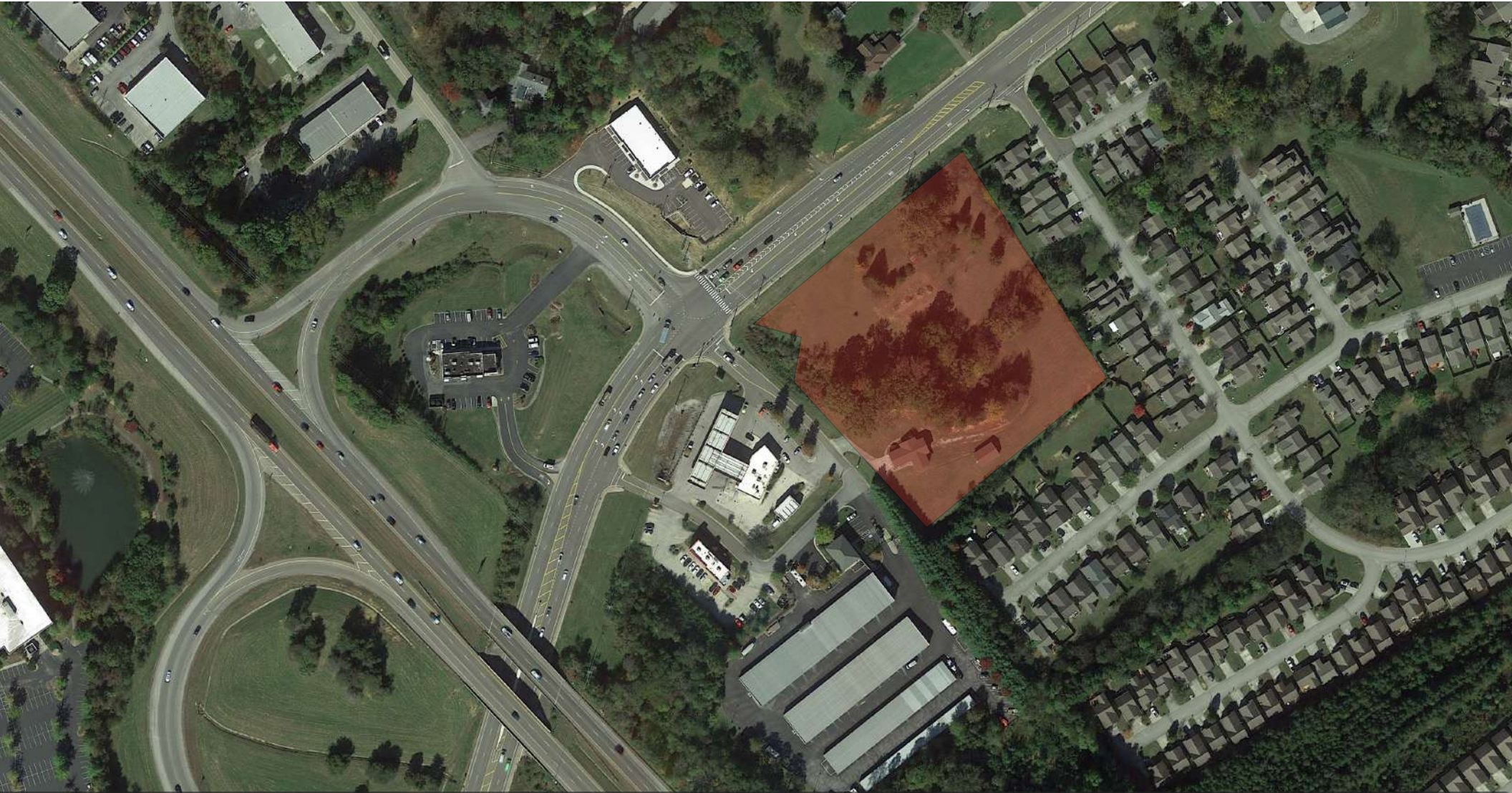




# Land For Sale ~ 5.10 +/- Acres

1610 Lovell Road ~ Knoxville, TN 37932



## Contacts:

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[caleb@greenbrier-rea.com](mailto:caleb@greenbrier-rea.com)

