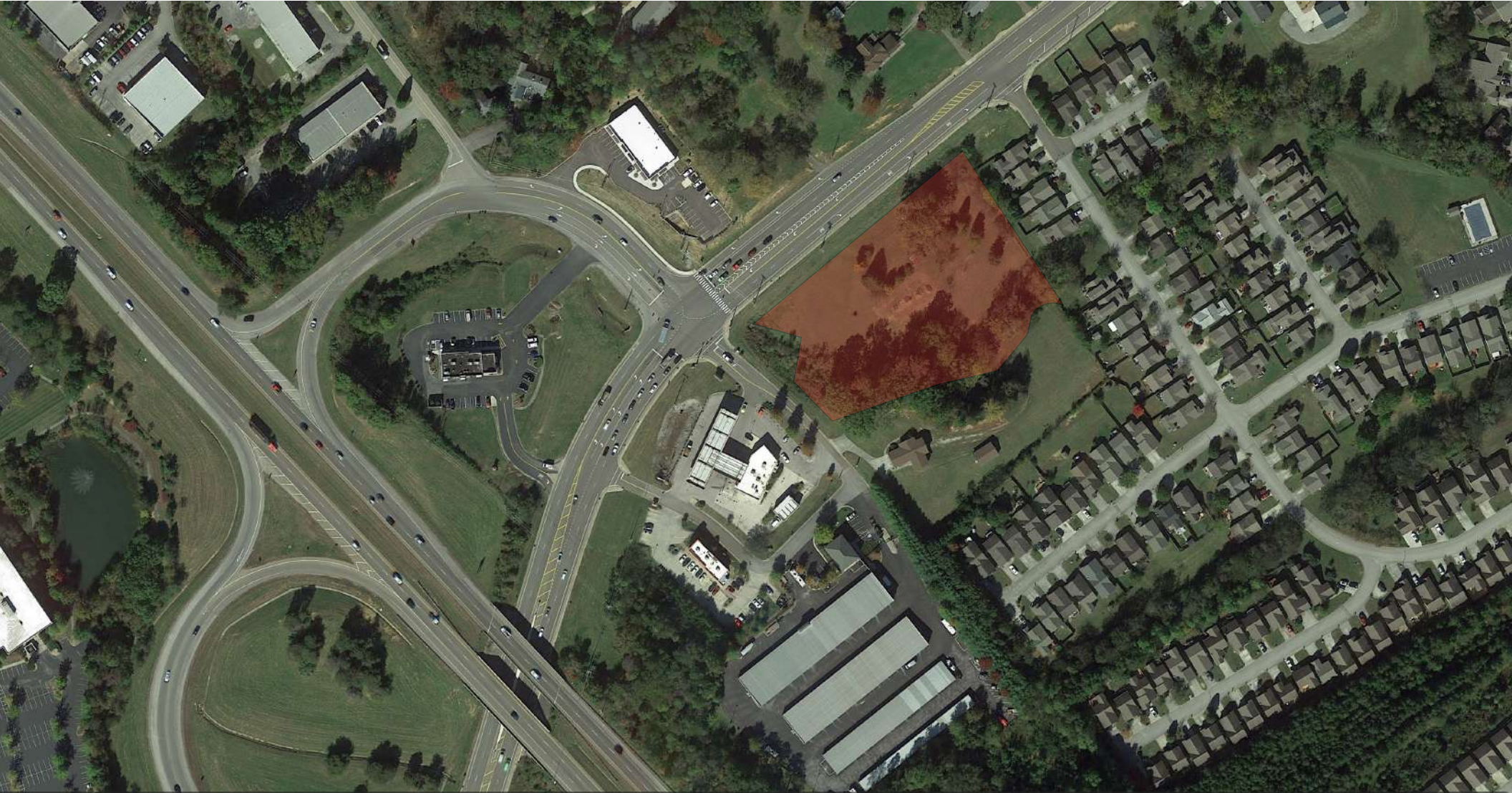




Land For Sale ~ 2.89 +/- Acres

1610 Lovell Road ~ Knoxville, TN 37932



Contacts:

