

Hunters Crossing Development Site



Retail Land for Sale

- +/- 8.28 Acre Graded Site
- Strong Surrounding Retail
- Strong Employment Base
- Adjacent to New Multifamily Apartments
- New Weigel's on corner parcel
- Pricing:

**Recent Price Reduction

- Lot A: \$899,000 to \$849,000
- Lot B: \$799,000 to \$749,000
- Lot C: \$899,000 to \$849,000

Alcoa, TN

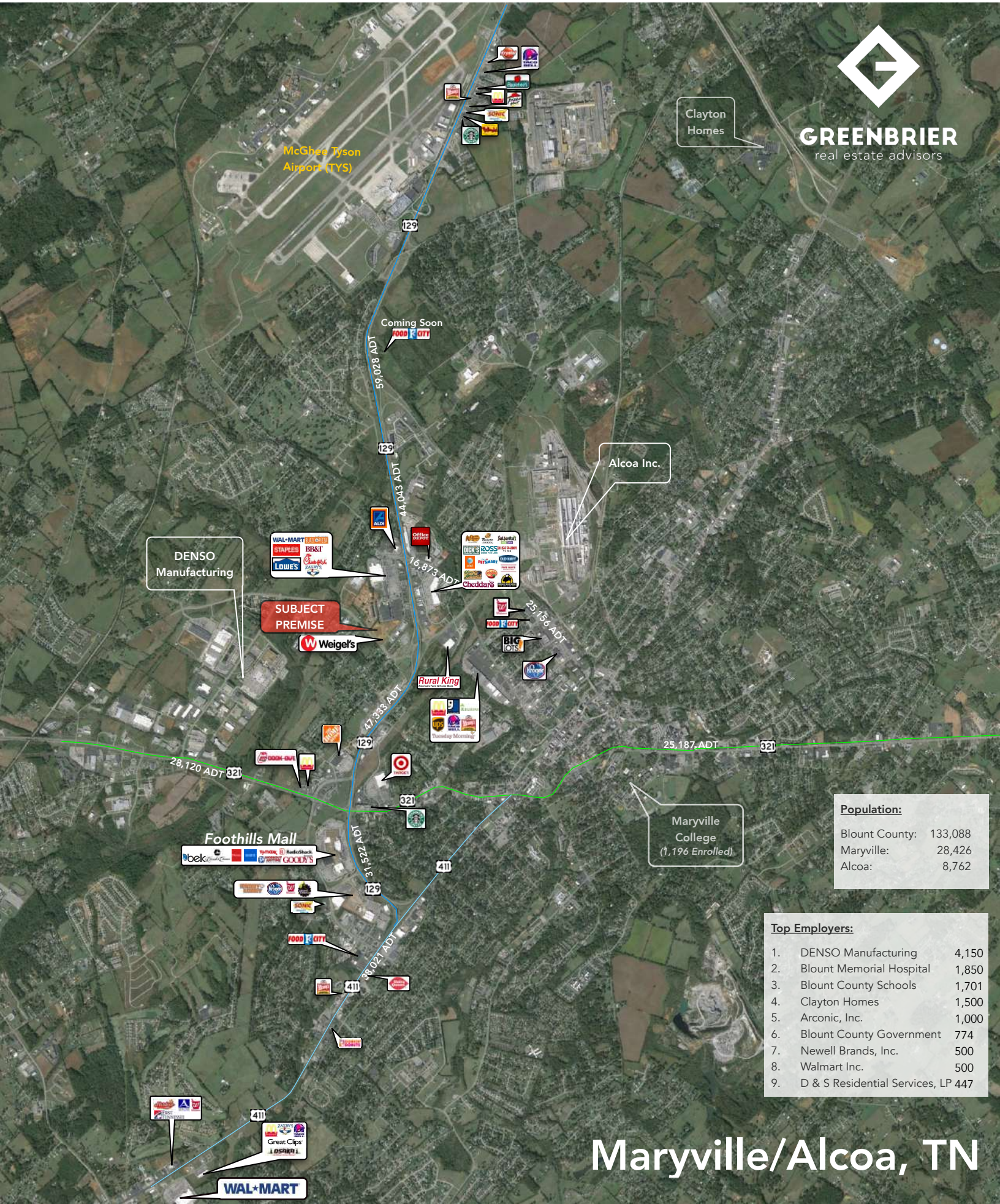
(Hunters Crossing Drive & Middle Settlements Road)

