settlements Road &  
Hunters Crossing Drive





# Executive Summary

Hunters Crossing Development Site  
 1119 Middlesettlements Rd, Alcoa, Tennessee, 37801  
 Rings: 1, 3, 5 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.76591  
 Longitude: -83.99134

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,194	31,688	58,819
2010 Population	3,549	35,641	67,132
2015 Population	3,595	36,848	69,860
2020 Population	3,662	38,320	72,714
2000-2010 Annual Rate	1.06%	1.18%	1.33%
2010-2015 Annual Rate	0.25%	0.64%	0.76%
2015-2020 Annual Rate	0.37%	0.79%	0.80%
2015 Male Population	45.8%	47.5%	47.7%
2015 Female Population	54.2%	52.5%	52.3%
2015 Median Age	38.2	39.0	41.4

In the identified area, the current year population is 69,860. In 2010, the Census count in the area was 67,132. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 72,714 representing a change of 0.80% annually from 2015 to 2020. Currently, the population is 47.7% male and 52.3% female.

### Median Age

The median age in this area is 38.2, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	74.2%	87.6%	90.4%
2015 Black Alone	18.8%	6.2%	4.3%
2015 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2015 Asian Alone	0.9%	1.5%	1.4%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	3.0%	1.9%	1.4%
2015 Two or More Races	2.7%	2.4%	2.0%
2015 Hispanic Origin (Any Race)	6.3%	4.7%	3.7%

Persons of Hispanic origin represent 3.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 24.0 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	1,410	12,994	23,794
2010 Households	1,532	14,504	26,936
2015 Total Households	1,545	14,949	27,983
2020 Total Households	1,570	15,518	29,090
2000-2010 Annual Rate	0.83%	1.11%	1.25%
2010-2015 Annual Rate	0.16%	0.58%	0.73%
2015-2020 Annual Rate	0.32%	0.75%	0.78%
2015 Average Household Size	2.32	2.38	2.43

The household count in this area has changed from 26,936 in 2010 to 27,983 in the current year, a change of 0.73% annually. The five-year projection of households is 29,090, a change of 0.78% annually from the current year total. Average household size is currently 2.43, compared to 2.42 in the year 2010. The number of families in the current year is 18,851 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2015 Median Household Income	\$25,509	\$41,563	\$47,384
2020 Median Household Income	\$28,246	\$49,930	\$53,926
2015-2020 Annual Rate	2.06%	3.74%	2.62%
<b>Average Household Income</b>			
2015 Average Household Income	\$38,504	\$55,427	\$59,693
2020 Average Household Income	\$43,652	\$62,604	\$67,227
2015-2020 Annual Rate	2.54%	2.47%	2.41%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$16,995	\$22,988	\$24,184
2020 Per Capita Income	\$19,221	\$25,864	\$27,160
2015-2020 Annual Rate	2.49%	2.39%	2.35%

Current median household income is \$47,384 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$53,926 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$59,693 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$67,227 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,184 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$27,160 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,564	14,131	25,625
2000 Owner Occupied Housing Units	820	8,531	17,318
2000 Renter Occupied Housing Units	590	4,463	6,476
2000 Vacant Housing Units	154	1,137	1,831
2010 Total Housing Units	1,700	15,900	29,273
2010 Owner Occupied Housing Units	773	9,016	18,734
2010 Renter Occupied Housing Units	759	5,488	8,202
2010 Vacant Housing Units	168	1,396	2,337
2015 Total Housing Units	1,724	16,393	30,485
2015 Owner Occupied Housing Units	718	8,710	18,457
2015 Renter Occupied Housing Units	827	6,239	9,526
2015 Vacant Housing Units	179	1,444	2,502
2020 Total Housing Units	1,753	16,939	31,603
2020 Owner Occupied Housing Units	728	9,057	19,218
2020 Renter Occupied Housing Units	842	6,461	9,872
2020 Vacant Housing Units	183	1,421	2,513

Currently, 60.5% of the 30,485 housing units in the area are owner occupied; 31.2%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 29,273 housing units in the area - 64.0% owner occupied, 28.0% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 1.82%. Median home value in the area is \$150,000, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.45% annually to \$186,503.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.