Caleb Glafenhein

(865) 356-5526

caleb@greenbrier-rea.com

Ryan Matthews

(865) 320-0646

ryan@greenbrier-rea.com



Greenbrier Real Estate Advisors

1200 E Magnolia Avenue

Knoxville, TN 37917

www.greenbrier-rea.com

Property Details

Name	Land for Sale
Address	1610 Lovell Road Knoxville, TN 37932
Parcel Size	2.89 +/- Acres
Sale Price	\$549,000.00

Demographic Snapshot

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

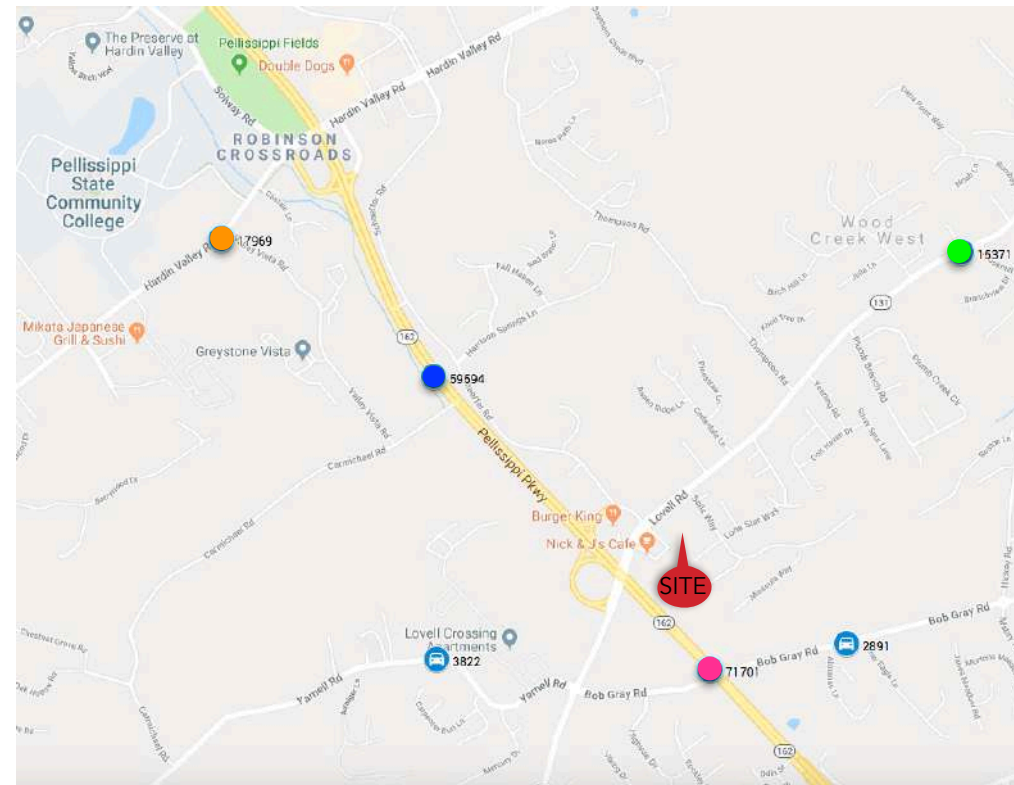
Market Overview

- Property located on Lovell Road at Pellissippi Parkway intersection
- 2.89 +/- acre site at traffic signal intersection
- One of the fastest growing submarkets in the Knoxville MSA
- Shared access via Schaeffer Road off of Lovell Road
- Property visibility from Pellissippi Parkway
- High income area of Knox County
- Attractively priced

