



GREENBRIER
real estate advisors

Pad Parcel for Sale ~ Alcoa, TN

Hunters Crossing

Hunters Crossing Dr. & Middlesettlements Rd.

Alcoa, TN 37701



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

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Property Details

Name	Pad Parcels For Sale ~ Alcoa, TN
Address	Hunters Crossing Drive & Middlesettlements Road
Lot Size	4.074 Acres +/-
Price	\$849,000.00

Demographic Snapshot

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

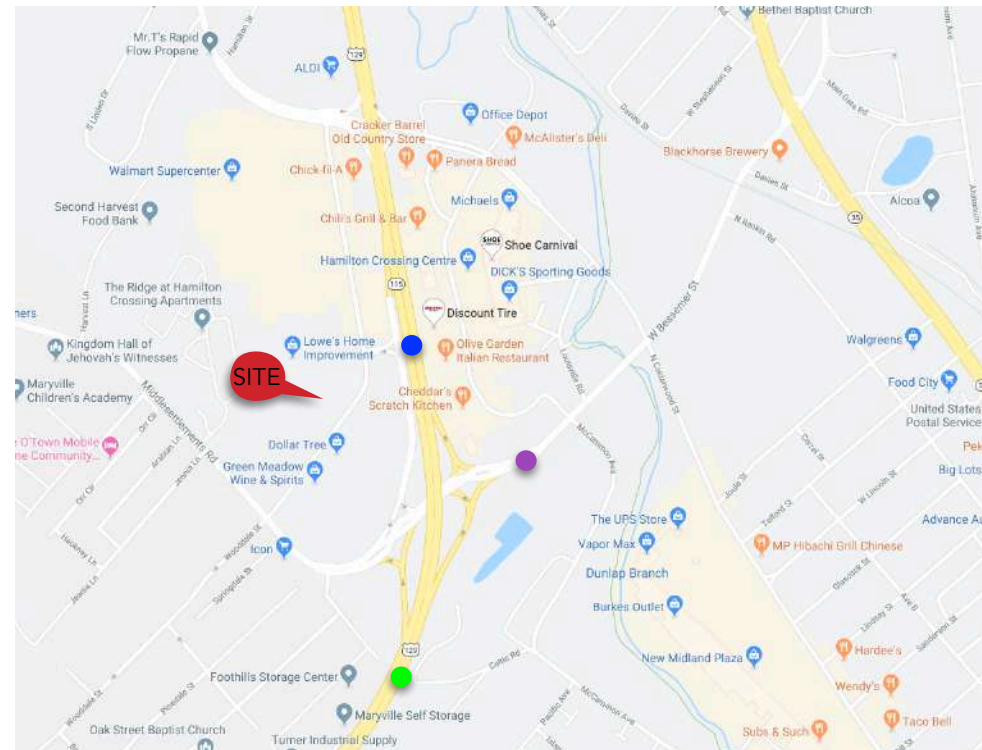
Market Overview

- Premier Hunters Crossing pad parcel for Sale (4.074 Acres +/-) located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Lot located with new master development with Weigel's
- Great retail synergy in the area with big box retailers including Walmart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New housing development across the street
- Growth area with strong employment, incomes and schools
- Good access & visibility

