



**GREENBRIER**  
real estate advisors

# Corner Lot for Sale ~ Alcoa, TN

## *Hunters Crossing*

*Hunters Crossing Dr. & Middlesettlements Rd.*

*Alcoa, TN 37701*



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## Property Details

Name	Corner Lot for Sale ~ Alcoa, TN
Address	Hunters Crossing Drive & Middlesettlements Road
Lot Size	1.07 Acres +/-
Price	\$795,000.00

## Demographic Snapshot

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

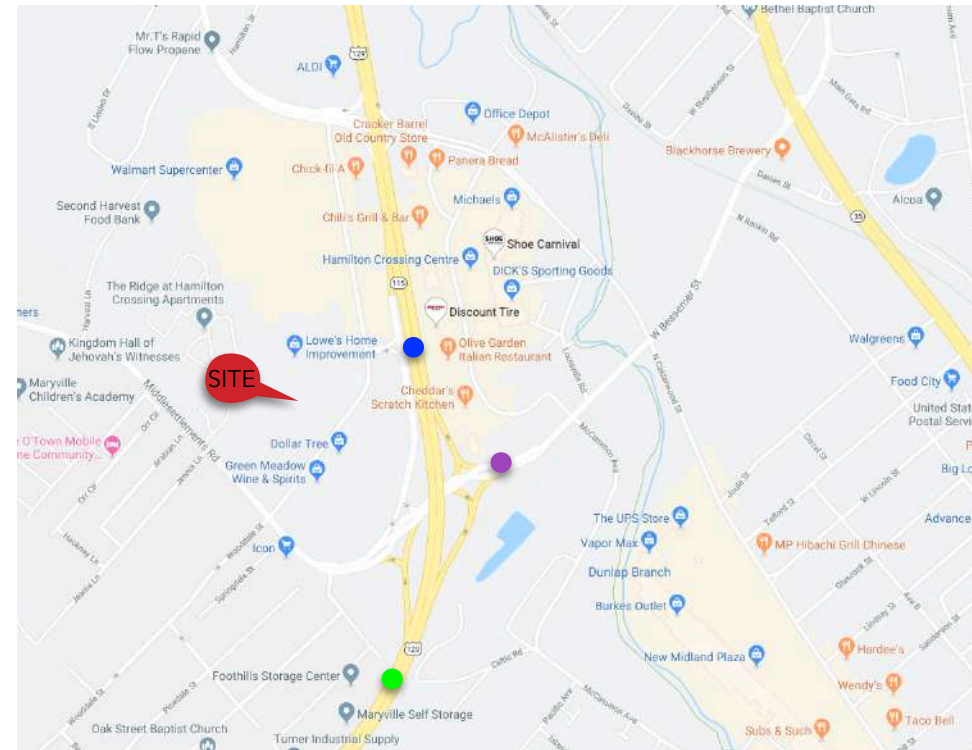
## Market Overview

- Premier Hunters Crossing Land for Sale (1.07 Acres +/-) located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Corner lot located adjacent to new housing development and accross the street from newly constructed Weigel's
- Traffic signal intersection at Middlesettlements Road and Hunters Crossing Drive
- Great retail synergy in the area with big box retailers including Wal-mart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- Growth area with strong employment, incomes and schools
- Good access & visibility