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Greenbrier Real Estate Advisors  
2099 Thunderhead Rd. Suite 204  
Knoxville, TN 37922

[www.greenbrier-rea.com](http://www.greenbrier-rea.com)

## Property Details

|             |   |
|-------------|---|
| Name        | Land for Sale                           |
| Address     | 1610 Lovell Road<br>Knoxville, TN 37932 |
| Parcel Size | 5.10 +/- Acres                          |
| Sale Price  | \$750,000                               |

## Demographic Snapshot

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Population               | 5,519    | 29,567   | 91,009   |
| Average Household Income | \$91,105 | \$96,730 | \$93,650 |

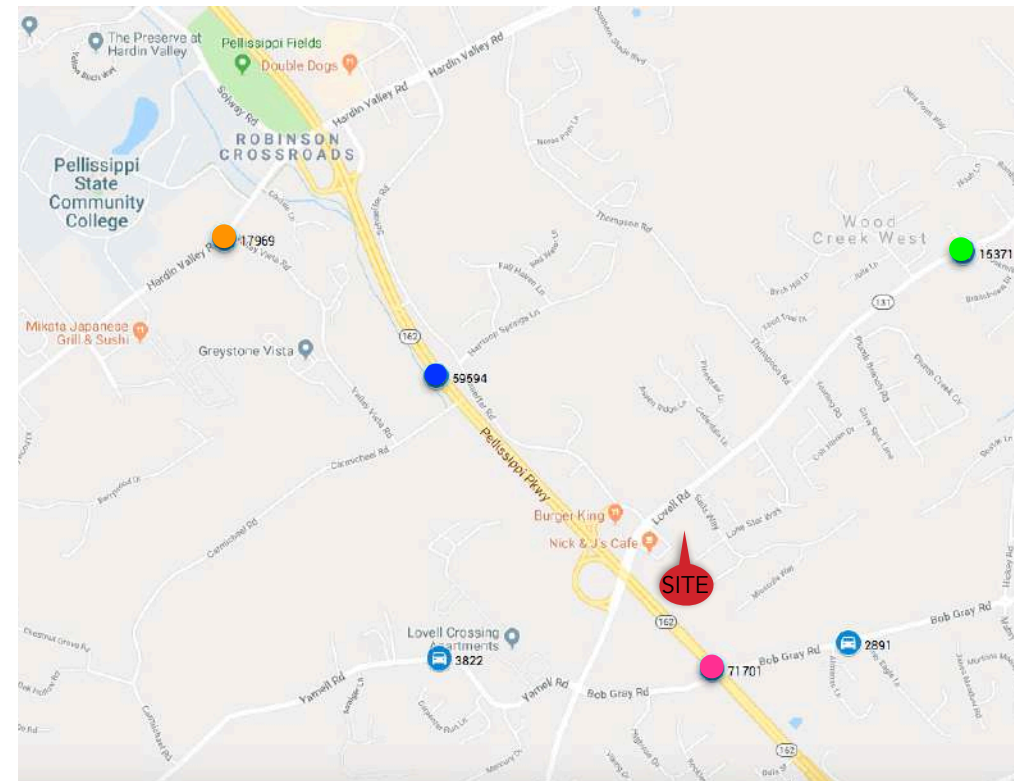
## Market Overview

- Property located on Lovell Road at Pellissippi Parkway intersection
- Large 5.10 +/- acre site at traffic signal intersection
- One of the fastest growing submarkets in the Knoxville MSA
- Easy access and visibility from Pellissippi Parkway
- High income area of Knox County
- Attractively priced

