



GREENBRIER
real estate advisors

Land Parcel For Sale

Hunters Crossing

1155 Hunters Crossing
Alcoa, TN 37701



1.07 +/- Acres
Available

***New Construction & Development Under way
Weigel's Coming Soon!

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GREENBRIER
real estate advisors

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Property Details

Name	Land Parcel For Sale ~ Alcoa, TN
Address	SE Corner of Middlesettlement Road & Hunters Crossing Drive
Lot Size	1.07 +/- Acres
Price	\$795,000.00

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,331	40,629	73,560
Average Household Income	\$54,483	\$65,222	\$69,294

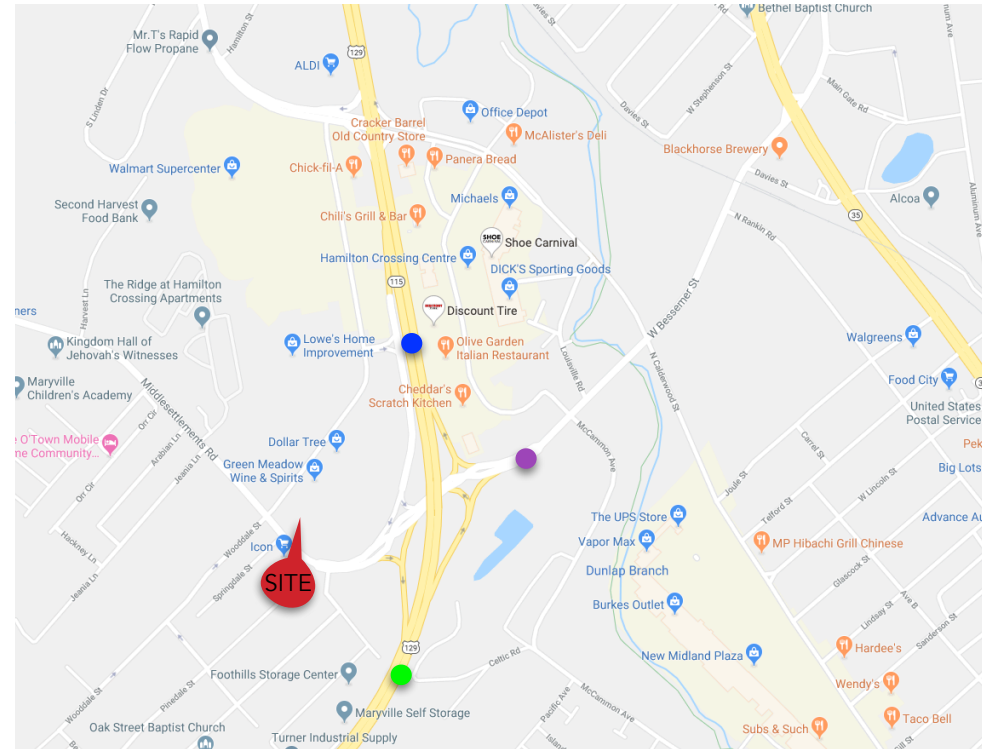
Market Overview

- Premier Hunters Crossing outparcel (1.07 +/- Ac) located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- SE intersection of Middlesettlements Road & Hunters Crossing Drive
- Great retail synergy in the area with big box retailers including Walmart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New Construction (Weigle's) and development across the street with the beginning construction for widening Hunters Crossing Drive
- Growth area with strong employment, incomes and schools
- Good access & visibility