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Population | 4,389 | 41,448 | 74,774 |
| Avg. Household Income | \$56,329 | \$69,643 | \$73,737 |

Contact:

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McGhee Tyson
Airport (TYS)

Clayton
Homes

Coming Soon
700 R-071

Alcoa Inc.

DENSO
Manufacturing

WAL-MART
STAPLES
LOWES

SUBJECT
PREMISE
Weigel's

Rural King
Target
Starbucks

28,120 ADT

COOK-OUT
HONEY
Target

Foothills Mall
Bek's
Goodie's

Walmart
Home Depot
Home Depot

31,522 ADT

78,021 ADT

25,187 ADT

Maryville
College
(1,196 Enrolled)

Population:

| | |
|----------------|---------|
| Blount County: | 133,088 |
| Maryville: | 28,426 |
| Alcoa: | 8,762 |

Top Employers:

| | |
|-----------------------------------|-------|
| 1. DENSO Manufacturing | 4,150 |
| 2. Blount Memorial Hospital | 1,850 |
| 3. Blount County Schools | 1,701 |
| 4. Clayton Homes | 1,500 |
| 5. Arconic, Inc. | 1,000 |
| 6. Blount County Government | 774 |
| 7. Newell Brands, Inc. | 500 |
| 8. Walmart Inc. | 500 |
| 9. D & S Residential Services, LP | 447 |


