



Retail Property For Sale

207 17th Street
Knoxville, TN 37916



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Property Details

Name	Retail Property for Sale ~ Knoxville, TN
Address	207 N 17th Street Knoxville, TN 37916
Lot Size	13,688 +/- SF
Building Size	1,892 +/- SF
Sale Price	\$465,000.00

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	18,024	80,519	153,162
Average Household Income	\$34,256	\$48,318	\$54,825

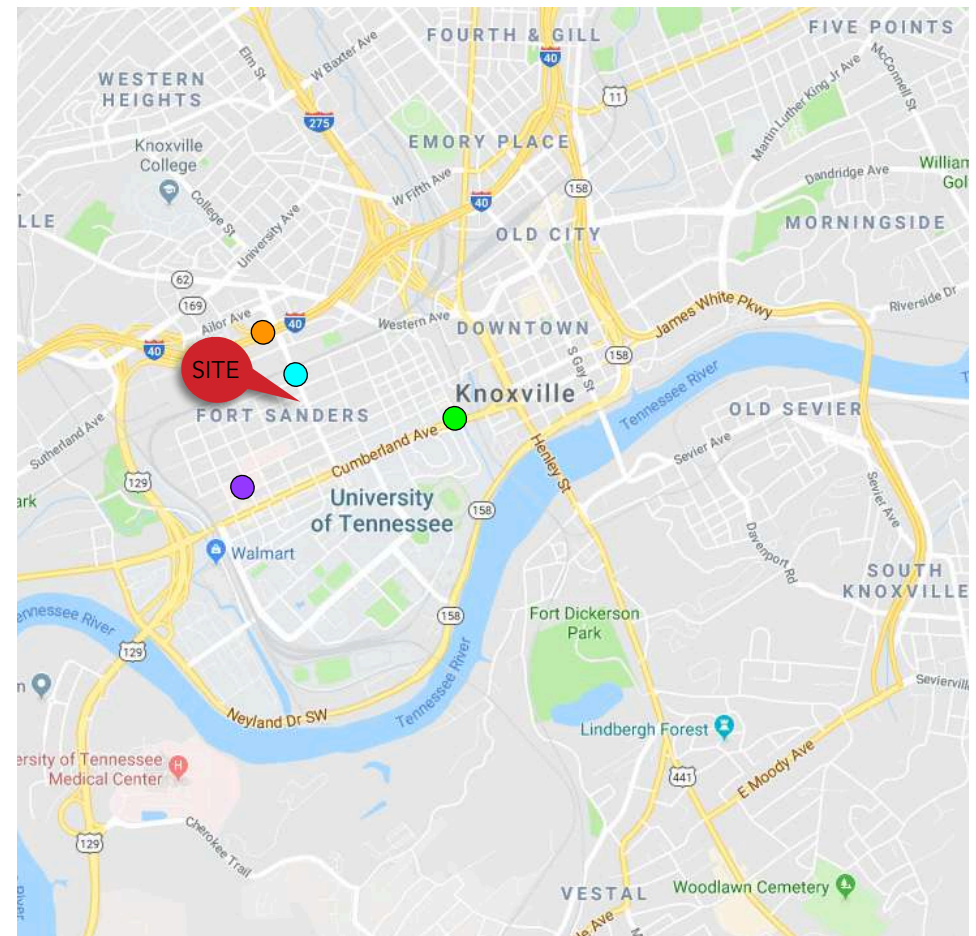
Market Overview

- Property located on the 17th Street just north of The University of Tennessee (28,321 enrollment)
- Existing building: Car Wash
- Explosive growth along Cumberland Avenue with private multi-family projects opening or under construction
- 17th street is the main route from I-40 to the University of Tennessee, which offers great visibility and high traffic volumes
- Daytime population of 190,684 within 5 mile radius

Traffic Counts

17th Street	11,863 ADT	●
Interstate 40	157,487 ADT	●
Cumberland Avenue	16,020 ADT (East)	●
22nd Street	9,483 ADT	●

Map





**SUBJECT
SITE**



GREENBRIER
real estate advisors

Sysco Knoxville

Pellissippi State
Community College

Vine Middle
School (336)