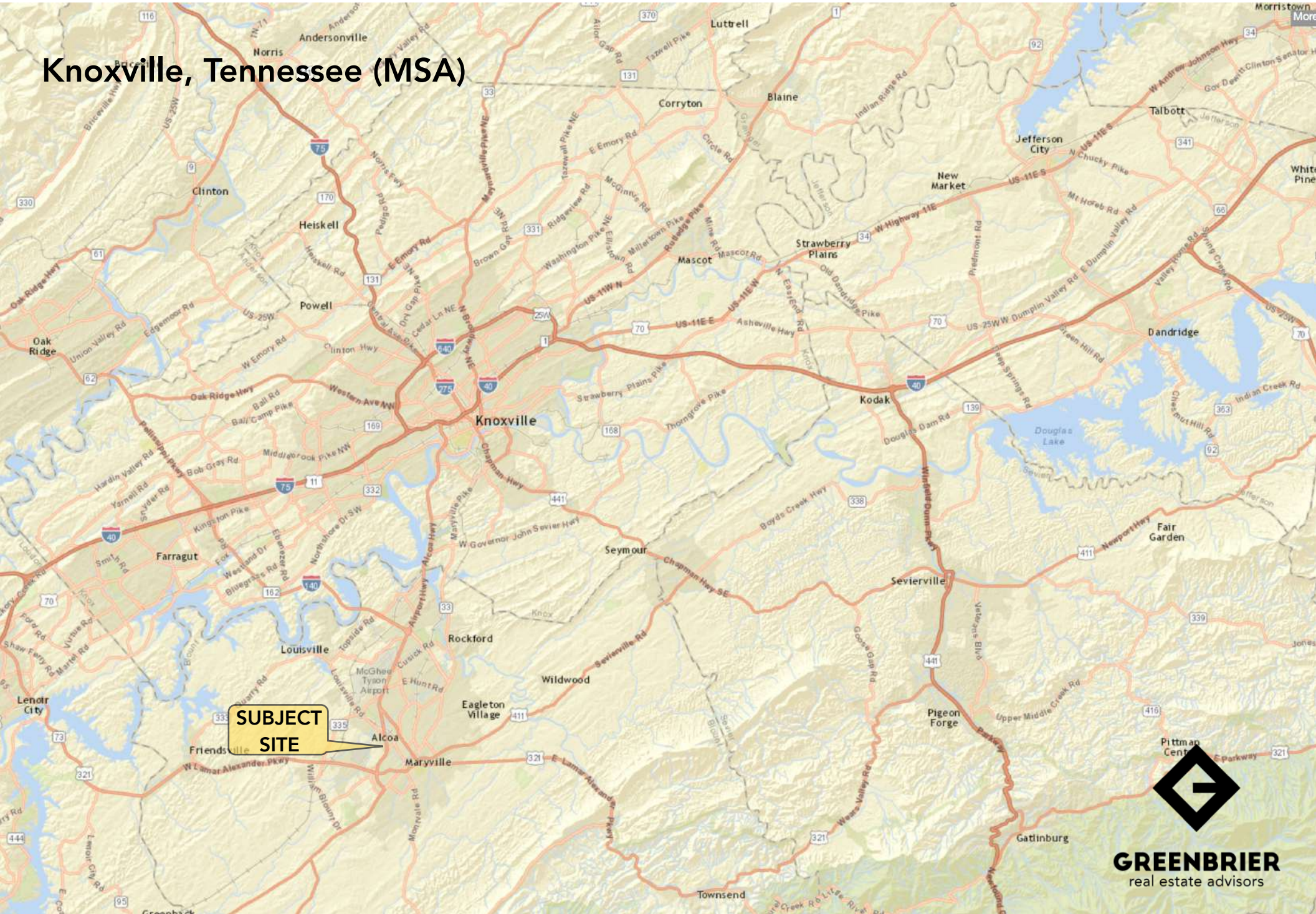
Traffic Counts

Alcoa Highway (North of Site)	36,615 ADT ●
Alcoa Highway (South of Site)	46,915 ADT ●
W Bessemer Street	15,146 ADT ●
Middlesettlements Road	N/A