Maryville/Alcoa, TN

WAL-MART

Great Clips
LOSHAK



Subject Site
+/- 8.28 Acres


 **Weigel's**

 **WAL*MART**

 **LOWE'S**

 **Aaron's**

 **GREEN MEADOW**
LOGS, WINE & BEER SUPPLY

 **Weigel's**

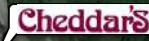
 **DOLLAR TREE**

 **Aspen Dental**

 **Rural King**
Groceries & Home Goods

 **Massage Envy NOIRE**

 **Outlets**

 **Cheddar's**

 **Olive Garden**

 **DISCOUNT TIRE**

 **DICK'S**
SPORTING GOODS

 **PET SMART**
EVERY SEASON STARTS AT

 **SHOE CARNIVAL**

 **LEE'S**
Famous Factory Outlets

 **OLD NAVY**

 **ROSS**
DRESS FOR LESS

 **Michael's**
Where Creativity Inspires

 **Great Clips**

 **McALISTER'S**

 **Santitas**

 **Panera**

 **Chili's**

 **FIVE GUYS**

 **AT&T**

 **United**

 **BB&T**

 **BLAZE PIZZA**

 **Zaxby's**

 **Aaron's**

 **Mattress Firm**

 **Office DEPOT**

 **Mattress Firm**

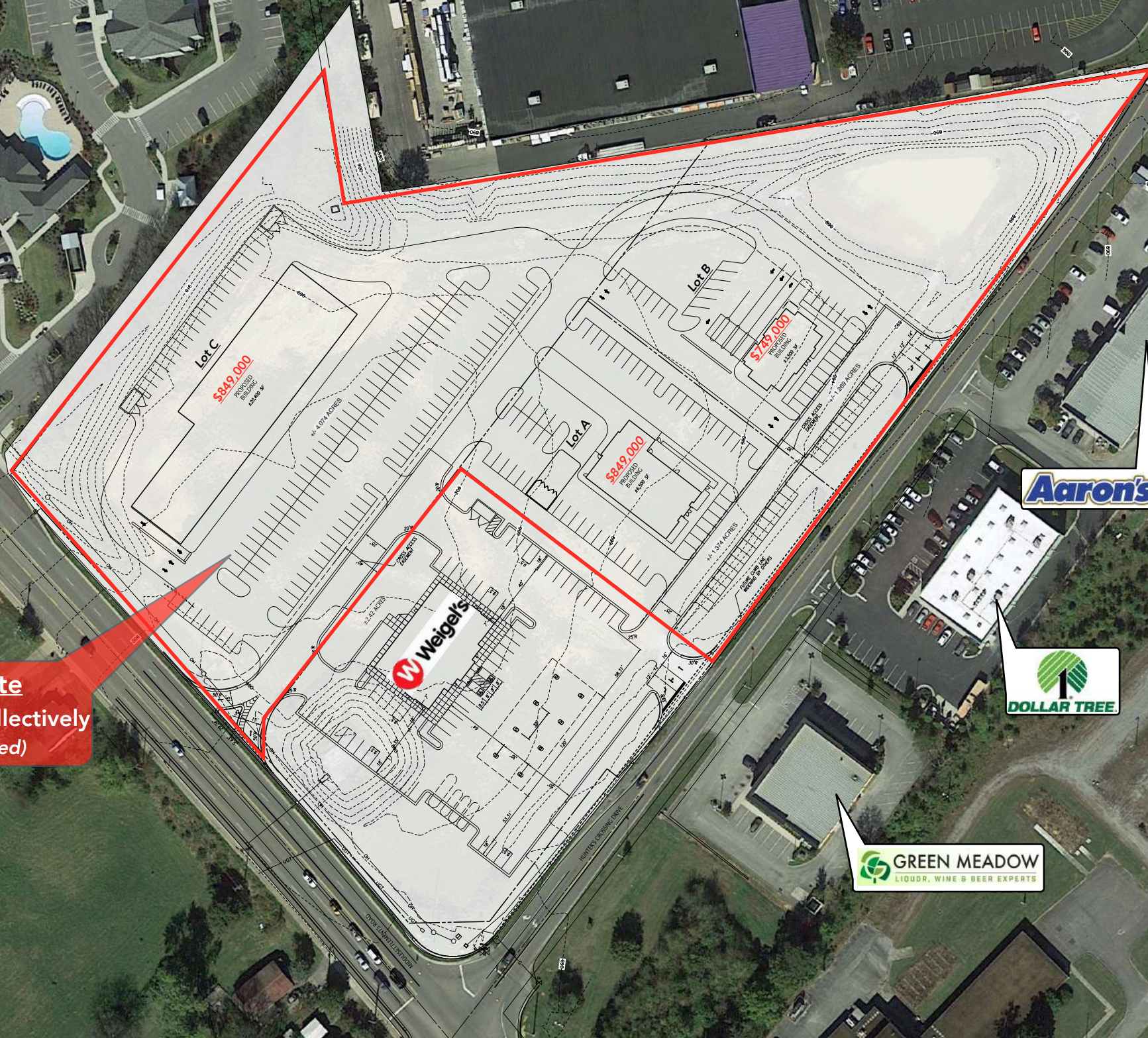
 **ALDI**

 **T-Mobile**

 **Chick-fil-A**

 **Coca-Cola**

 **Office DEPOT**



Subject Site
8.28 Acres +/- Collectively
(Outlined in Red)