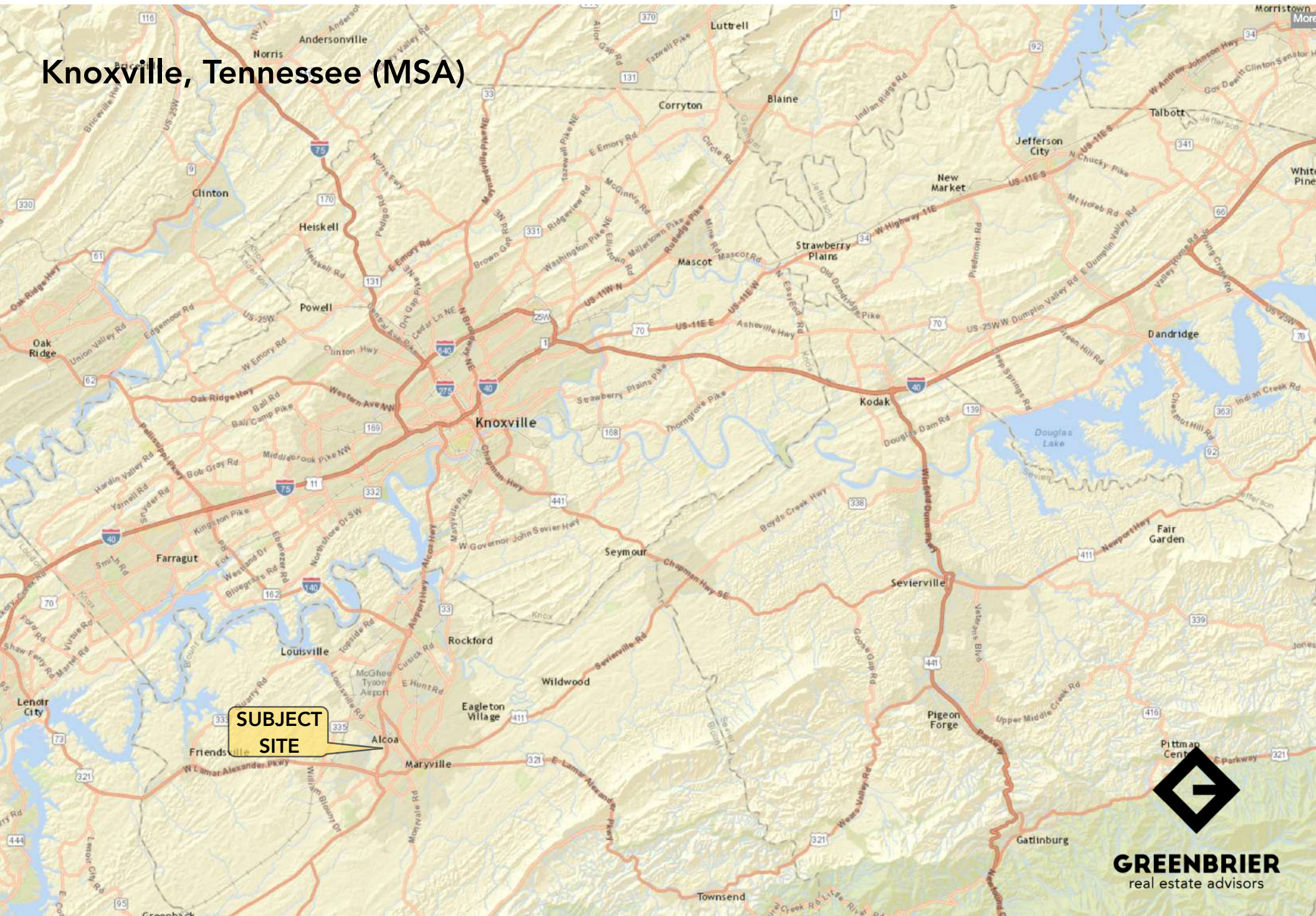
Traffic Counts

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)