Map

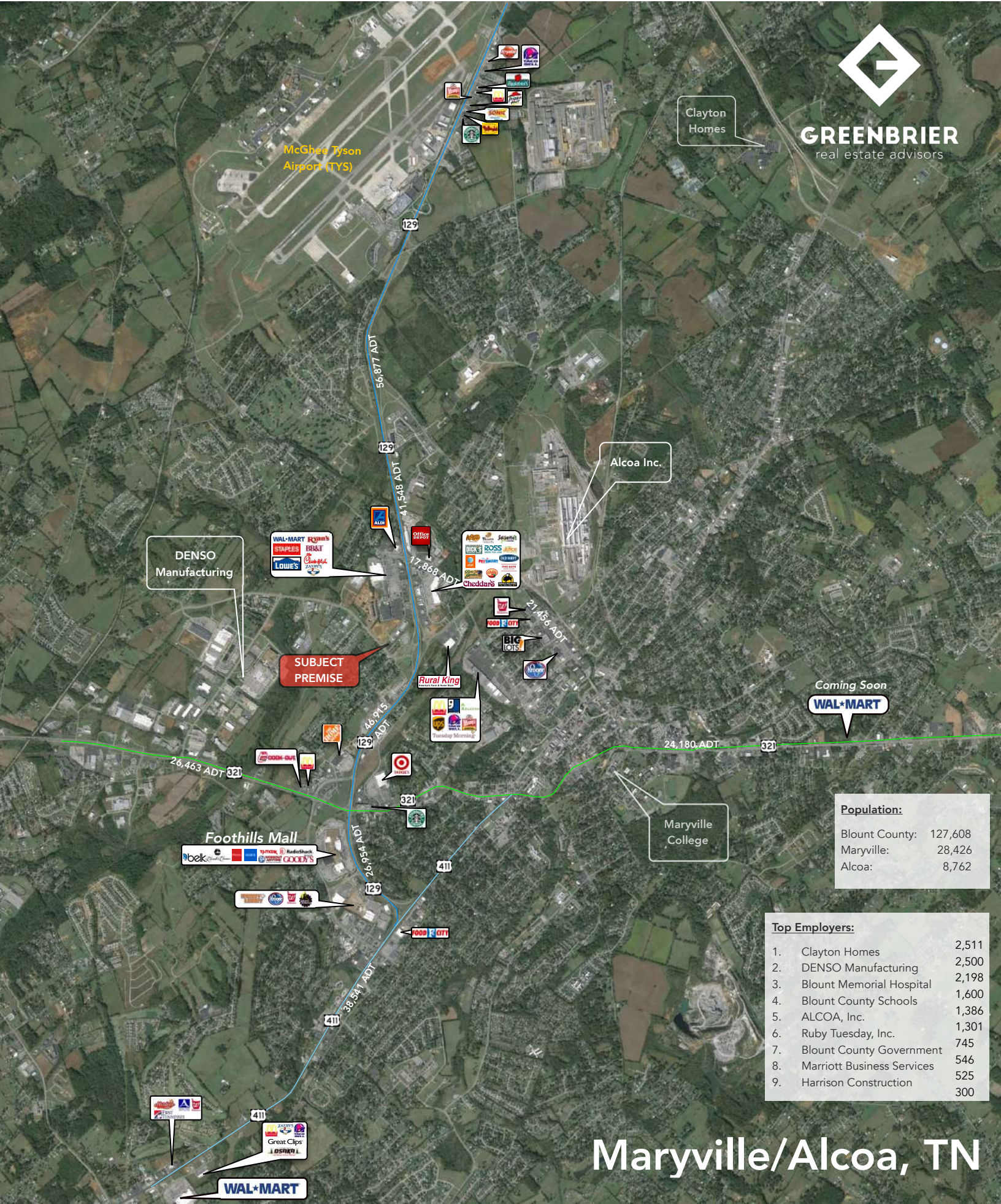


Knoxville, Tennessee (MSA)



**SUBJECT
SITE**





Population:

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

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	546
8.	Marriott Business Services	525
9.	Harrison Construction	300