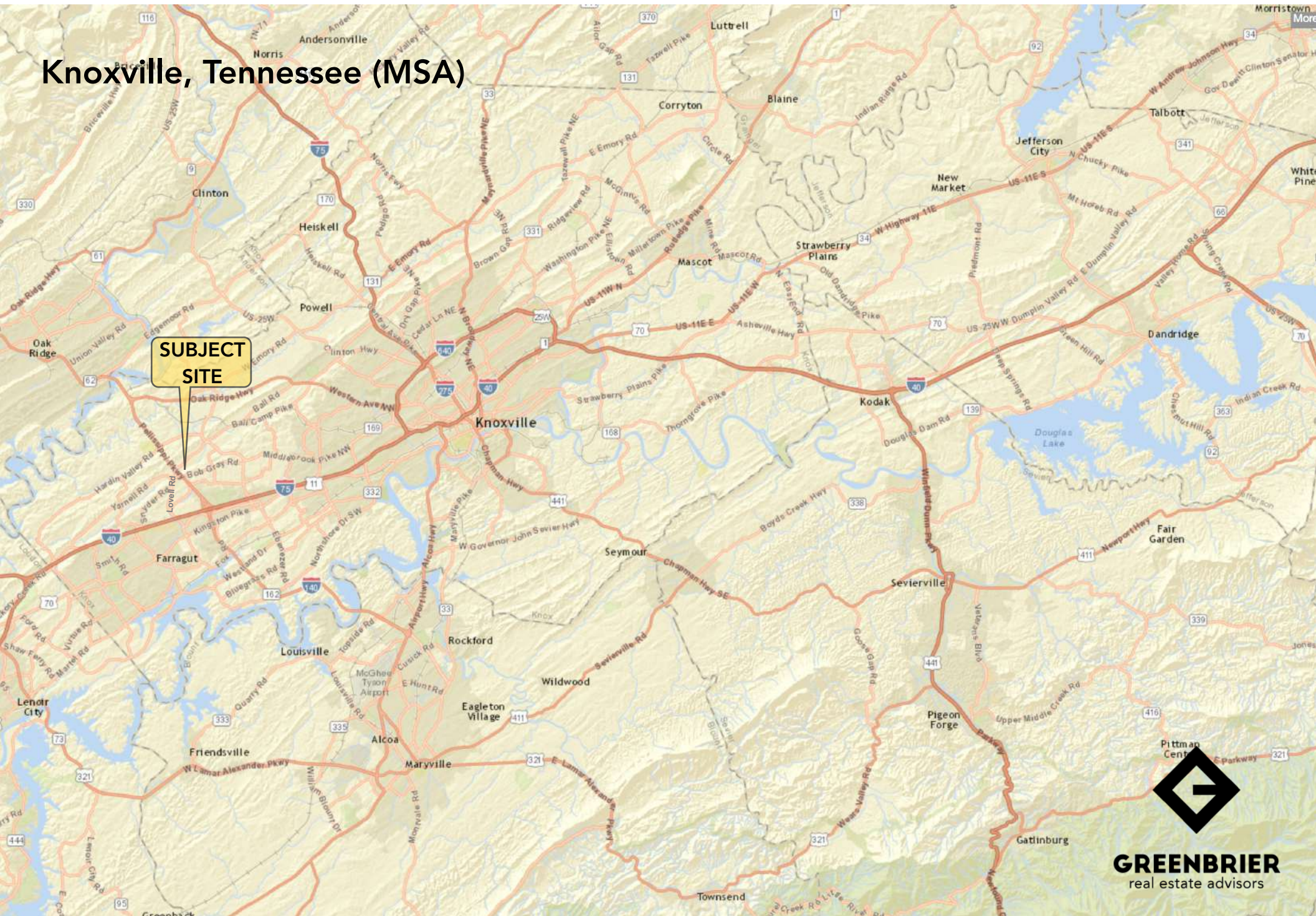
Traffic Counts

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)



Faith Promise Church

140

Pellissippi Parkway

Pellissippi State Community College

McDonald's

Domino's

First Tennessee

Smuggly Tomato

17,969 ADT

Pure Love

ZACHRY'S

Southwest Bank & Trust

59,534 ADT

Hardin Valley Road

Harden Valley Academy

FOOD CITY

Team Health Medical Call Center

140

Burger King

Tusculum College ~ Knoxville

Lovell Road

SUBWAY

71,701 ADT

15,371 ADT

Site
(1610 Lovell Road)
(2.89 +/- acres)

LEGEND

LINE TYPE LEGEND

- GAS LINE
- UNDERGROUND PHONE
- OVERHEAD UTILITIES
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER
- TOP OF STREAM BANK
- 25' NO DISTURB BUFFER
- 50' NO BUILD BUFFER