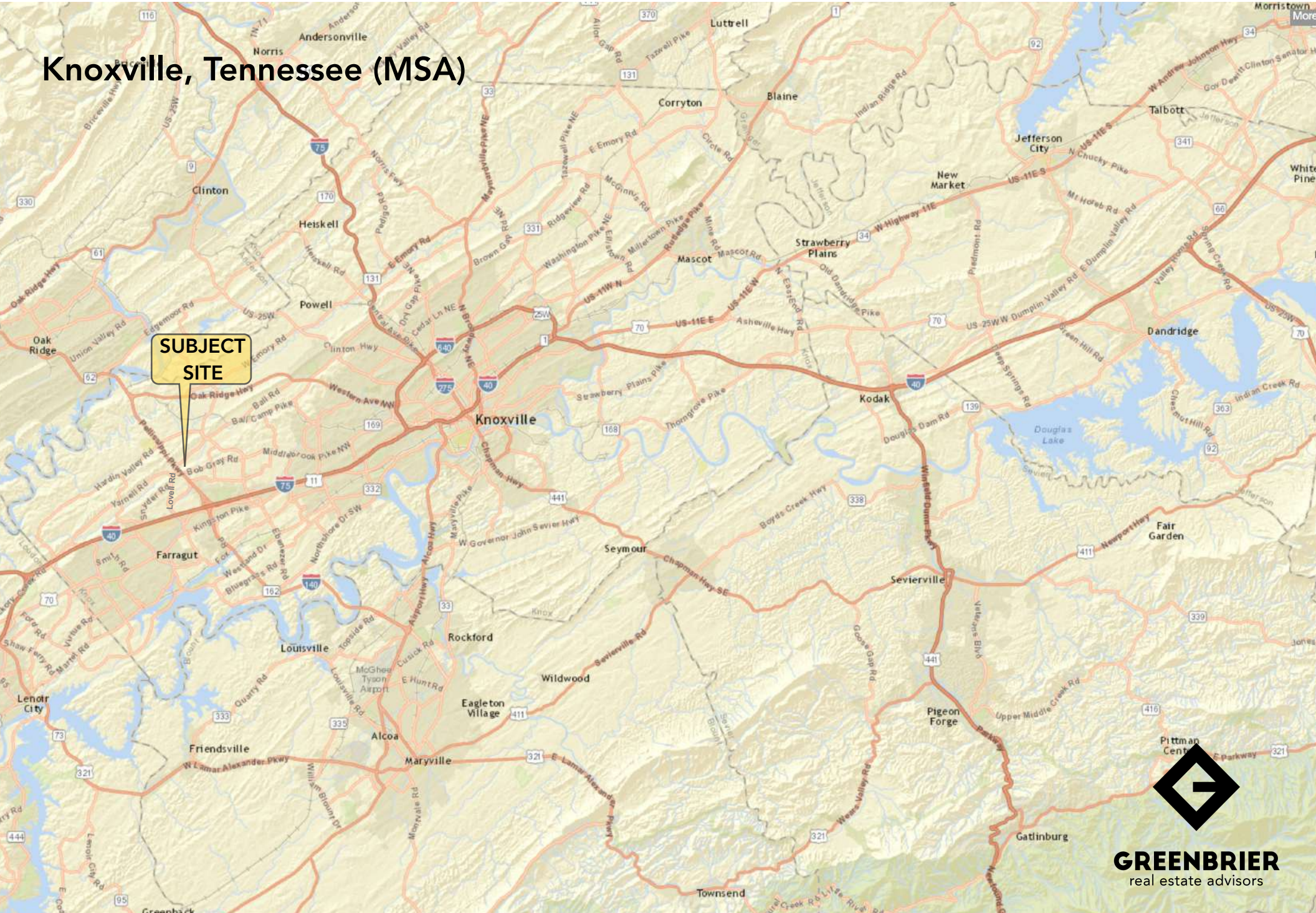
## Traffic Counts

|                                  |            |   |
|----------------------------------|------------|---|
| Lovell Road                      | 15,371 ADT | ● |
| Pellissippi Pkwy (North of Site) | 59,594 ADT | ● |
| Pellissippi Pkwy (South of Site) | 71,701 ADT | ● |
| Harden Valley                    | 17,696 ADT | ● |