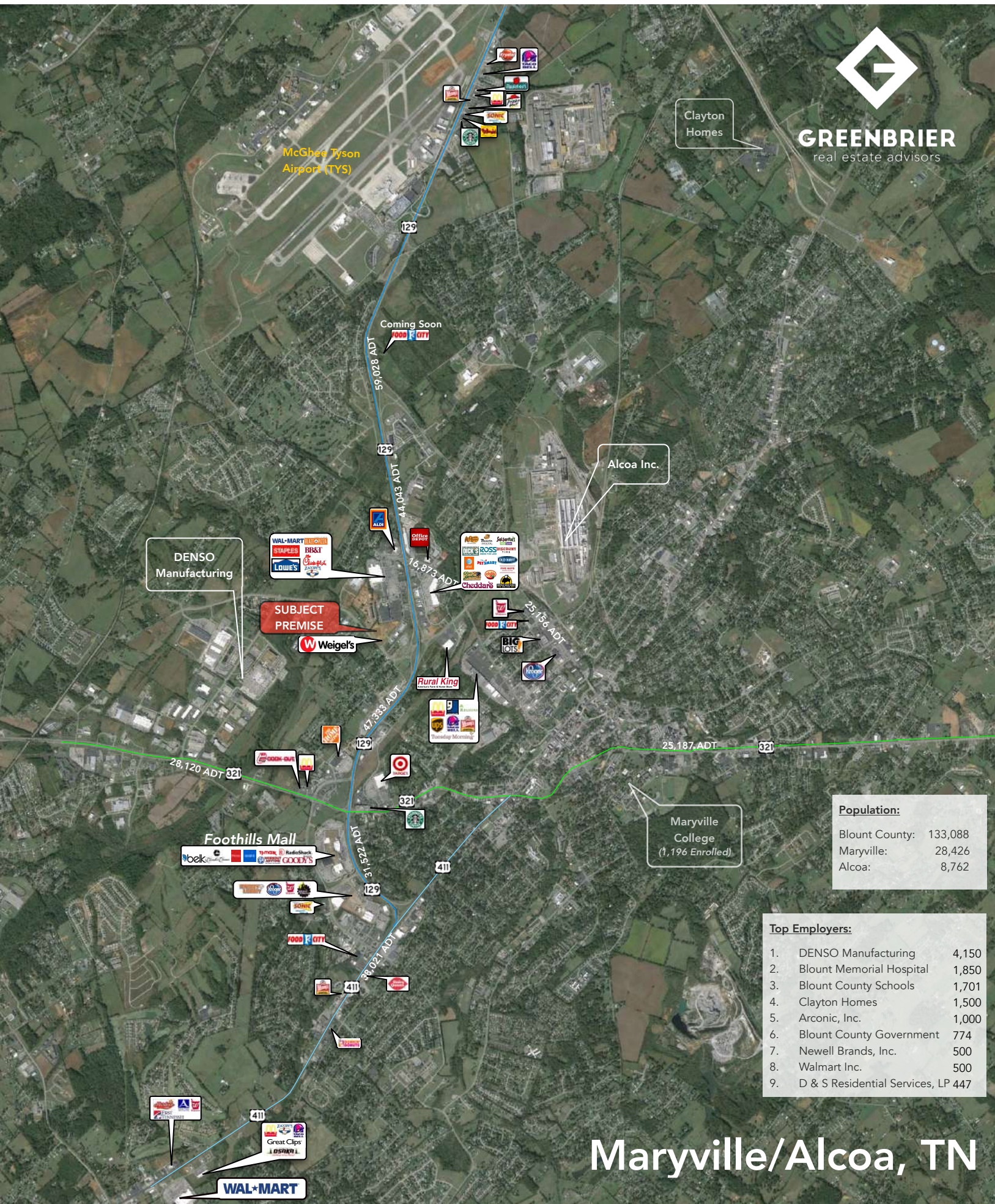


**SUBJECT
SITE**





GREENBRIER