## Traffic Counts

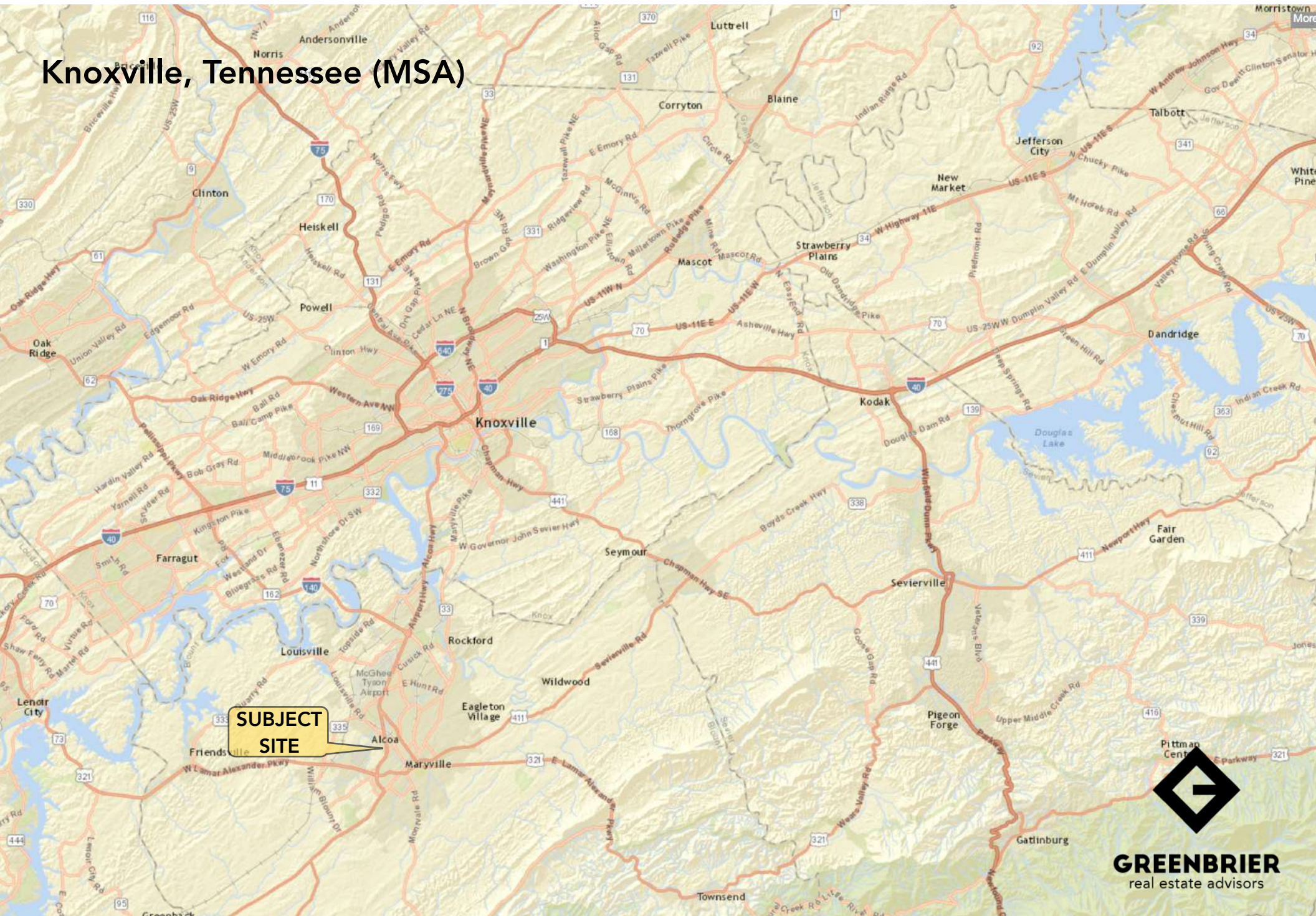
Alcoa Highway (North of Site)	37,899 ADT ●
Alcoa Highway (South of Site)	47,333 ADT ●
W Bessemer Street	14,539 ADT ●
Middlesettlements Road	N/A