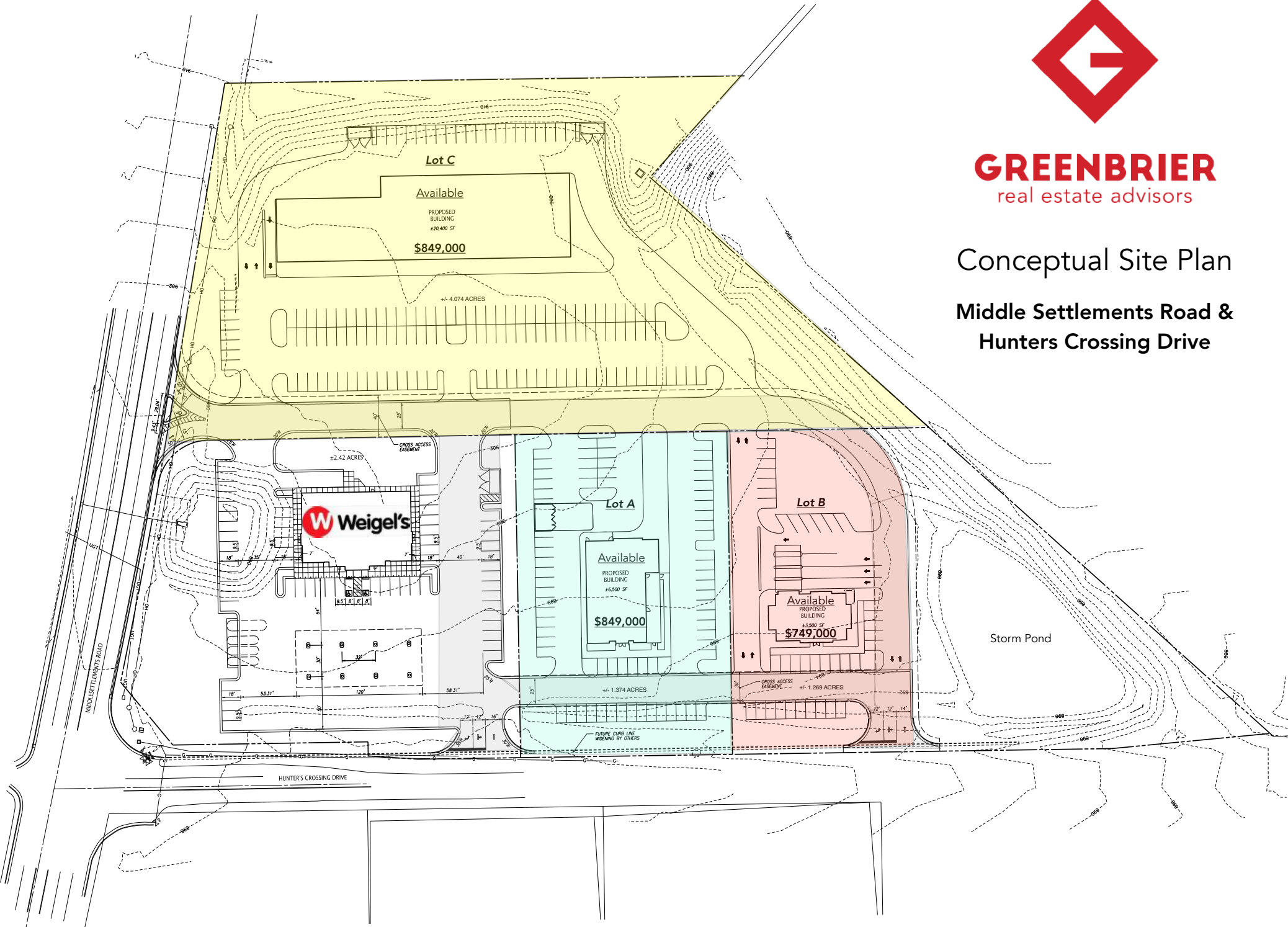




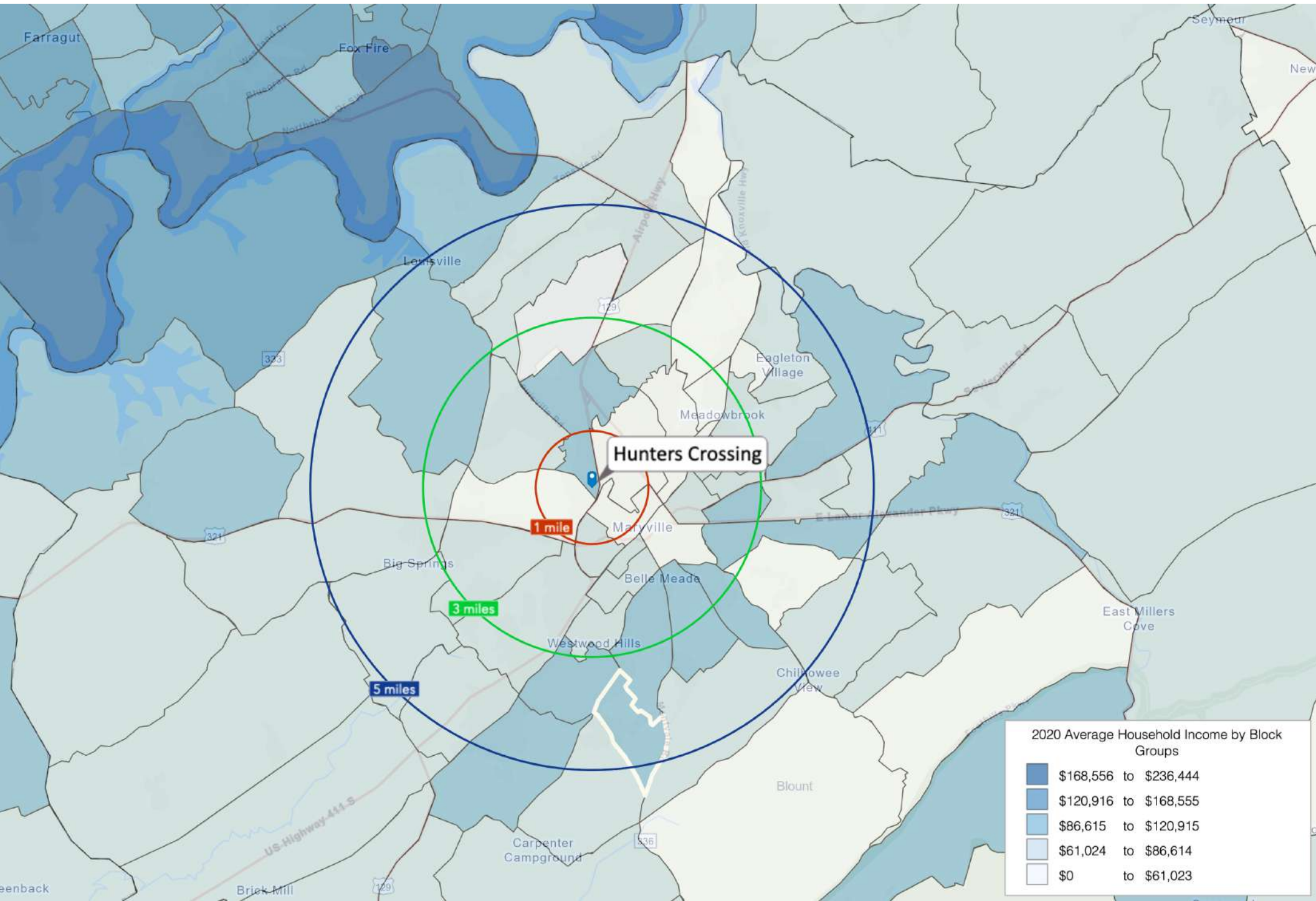
GREENBRIER
real estate advisors

Conceptual Site Plan






Middle Settlements Road &
Hunters Crossing Drive



(Middle Settlements Road & Hunters Crossing Drive)



2020 Average Household Income by Block Groups

| | |
|---|------------------------|
|  | \$168,556 to \$236,444 |
|  | \$120,916 to \$168,555 |
|  | \$86,615 to \$120,915 |
|  | \$61,024 to \$86,614 |
|  | \$0 to \$61,023 |