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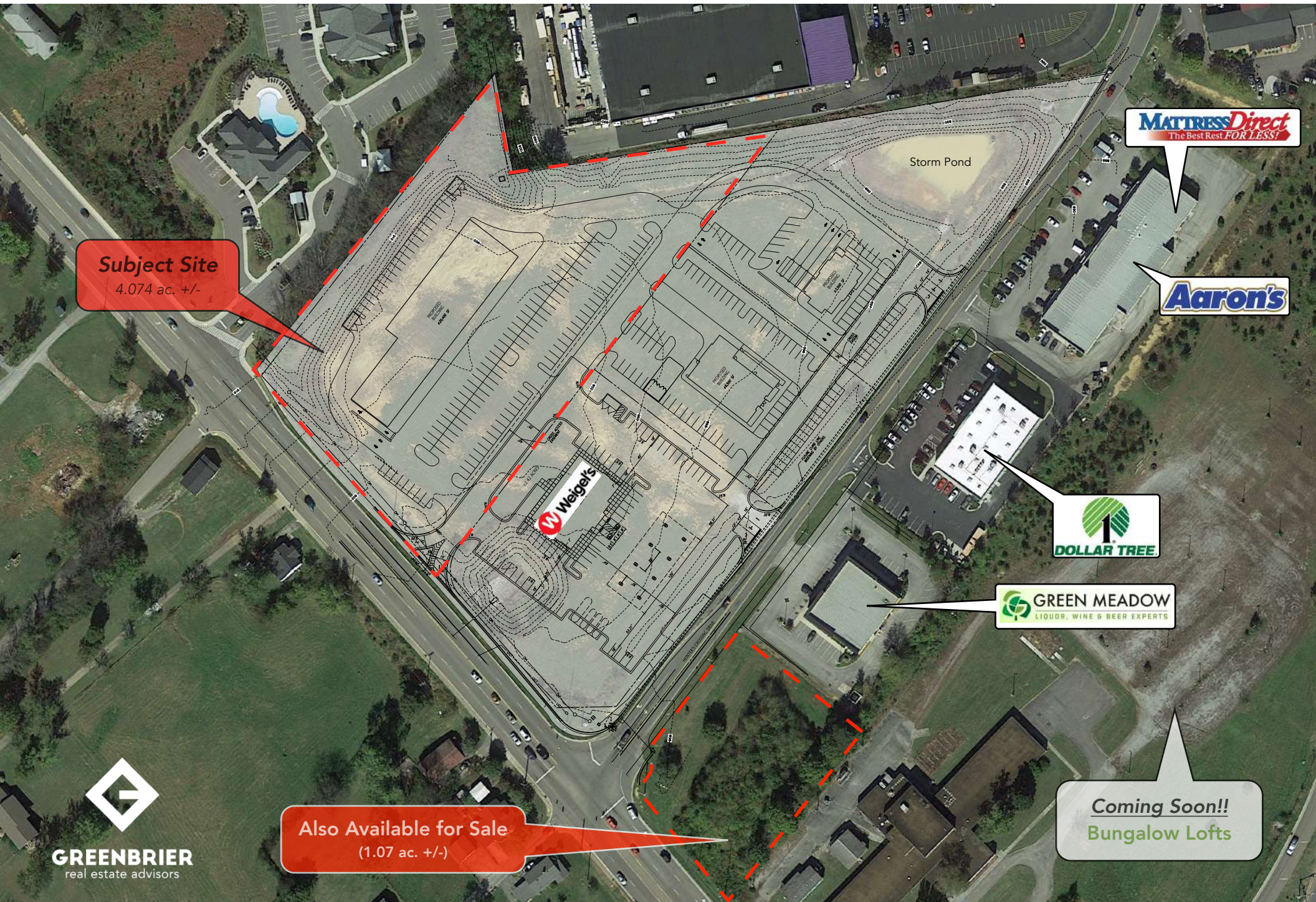
Maryville/Alcoa, TN