## Map





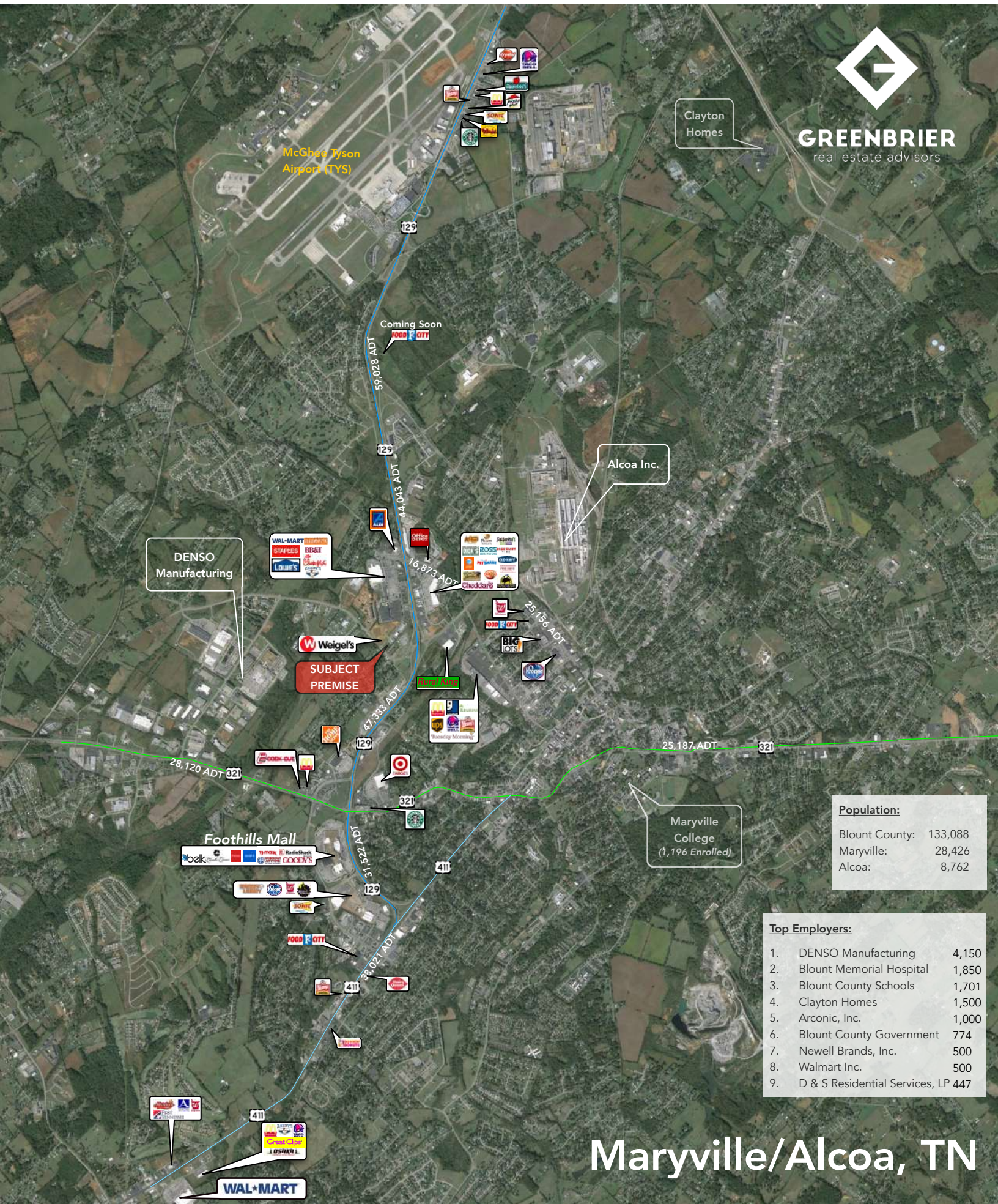
## Knoxville, Tennessee (MSA)