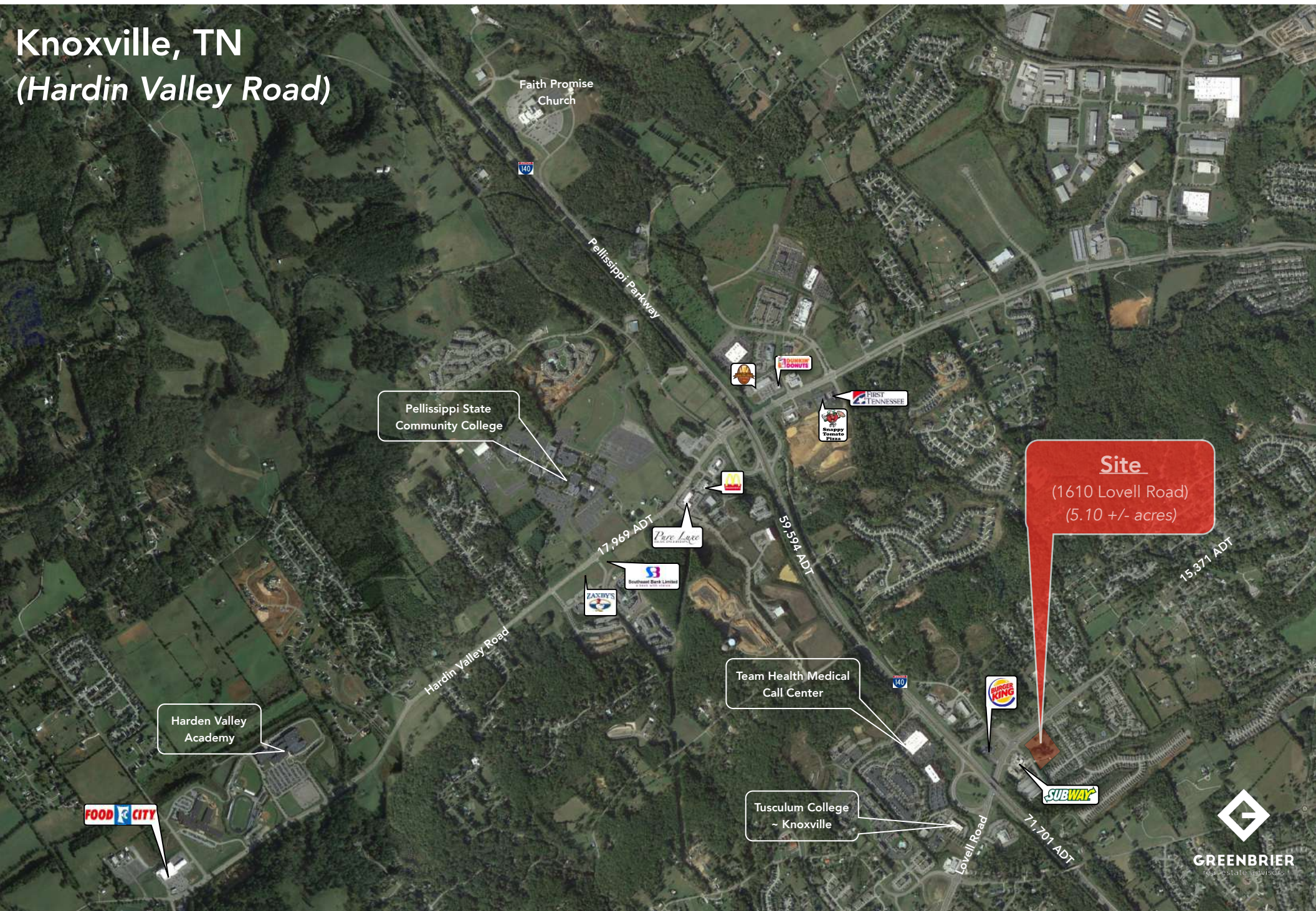
## Map



# Knoxville, Tennessee (MSA)



# Knoxville, TN (Hardin Valley Road)



Pellissippi State Community College

Harden Valley Academy

Faith Promise Church

**Site**  
(1610 Lovell Road)  
(5.10 +/- acres)

Team Health Medical Call Center

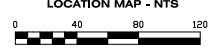
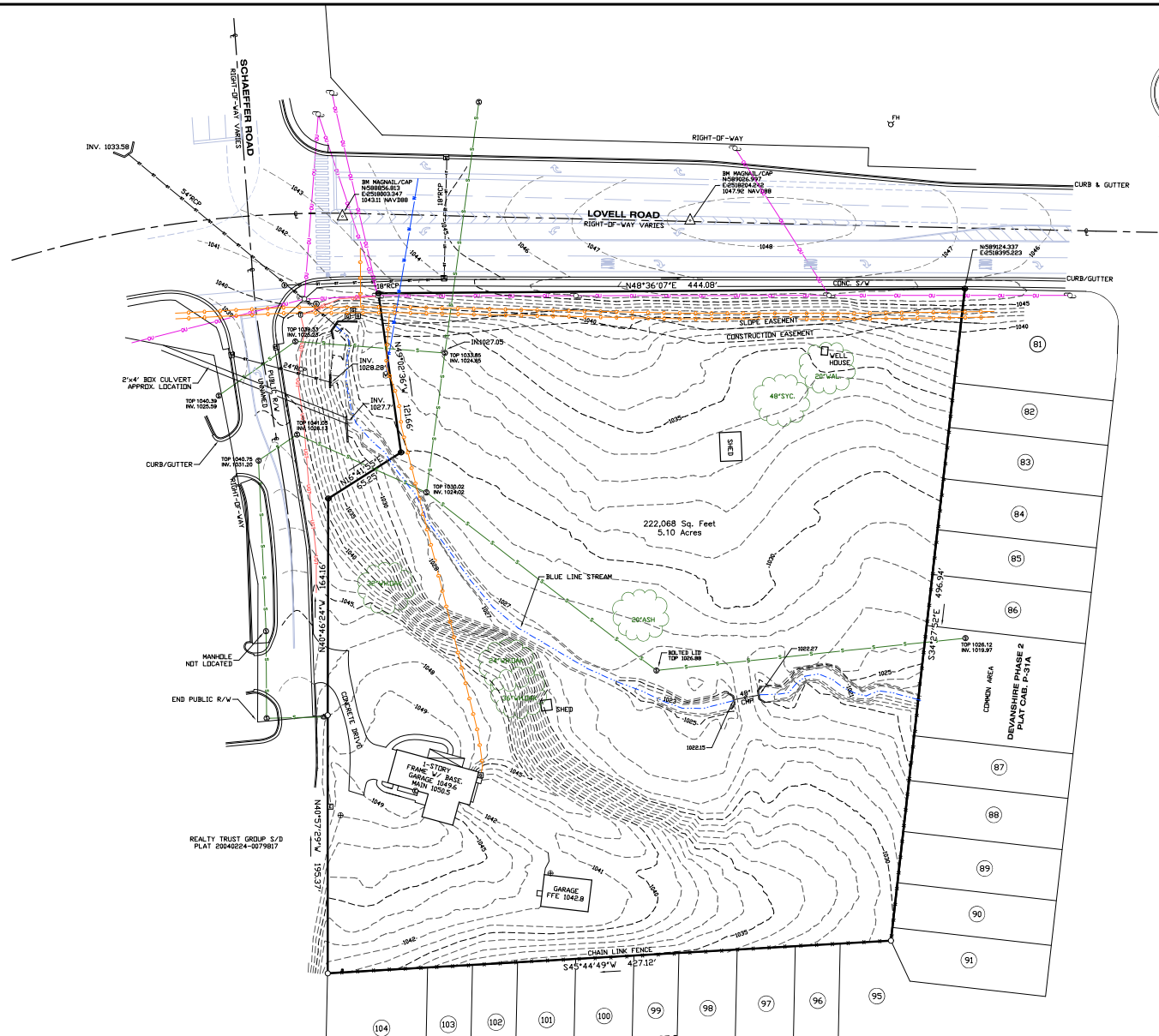
Tusculum College ~ Knoxville

Copyright 2017  
by Professional Land Systems

**LEGEND**

- ⊕ FIRE HYDRANT
- ⊕ GAS PDSIT
- ⊕ STORM MANHOLE
- ⊕ CURB INLET
- ⊕ ELECTRIC METER
- ⊕ GAS VALVE
- ⊕ PHONE BOX
- ⊕ WATER SPIGOT
- ⊕ TRANSFORMER
- ⊕ WATER METER
- ⊕ UTILITY POLE
- ⊕ MANHOLE
- ⊕ EXIST. 1/2" IRON PIN
- ⊕ CLEAN OUT
- ⊕ GAS METER
- ⊕ 1/2" IRON PIN SET

- LINE TYPE LEGEND**
- GAS LINE
  - UNDERGROUND PHONE
  - OVERHEAD UTILITIES
  - SANITARY SEWER LINE
  - WATER LINE
  - STORM SEWER