FN

- FIRE HYDRANT
- ⊙ GAS POST
- ⊙ 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
- ▲ NO MONUMENT

CN/TO ZONING DESIGNATION

CERTIFICATE OF OWNERSHIP AND GENERAL DESIGNATION.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

CERTIFICATE OF FINAL PLAT - ALL REQUIRED MATTERS.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

CERTIFICATE OF CAREFUL AND ACCURATE SURVEY.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISION.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

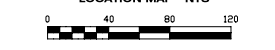
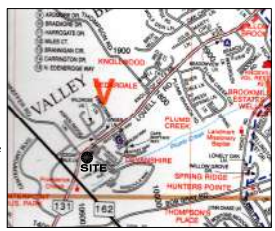
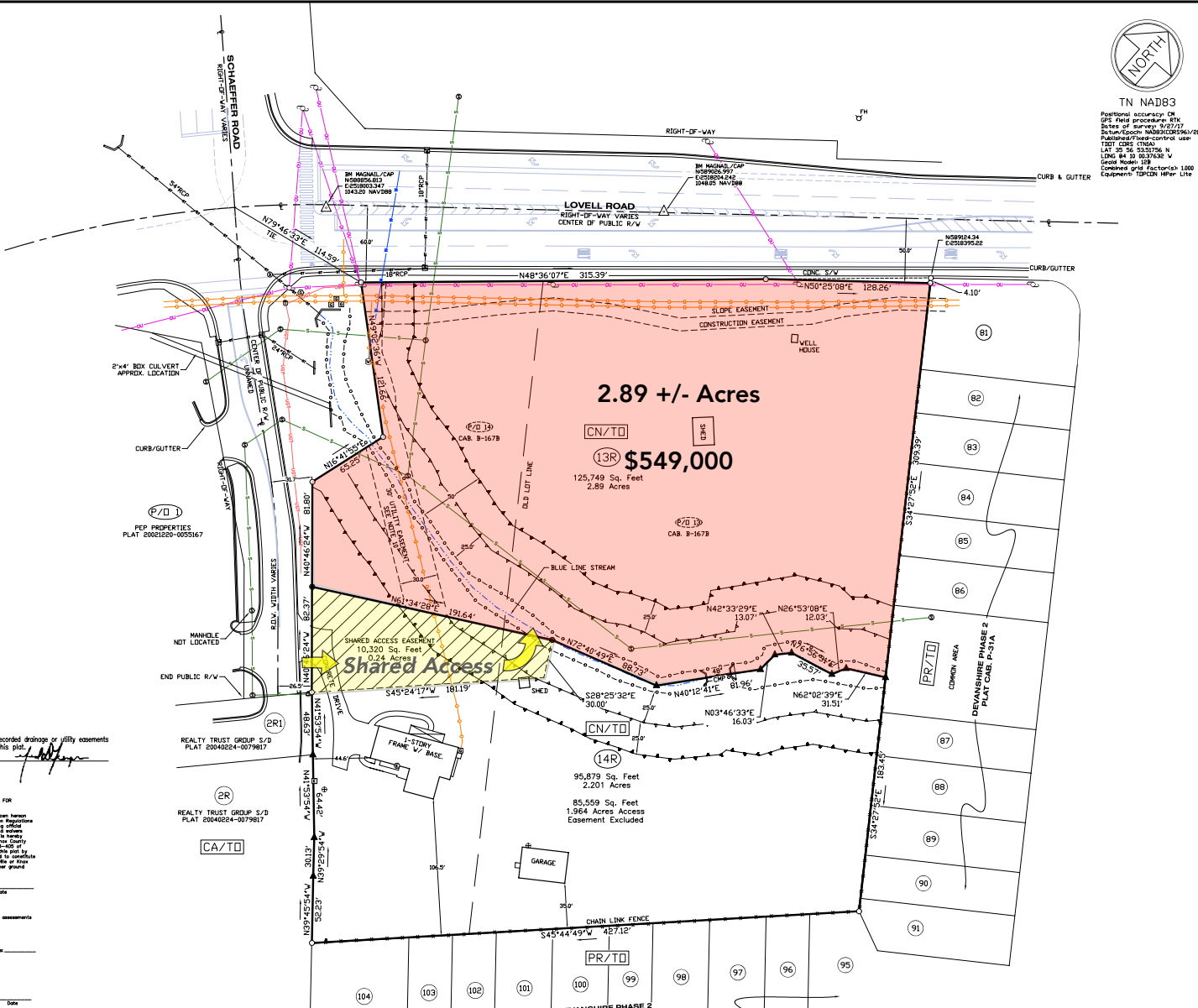
CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISION.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