Coming Soon!!
Bungalow Lofts

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



Subject Site

4.074 ac. +/-

Storm Pond

MATTRESS Direct
The Best Rest FOR LESS!

Aaron's


DOLLAR TREE

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

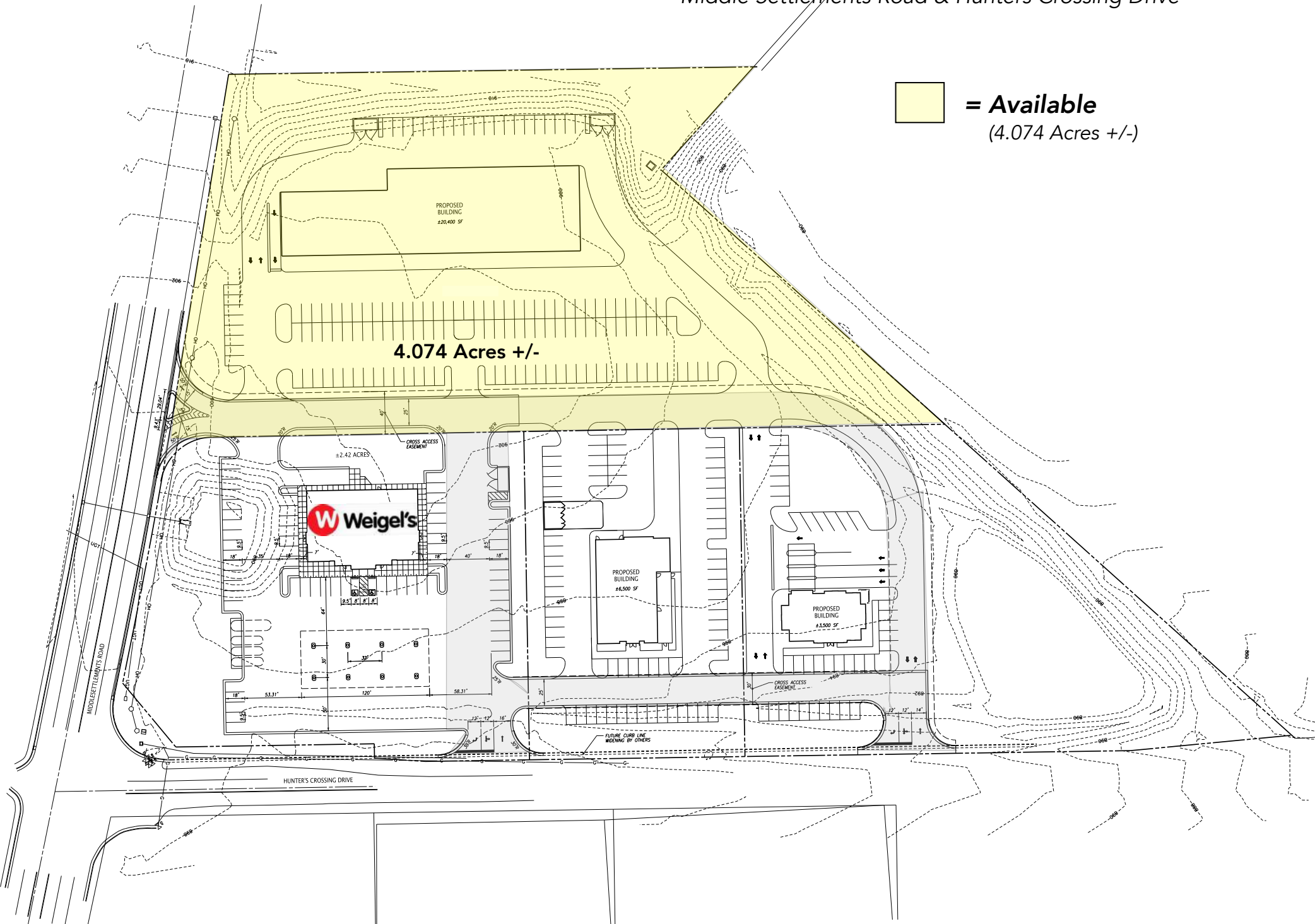
 **Weiger's**

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

Coming Soon!!
Bungalow Lofts

Middle Settlements Road & Hunters Crossing Drive

 = **Available**
(4.074 Acres +/-)





"The Ridge"
Apartment Complex

Subject Site
4.074 Acres. +/-

WAL*MART

LOWE'S

Weigel's

T-Mobile
ALDI

Chick-fil-A
BLAZE PIZZA

BB&T

United

ZAXBY'S

Office DEPOT
MATTRESS FIRM

Salvatore's

FIVE GUYS

MAUIST'S

Great Clips

Michael's
ROSS
DRESS FOR LESS
OLD NAVY

SHOE CARNIVAL
PET SMART
EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

Blue Garden

DISCOUNT
TIRE

Alcoa Highway US-129

Aaron's

GREEN MEADOW
COMMERCIAL REAL ESTATE GROUP

Also Available
(1.07 ac. +/-)

Coming Soon!!
Bungalow Lofts

Middlesettlements Road





Blount Memorial
Hospital

Downtown
Maryville

Coming Soon!!
Bungalow Lofts

Also Available
(1.07 ac. +/-)

Subject Site
4.074 Acres. +/-

LOWE'S

"The Ridge"
Apartment Complex

Cheddar's

Outback

Massage Envy
AspenDental

Rural King

Mattress Direct

Aaron's

DOLLAR TREE

GREEN MEADOW

Weigel's

Hunters Crossing Drive

Middlesettments Road





Subject Site
4.074 Acres. +/-

Also Available
(1.07 ac. +/-)