- NOTES:**
1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  2. IN ONE-CALL TICKET NUMBER: 172643377.
  3. SEE 2014223-024716.
  4. ELEVATION DATUM IS NAVD 88, BASED ON TDOT CORRS DATA, GRID 2A.
  5. A 1-FOOT CONTOUR INTERVAL IS SHOWN. RANDOM SHOTS WERE TAKEN WITH TOTAL STATION AND PIV. GPS EQUIPMENT SUFFICIENT TO PRODUCE THE INTERVAL SHOWN.
  6. PROPERTY IS ZONED PV70. SETBACK LINES DERIVED ON DESIGN APPROVAL.
  7. SEE 10431, PROJECT NO. SIP-M-131(13), SHT 12.
  8. KNOX COUNTY ENGINEERING SHOULD BE CONSULTED FOR BLUE LINE STREAM RESTRICTIONS.



Call Before You Dig! 1-800-351-1111  
UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 082-3--06.

I hereby certify that this is a category 1 survey and the ratio of precision of the undistorted survey is 1:10,000 or better as shown herein. This survey meets the minimum standards for the State of Tennessee.  
This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.  
MAP NO. 4709020430 ZONE: X  
REVISED AUG. 5, 2013

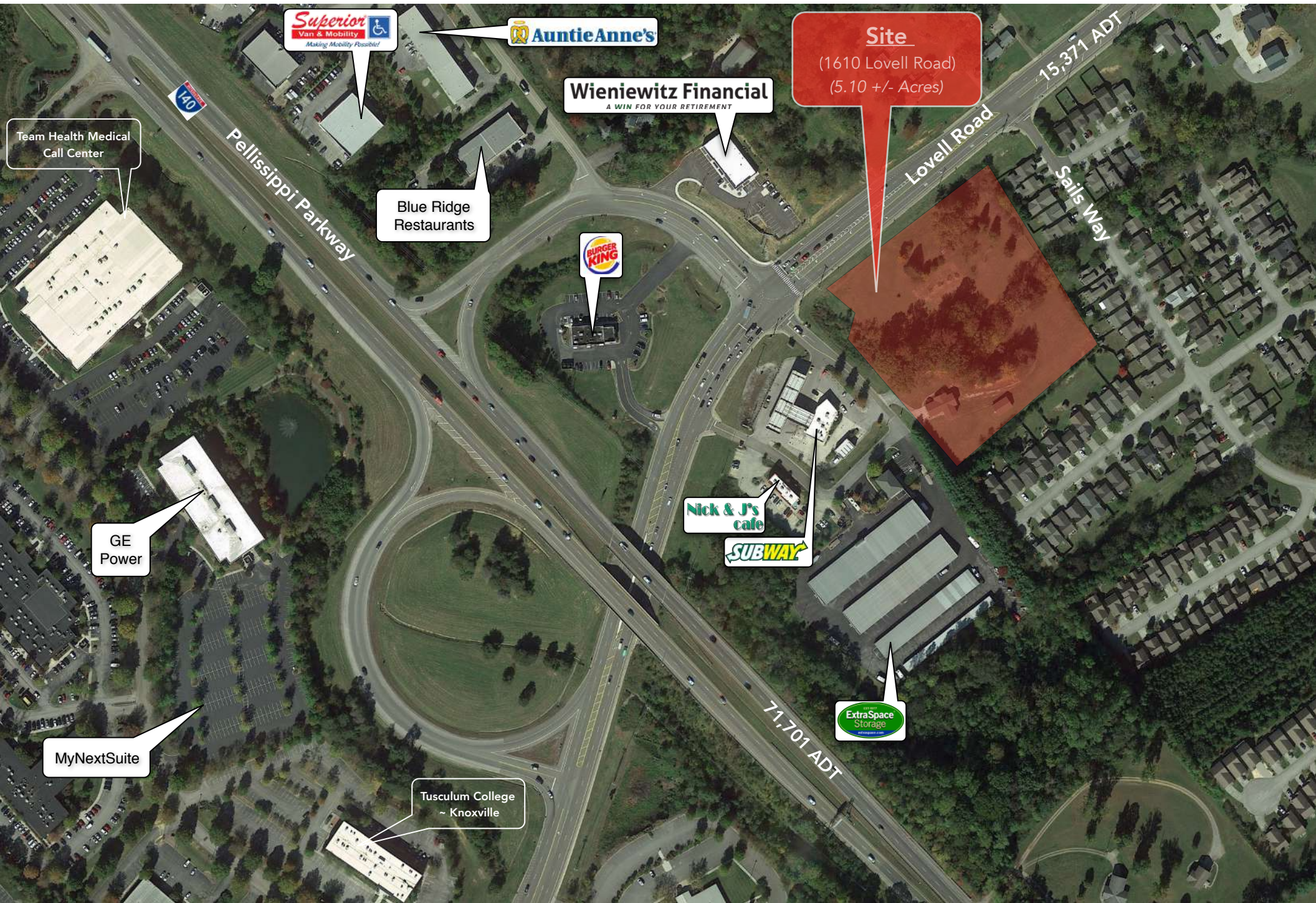
**TOPOGRAPHIC & BOUNDARY SURVEY**  
1610 LOVELL ROAD  
TAX PARCEL 118.012

|              |                 |
|--------------|-----------------|
| COUNTY: KNOX | DATE: 9/29/2017 |
| DISTRICT: 6  | SCALE: 1"=40'   |
| CITY:        | DRAWN BY: NDF   |
| WARD:        |                 |

Ned D. Ferguson, R.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 689-6169  
Fax: (888) 232-6716 Toll Free  
www.PLSurvey.com

Professional Land Systems  
www.PLSurvey.com

When you need to know, knowing is our business.