(5 Mile Radius)

KEY FACTS

74,774
Population

42.5
Median Age

2.4
Average Household Size

\$55,966
Median Household Income

EDUCATION

9%
No High School Diploma

31%
High School Graduate

32%
Some College

27%
Bachelor's/Grad/Prof Degree

| | |
|------------------------------------|--------|
| 2020 Daytime Population | |
| 2020 Total Daytime Population | 80,439 |
| 2020 Daytime Population: Workers | 39,202 |
| 2020 Daytime Population: Residents | 41,237 |

BUSINESS

2,732
Total Businesses

48,659
Total Employees

Total Retail Sales

\$1,361,290,452
Total Retail Sales

EMPLOYMENT

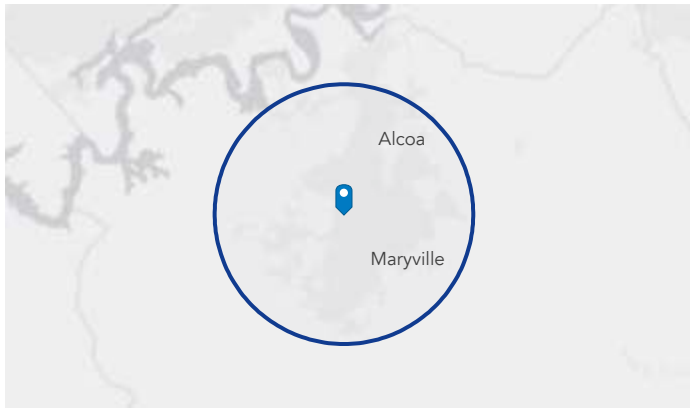
63%
White Collar

24%
Blue Collar

13%
Services

10.3%
Unemployment Rate

Middlesettlements Rd, Alcoa, Tennessee, 37701



Average Household Income

\$73,737
2020 Average Household Income

2020 Average Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,744
Apparel & Services

\$4,516
Groceries

\$126
Computers & Hardware

\$5,134
Health Care

\$3,079
Eating Out



Executive Summary

Hunters Crossing
Middlesettlements Rd, Alcoa, Tennessee, 37701
Rings: 1, 3, 5 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.76443
Longitude: -83.98938

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 3,172 | 32,752 | 58,919 |
| 2010 Population | 3,524 | 36,923 | 67,267 |
| 2020 Population | 4,389 | 41,448 | 74,774 |
| 2025 Population | 4,684 | 43,654 | 78,579 |
| 2000-2010 Annual Rate | 1.06% | 1.21% | 1.33% |
| 2010-2020 Annual Rate | 2.16% | 1.13% | 1.04% |
| 2020-2025 Annual Rate | 1.31% | 1.04% | 1.00% |
| 2020 Male Population | 46.3% | 47.6% | 47.7% |
| 2020 Female Population | 53.7% | 52.4% | 52.3% |
| 2020 Median Age | 40.6 | 40.1 | 42.5 |

In the identified area, the current year population is 74,774. In 2010, the Census count in the area was 67,267. The rate of change since 2010 was 1.04% annually. The five-year projection for the population in the area is 78,579 representing a change of 1.00% annually from 2020 to 2025. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 77.0% | 87.4% | 90.0% |
| 2020 Black Alone | 16.1% | 6.0% | 4.4% |
| 2020 American Indian/Alaska Native Alone | 0.4% | 0.3% | 0.3% |
| 2020 Asian Alone | 0.7% | 1.4% | 1.3% |
| 2020 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2020 Other Race | 3.1% | 2.1% | 1.6% |
| 2020 Two or More Races | 2.7% | 2.6% | 2.3% |
| 2020 Hispanic Origin (Any Race) | 6.7% | 5.2% | 4.3% |