**SUBJECT  
SITE**







# Maryville/Alcoa, TN







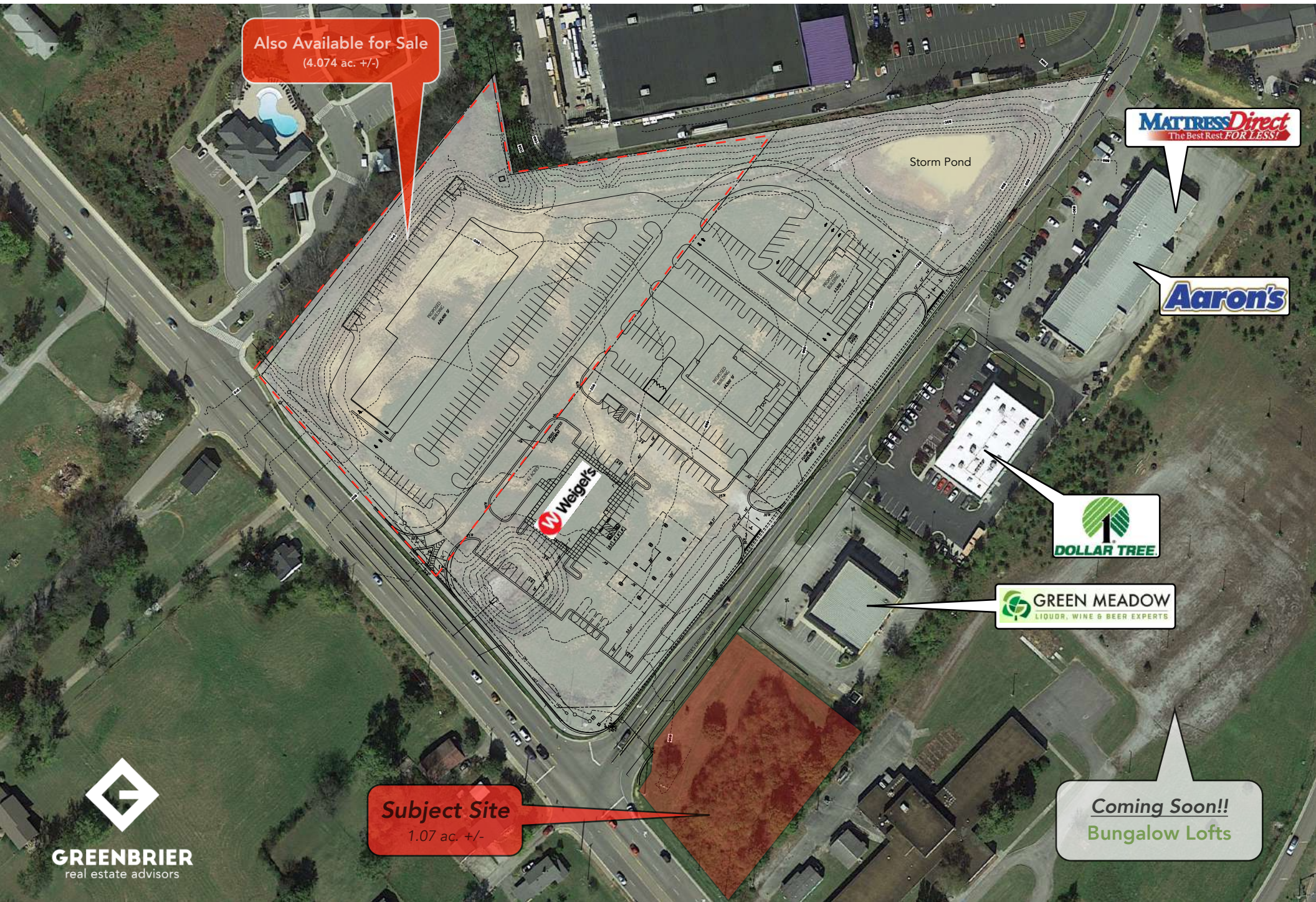


**Subject Site**  
(1.07 Acres +/-)

**Also Available for Sale**  
(4.074 ac. +/-)

**Coming Soon!!**  
Bungalow Lofts





Also Available for Sale  
(4.074 ac. +/-)

Storm Pond

**MATTRESS Direct**  
The Best Rest FOR LESS!

**Aaron's**

**Weiger's**

  
**DOLLAR TREE**

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

**Subject Site**  
1.07 ac. +/-

Coming Soon!!  
**Bungalow Lofts**





"The Ridge"  
Apartment Complex

Also Available  
(1.07 ac. +/-)

WAL\*MART

LOWE'S

Weigel's

T-Mobile

ALDI

Chick-fil-A

BLAZE PIZZA

Chili's

Panera

Office DEPOT

MATTRESS FIRM

Salvatore's

FIVE GUYS

Great Clips

Michael's

ROSS

OLD NAVY

SHOE CARNIVAL

PET SMART

DICK'S

SPORTING GOODS

Blue Garden

DISCOUNT TIRE

Alcoa Highway US-129

Hunters Crossing Drive

GREEN MEADOW

Aaron's

Subject Site  
(1.07 ac. +/-)

Coming Soon!!  
Bungalow Lofts





Blount Memorial  
Hospital

Downtown  
Maryville

Coming Soon!!  
Bungalow Lofts

**Subject Site**  
1.07 ac. +/-

**Also Available**  
(4.074 ac. +/-)

**LOWE'S**

"The Ridge"  
Apartment Complex

**Weigel's**

Middlesettments Road





**Subject Site**

1.07 ac. +/-

**Also Available**

(4.074 ac. +/-)