**Site**  
(1610 Lovell Road)  
(5.10 +/- Acres)

 **Auntie Anne's**

**Wieniewitz Financial**  
A WIN FOR YOUR RETIREMENT

 **Superior Van & Mobility**  
Making Mobility Possible!

**Blue Ridge Restaurants**

 **BURGER KING**

**Nick & J's cafe**

 **SUBWAY**

 **ExtraSpace Storage**

**Team Health Medical Call Center**

**GE Power**

**MyNextSuite**

**Tusculum College ~ Knoxville**

**140**

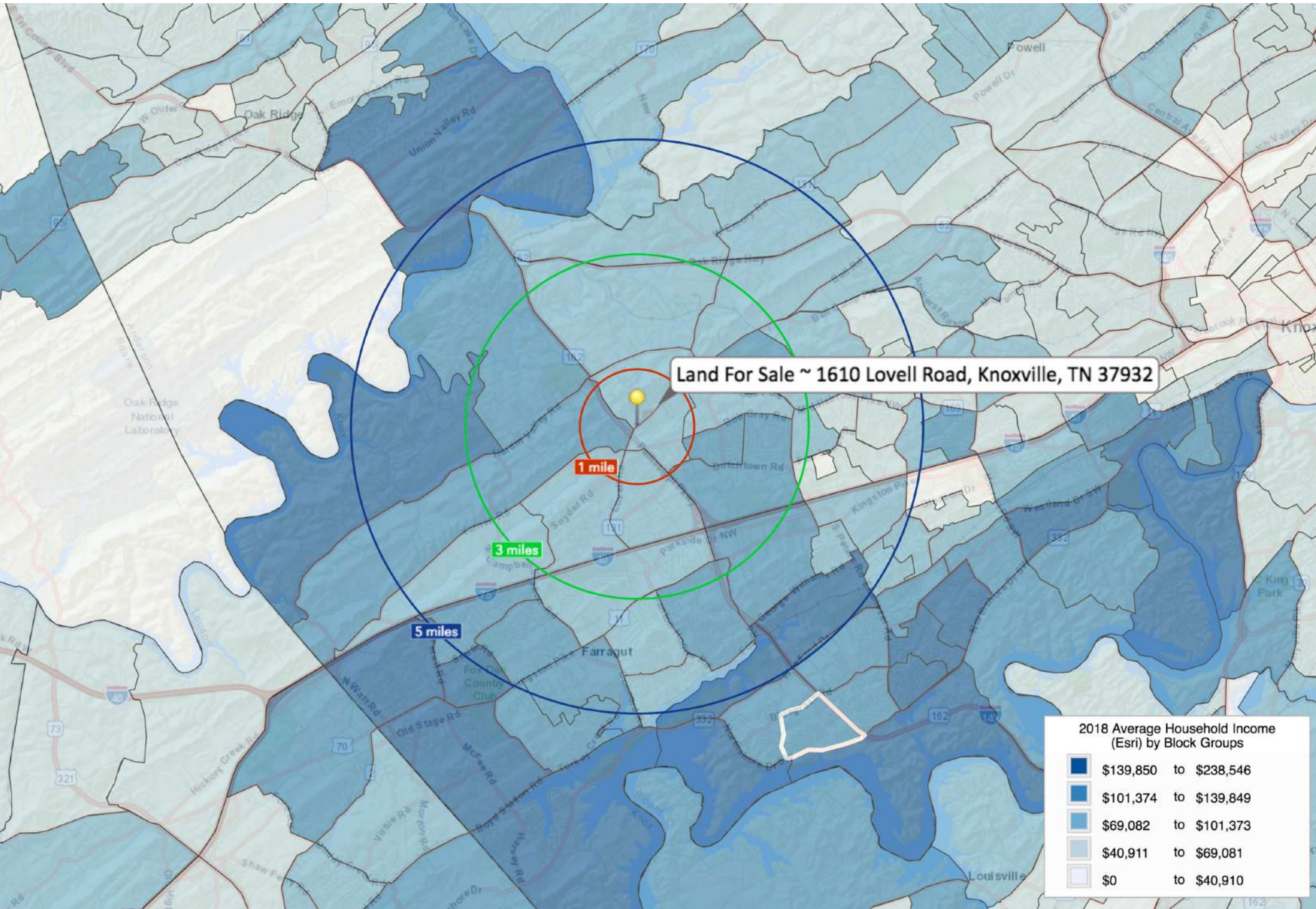
**Pellissippi Parkway**

**Lovell Road**

**15,371 ADT**

**Sails Way**

**71,701 ADT**



(5 Mile Radius)

## KEY FACTS

91,009  
Population

40.7  
Median Age

2.4  
Average Household Size

\$71,650  
Median Household Income

## EDUCATION

5%  
No High School Diploma

18%  
High School Graduate

29%  
Some College

48%  
Bachelor's/Grad/Prof Degree

|                                    |         |
|------------------------------------|---------|
| 2017 Daytime Population            |         |
| 2017 Total Daytime Population      | 112,210 |
| 2017 Daytime Population: Workers   | 70,504  |