Persons of Hispanic origin represent 4.3% of the population in the identified area compared to 18.8% 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 25.3 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2020 Wealth Index | 53 | 70 | 78 |
| 2000 Households | 1,417 | 13,389 | 23,825 |
| 2010 Households | 1,539 | 14,997 | 26,978 |
| 2020 Total Households | 1,899 | 16,733 | 29,834 |
| 2025 Total Households | 2,020 | 17,603 | 31,319 |
| 2000-2010 Annual Rate | 0.83% | 1.14% | 1.25% |
| 2010-2020 Annual Rate | 2.07% | 1.07% | 0.99% |
| 2020-2025 Annual Rate | 1.24% | 1.02% | 0.98% |
| 2020 Average Household Size | 2.31 | 2.39 | 2.44 |

The household count in this area has changed from 26,978 in 2010 to 29,834 in the current year, a change of 0.99% annually. The five-year projection of households is 31,319, a change of 0.98% annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2010. The number of families in the current year is 19,922 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

September 16, 2020



Executive Summary

Hunters Crossing
 Middlesettlements Rd, Alcoa, Tennessee, 37701
 Rings: 1, 3, 5 mile radii

Prepared by Greenbrier Real Estate Advisors

Latitude: 35.76443
 Longitude: -83.98938

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 17.3% | 14.3% | 14.4% |
| Median Household Income | | | |
| 2020 Median Household Income | \$35,331 | \$51,777 | \$55,966 |
| 2025 Median Household Income | \$37,107 | \$53,747 | \$58,592 |
| 2020-2025 Annual Rate | 0.99% | 0.75% | 0.92% |
| Average Household Income | | | |
| 2020 Average Household Income | \$56,329 | \$69,643 | \$73,737 |
| 2025 Average Household Income | \$62,063 | \$74,764 | \$79,579 |
| 2020-2025 Annual Rate | 1.96% | 1.43% | 1.54% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$25,118 | \$28,351 | \$29,430 |
| 2025 Per Capita Income | \$27,591 | \$30,384 | \$31,722 |
| 2020-2025 Annual Rate | 1.90% | 1.39% | 1.51% |

Households by Income

Current median household income is \$55,966 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$58,592 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$73,737 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$79,579 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$29,430 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$31,722 in five years, compared to \$37,691 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2020 Housing Affordability Index | 137 | 165 | 166 |
| 2000 Total Housing Units | 1,573 | 14,531 | 25,647 |
| 2000 Owner Occupied Housing Units | 789 | 8,858 | 17,354 |
| 2000 Renter Occupied Housing Units | 627 | 4,531 | 6,470 |
| 2000 Vacant Housing Units | 157 | 1,142 | 1,823 |
| 2010 Total Housing Units | 1,709 | 16,411 | 29,310 |
| 2010 Owner Occupied Housing Units | 746 | 9,394 | 18,778 |
| 2010 Renter Occupied Housing Units | 793 | 5,603 | 8,200 |
| 2010 Vacant Housing Units | 170 | 1,414 | 2,332 |
| 2020 Total Housing Units | 2,110 | 18,329 | 32,524 |
| 2020 Owner Occupied Housing Units | 970 | 10,786 | 21,405 |
| 2020 Renter Occupied Housing Units | 928 | 5,947 | 8,429 |
| 2020 Vacant Housing Units | 211 | 1,596 | 2,690 |
| 2025 Total Housing Units | 2,242 | 19,268 | 34,123 |
| 2025 Owner Occupied Housing Units | 1,030 | 11,369 | 22,506 |
| 2025 Renter Occupied Housing Units | 989 | 6,234 | 8,814 |
| 2025 Vacant Housing Units | 222 | 1,665 | 2,804 |

Currently, 65.8% of the 32,524 housing units in the area are owner occupied; 25.9%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 29,310 housing units in the area - 64.1% owner occupied, 28.0% renter occupied, and 8.0% vacant. The annual rate of change in housing units since 2010 is 4.73%. Median home value in the area is \$192,594, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.85% annually to \$211,054.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.