TAXES AND ASSESSMENTS.
This is to certify that all property taxes and assessments due on this property have been paid.

ADJUDICATORY DEPARTMENT CERTIFICATION.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.

ENGINEERING DEPARTMENT CERTIFICATION.
I, the undersigned owner(s) of the property herein, hereby certify that this is a true and correct copy of the plat and that the plat is a true and correct copy of the original plat and that the plat is a true and correct copy of the original plat.



NOTES:

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. IN ONE-CALL TICKET NUMBER: 172843377.
3. GRID: 5042524-100476.
4. ELEVATION DATUM IS NAVD 83 BASED ON TROT CORNER DATA. UTM COORDINATES SHOWN ARE Pseudo STATE PLANE, SCALED TO GROUND DISTANCES, DERIVED BY GPS SCALED CORRECTIONS, ABOUT SCALE POINT N 890033274, E 1258337362.
5. SUBJECT TO UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH FROM ALL EXISTING LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT FOREMAN EASEMENTS), EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXISTING LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK.
6. PROPERTY IS ZONED CN/TO.
7. SEE T.D.O.T. PROJECT NO. STP-M-13113 SHT 12. SEE GRID 50042524-100476 FOR OUT-OF-CORNER DATA.
8. PARCEL 116 017.
9. A 30-FOOT (30) EASEMENT IS RESERVED, 10-FOOT ON THE EAST SIDE OF THE EXISTING GAS LINE AND 20-FOOT ON THE WEST SIDE AS SHOWN.