| 2017 Daytime Population: Residents | 41,706  |

## BUSINESS



4,706  
Total Businesses



68,618  
Total Employees

## Total Retail Sales



\$3,887,104,657  
Total Retail Sales

## EMPLOYMENT



75%  
White Collar



14%  
Blue Collar



12%  
Services

2.9%  
Unemployment Rate

Land For Sale ~ 1610 Lovell Road, Knoxville, TN 37932 (Ring of 5 miles)

## Average Household Income



\$93,650  
2017 Average Household Income

## ANNUAL HOUSEHOLD SPENDING



\$2,418  
Apparel & Services



\$192  
Computers & Hardware



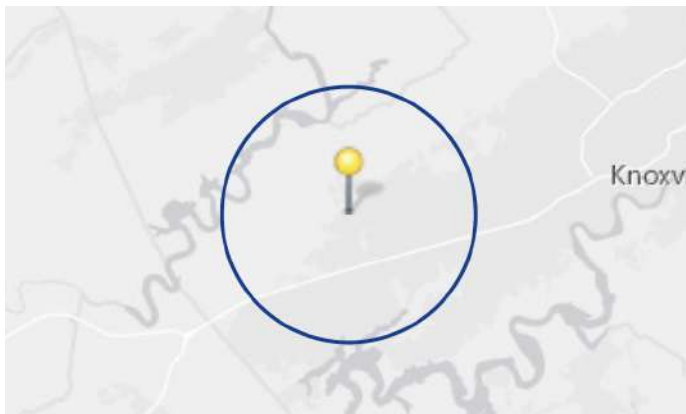
\$3,939  
Eating Out



\$5,496  
Groceries



\$6,364  
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

| Company                                  | 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                           | Count  |
|--------------------------------------|--------|
| 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                              | Count |
|--|-------|
| 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