Maryville/Alcoa, TN



WAL-MART



FIVE GUYS
BURGERS AND FRIES



Michaels
Where Creativity Happens

ROSS
DRESS FOR LESS

EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS



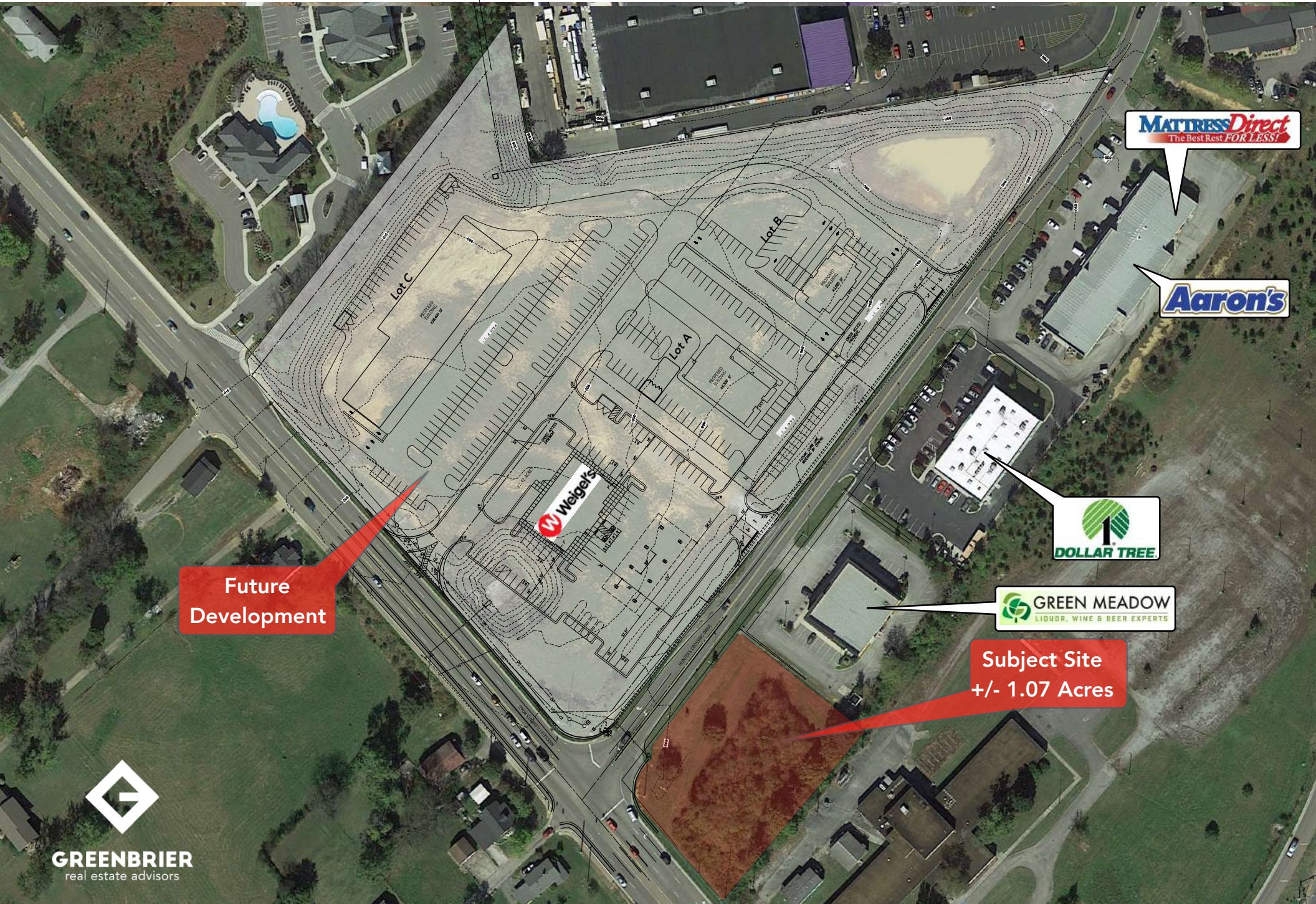
LOWE'S



Cheddar's



SUBJECT SITE



MATTRESS Direct
The Best Rest *FOR LESS!*

Aaron's

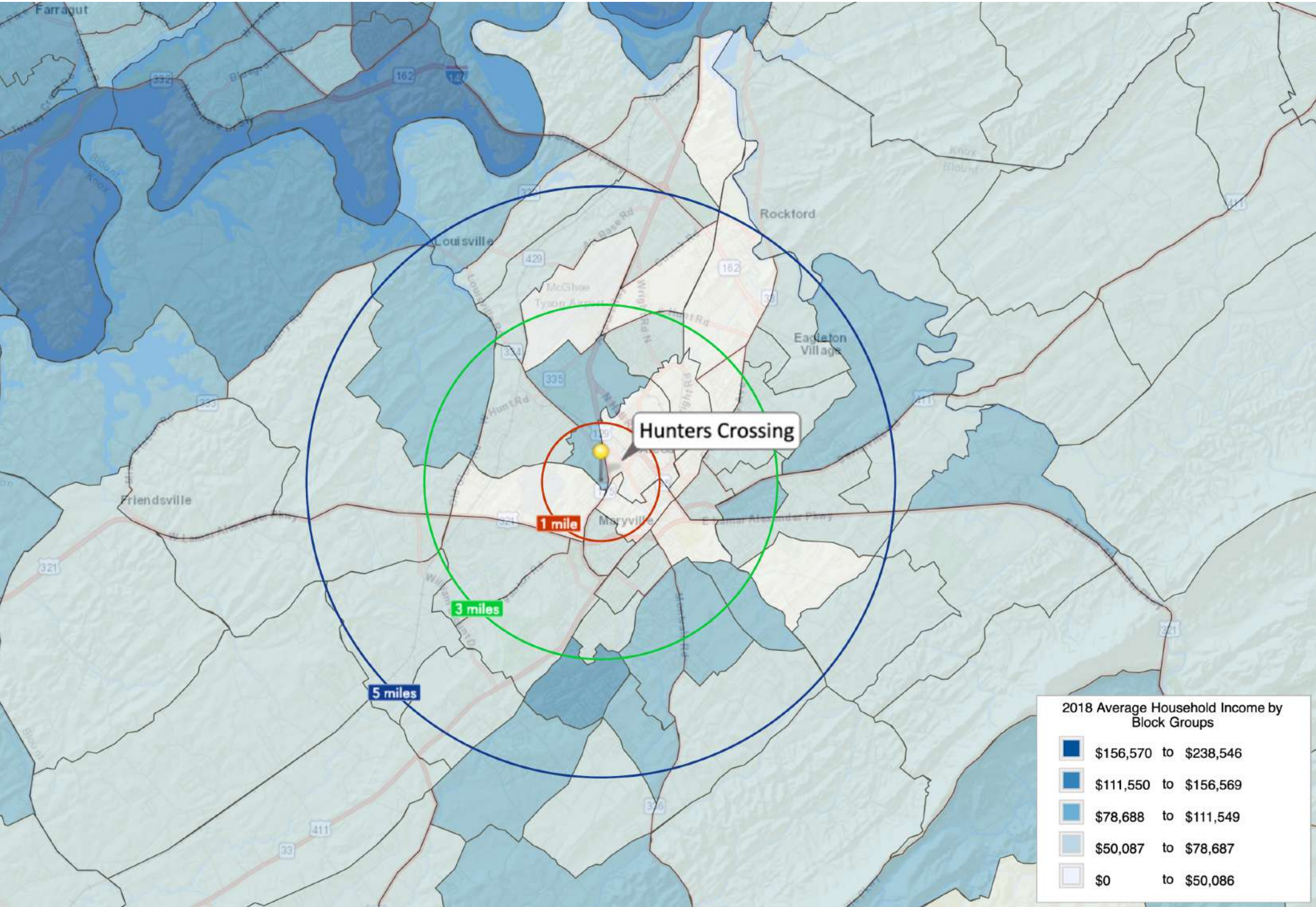
Weiger's


DOLLAR TREE


 **GREEN MEADOW**
LIQUOR, WINE & BEER EXPERTS

**Future
Development**

**Subject Site
+/- 1.07 Acres**



2018 Average Household Income by Block Groups

	\$156,570 to \$238,546
	\$111,550 to \$156,569
	\$78,688 to \$111,549
	\$50,087 to \$78,687
	\$0 to \$50,086

(5 Mile Radius)

KEY FACTS

72,443
Population

42.0

Median Age

\$50,874

Median Household
Income



2.4
Average
Household Size

EDUCATION

11%

No High
School
Diploma



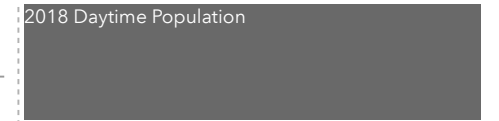
31%
High School
Graduate



33%
Some
College



25%
Bachelor's/Grad/Prof
Degree



2018 Total Daytime
Population

2018 Daytime Population:
Workers

42,511

2018 Daytime Population:
Residents

38,545

BUSINESS



2,801

Total Businesses



51,743

Total Employees

Total Retail Sales



\$1,360,308,739

Total Retail Sales

EMPLOYMENT



White Collar

60%



Blue Collar

23%



Services

16%

3.5%

Unemployment
Rate

Middlesettlements Rd, Alcoa, Tennessee, 37701



Average Household Income



\$67,078

2017 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,714

Apparel &
Services



\$131

Computers &
Hardware



\$2,806

Eating Out



\$4,175

Groceries



\$4,955

Health Care

MARKET ECONOMIC INFORMATION

POPULATION FIGURES

Knoxville, TN DMA	1,346,917
Ranked 62nd out of 210 DMA markets in U.S.	
KNOXVILLE, TN MSA	837,571
CITY OF KNOXVILLE POPULATION	178,874
KNOX COUNTY POPULATION	432,226

TOP EMPLOYERS

Employees	Employees
1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

UNIVERSITIES & COLLEGES

Enrollment	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

AREA HOSPITALS

# of Beds	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