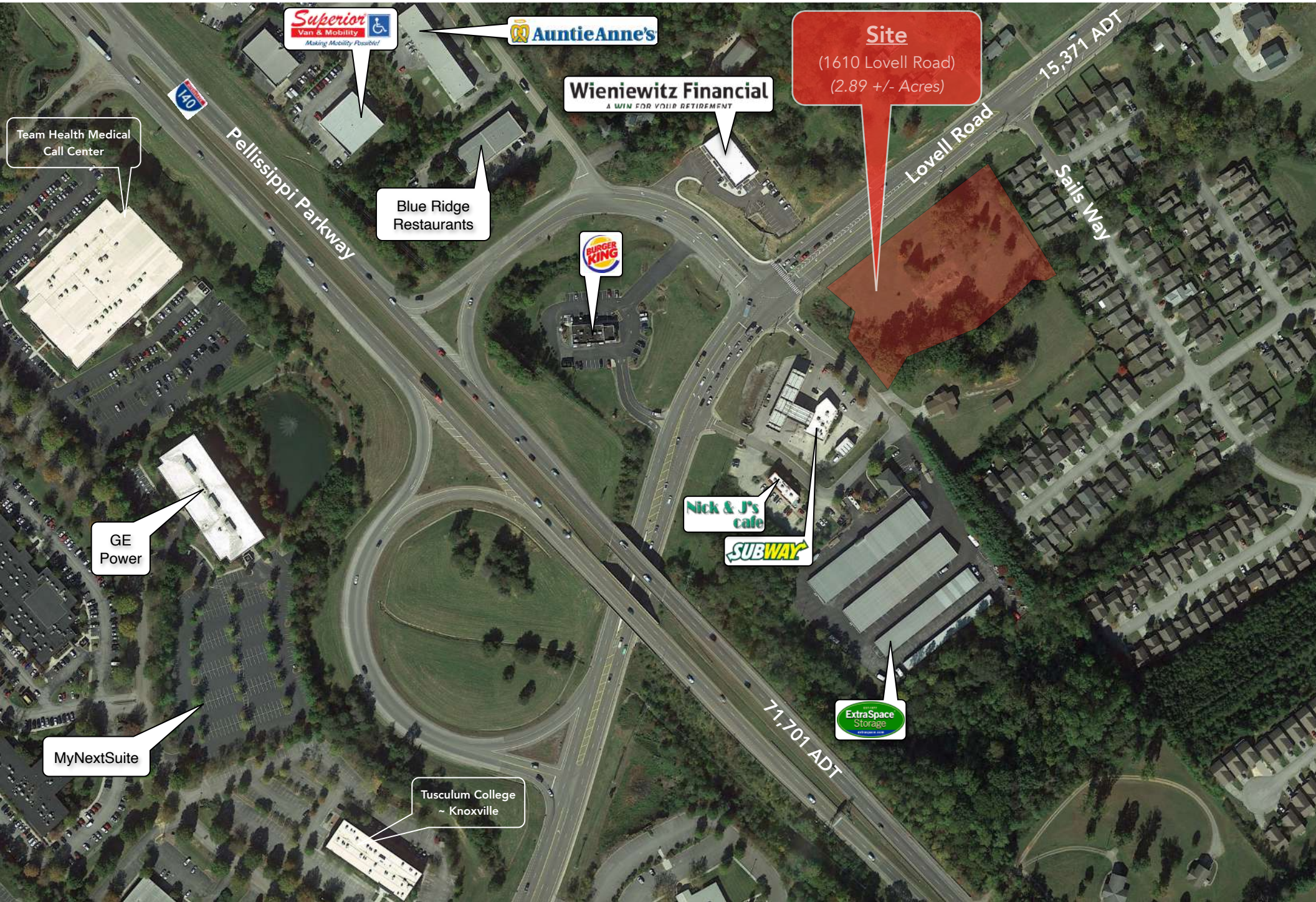


7-V-20

FINAL PLAT, RESUB OF PART OF LOTS 13 & 14 CLAUDE ROBINSON PROPERTY FORMERLY P.C. B-167B	
COUNTY: KNOX	DATE: 7/9/2020
DISTRICT: 6	SCALE: 1"=40'
CITY: DEWITT	DRAWN BY: NDF
WARD:	
Jared D. Ferguson, R.L.S. 205 Lamar Avenue Clinton, TN 37716 Phone: (855) 689-6169 Fax: (888) 232-8718 Toll Free	
When you need to know, knowing is our business.	

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 ON 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. 0820-3--06.



Site
(1610 Lovell Road)
(2.89 +/- Acres)