 **Weigel's**

"The Ridge"
Apartment Complex

 **LOWE'S**

Middle Settlements Road

 **GREEN MEADOW**
GREEN - WHITE & BERRY ZONING

Hunters Crossing Drive

 **DOLLAR TREE**

 **Aaron's**

 **MATTRESS Direct**
MATTRESS DIRECT

Coming Soon!!
Bungalow Lofts

 **KNOXVILLE**
TIAA
BANK OF AMERICA
CREDIT UNION

Alcoa Highway US-129



Subject Site
4.074 Acres. +/-

"The Ridge"
Apartment Complex

LOWE'S

WAL*MART

Weigel's

Middlesettlements Road

Hunters Crossing Drive

GREEN MEADOW
LIQUOR, WINE & BEER EXPERTS

DOLLAR TREE

"The Ridge"
Apartment Complex

WAL*MART

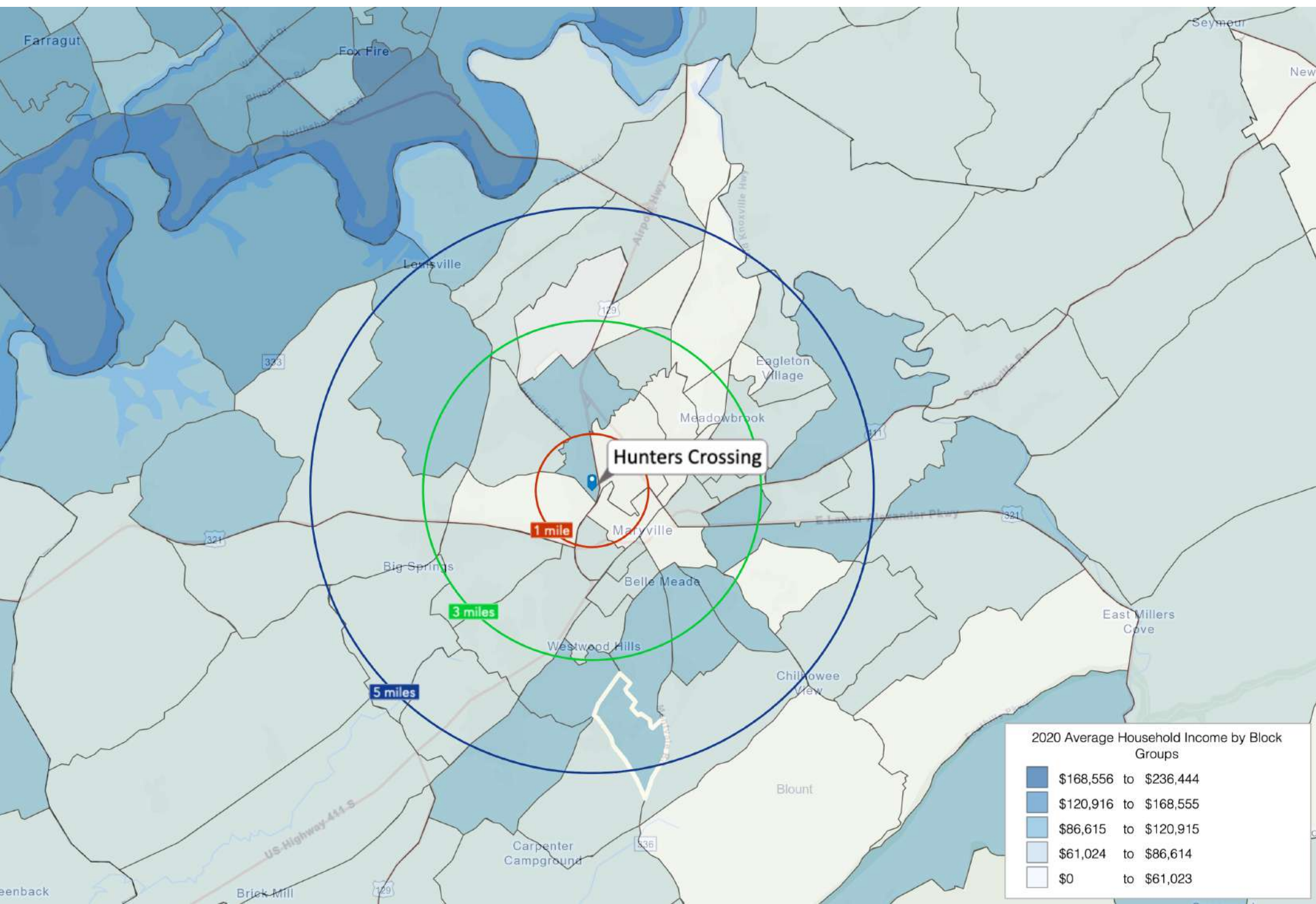
LOWE'S

Subject Site
4.074 Acres. +/-

Middle settlements Road

 Weigel's

(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

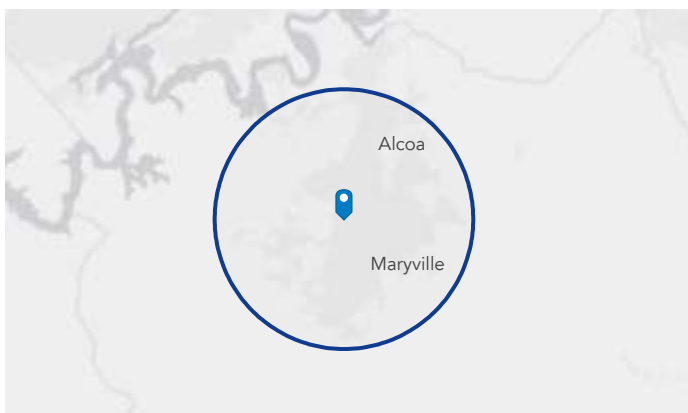
Groceries



\$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