**Weigel's**

**GREEN MEADOW**

**DOLLAR TREE**

**Aaron's**

**MATTRESS Direct**

**LOWE'S**

**"The Ridge"**  
Apartment Complex

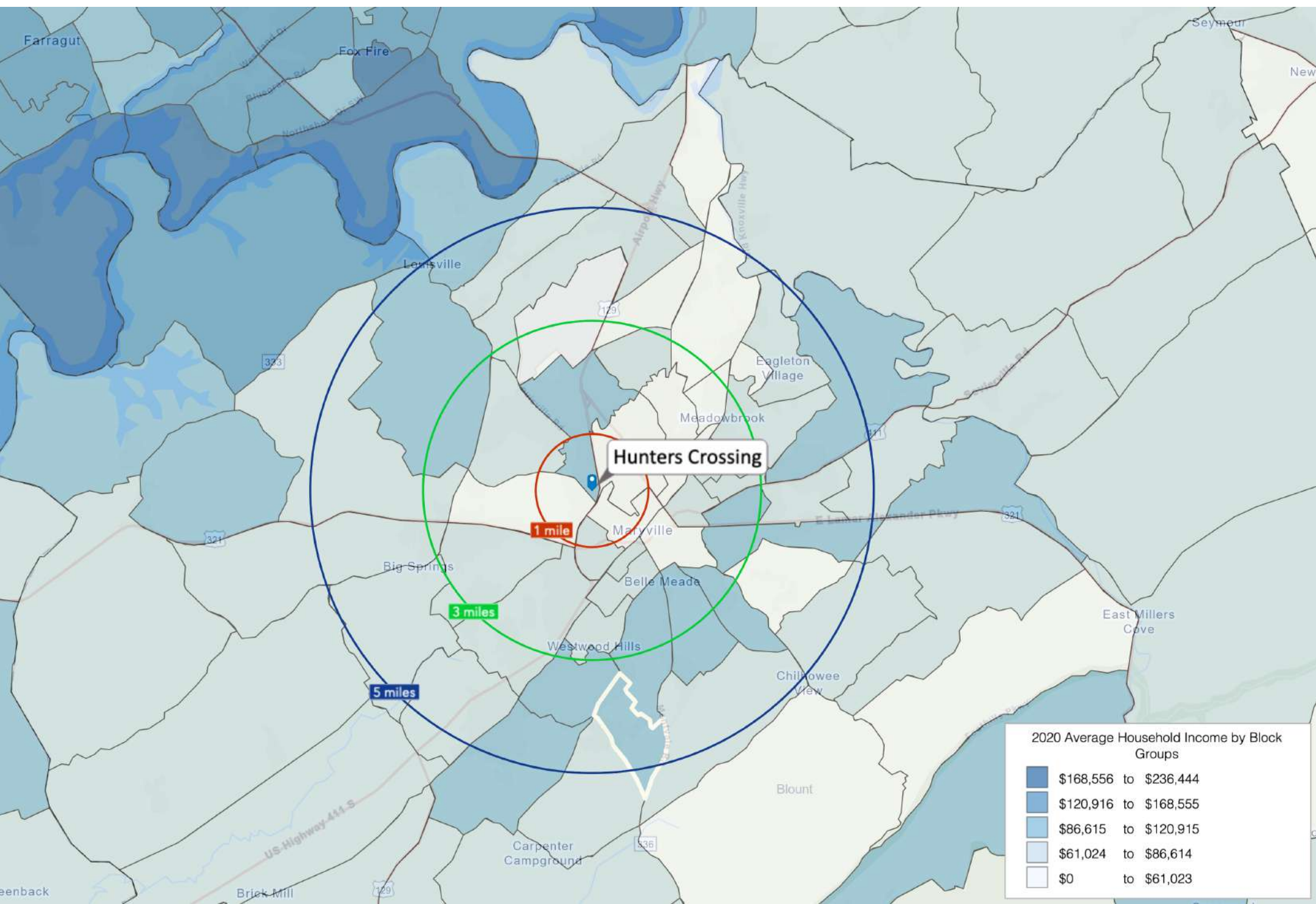
**Coming Soon!!**  
Bungalow Lofts

**KNOXVILLE**  
**THE**  
BANK OF AMERICA  
CREDIT UNION

Alcoa Highway US-129



(Middle Settlements Road & Hunters Crossing Drive)





(5 Mile Radius)

## KEY FACTS

74,774

Population

42.5

Median Age

\$55,966

Median Household Income

2.4



Average Household Size

## 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



White Collar

63%



Blue Collar

24%



Services

13%

10.3%

Unemployment Rate

## Average Household Income



\$73,737

2020 Average Household Income

## ANNUAL HOUSEHOLD SPENDING



\$1,744

Apparel & Services



\$126

Computers & Hardware



\$3,079

Eating Out



\$4,516

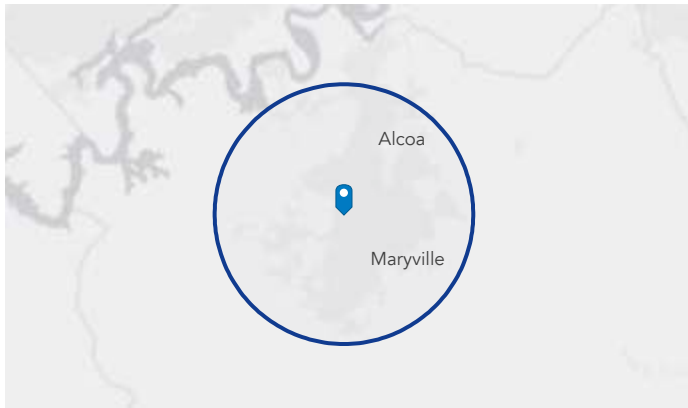
Groceries



\$5,134

Health Care

Middlesettlements Rd, Alcoa, Tennessee, 37701





## 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

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

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

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