 **Auntie Anne's**

Wieniewitz Financial
A WIN FOR YOUR RETIREMENT



Nick & J's cafe

SUBWAY



GE Power

MyNextSuite

**Tusculum College
~ Knoxville**

**Blue Ridge
Restaurants**

**Team Health Medical
Call Center**



I-40

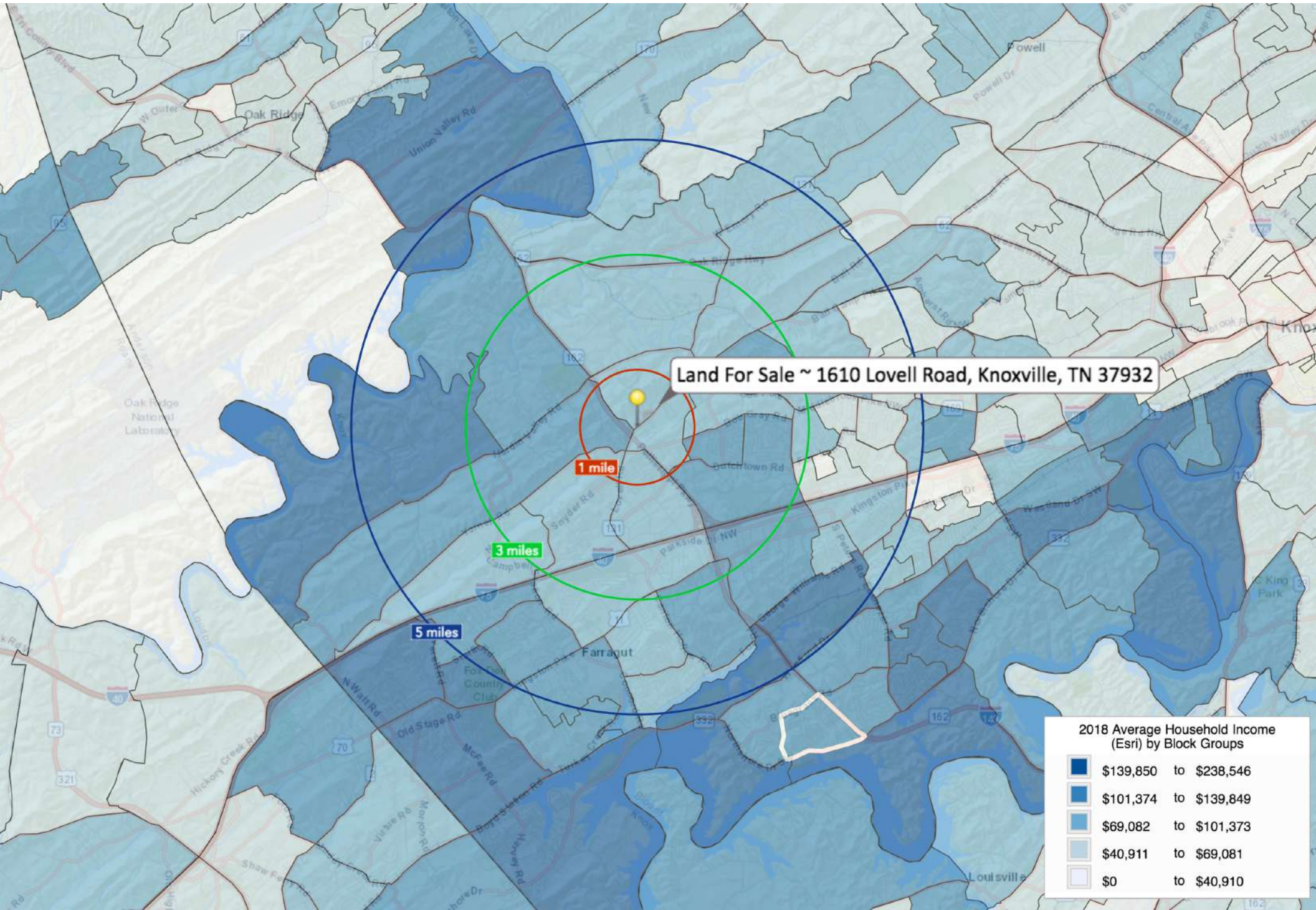
Pellissippi Parkway

Lovell Road

15,371 ADT

Sails Way

71,701 ADT



2018 Average Household Income (Esri) by Block Groups

	\$139,850 to \$238,546
	\$101,374 to \$139,849
	\$69,082 to \$101,373
	\$40,911 to \$69,081
	\$0 to \$40,910

(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

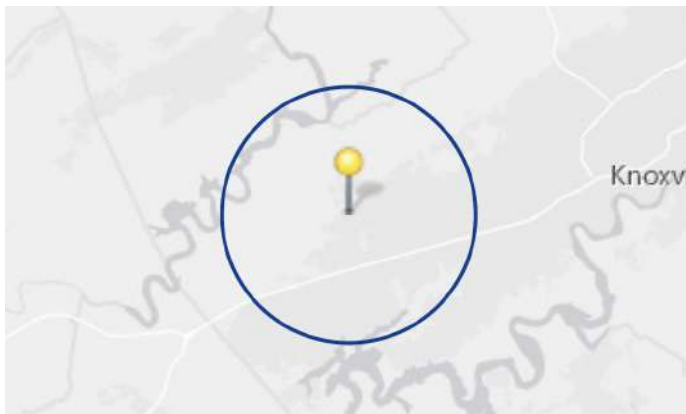
12%

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



\$5,496
Groceries

\$192
Computers & Hardware



\$6,364
Health Care

\$3,939
Eating Out

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	
	Employees
Industry	
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