Site
N 17th Street

Fort Sanders
Medical Center

Pellissippi
State
Community
College



Tennessee College
of Applied
Technology

Reily

West High
School (1,355)

The University
of Tennessee

UT Medical

Knoxville, TN

The University of Tennessee

Site

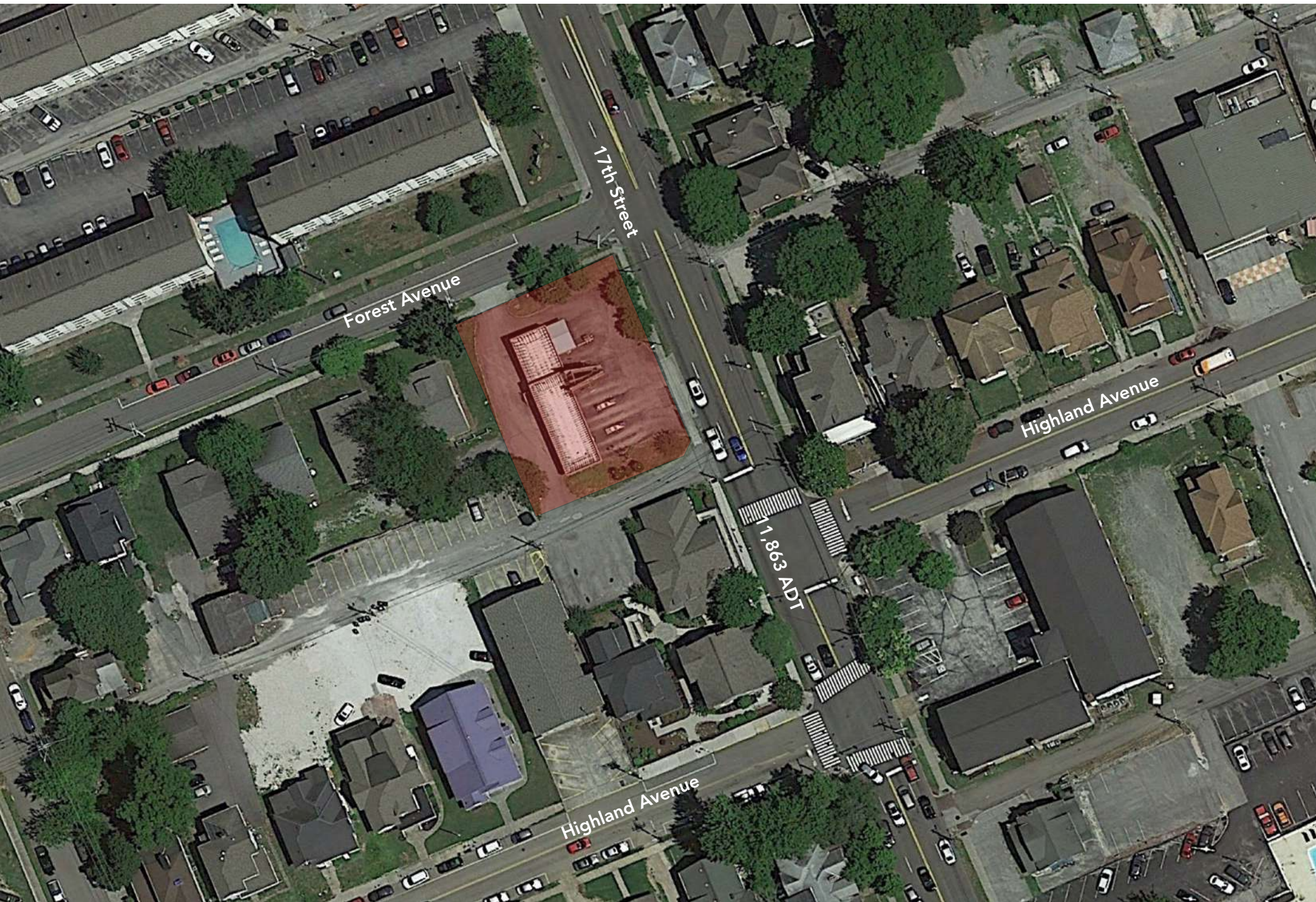
(207 N 17th Street)
13,688 +/- SF

Fort Sanders
Medical Center

The University
of Tennessee

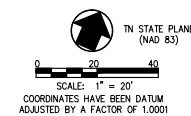
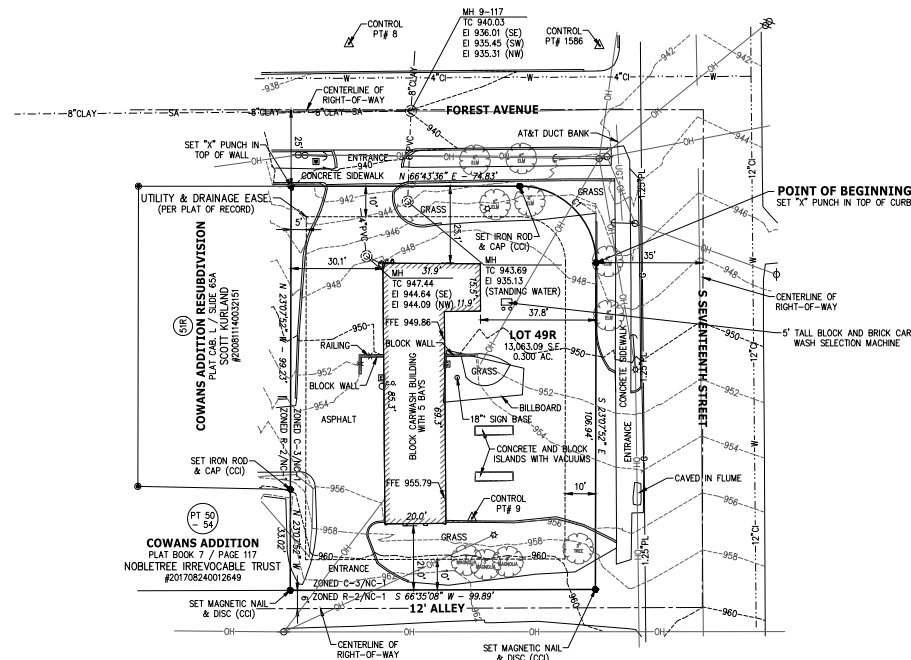
Downtown

UT Medical



LEGAL DESCRIPTION (TRACT II)

SCHEDULE B EXCEPTIONS



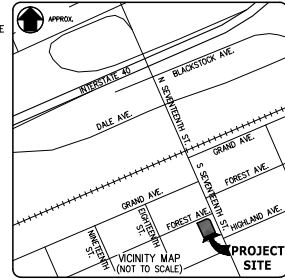
CONTROL POINT DATA

CONTROL PT# 8
SET 600 SPIKE AND DISC
N 598825.52
E 2579822.80
EL. 939.29

CONTROL PT# 9
SET MAGNETIC NAIL & DISC
N 598698.72
E 2579921.13
EL. 955.93

CONTROL PT# 1581
CITY OF KNOXVILLE
CONTROL MONUMENT
N 599087.27
E 2579795.27
EL. 920.00

CONTROL PT# 1586
CITY OF KNOXVILLE
CONTROL MONUMENT
N 598857.33
E 2579898.39
EL. 941.20



- NOTES:**
- OWNERSHIP AND REFERENCE
DEVELOPMENT VENTURES
12148 WARRIOR TRAIL
KNOXVILLE, TENNESSEE 37922
CLT MAP 94-N, GROUP N, PARCEL 18.00
INSTRUMENT NUMBER 201603140052867
PLAT CABINET L, SLIDE 65A
 - TOTAL AREA: 13,063.09 S.F. / 0.300 AC.
 - DATE OF FIELD SURVEY: DECEMBER 29, 2017
 - SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR FLOODWAY WITHIN ZONE X PER FIRM MAPPING OF KNOX COUNTY, TN. COMMUNITY PANEL NO. 4709302253C DATED 8/05/2013.
 - ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD EVIDENCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 811 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
 - PROPERTY IS ZONED GENERAL COMMERCIAL DISTRICT (C-3) AND NEIGHBORHOOD CONSERVATION (NC-1)
FRONT YARD: = 25'
SIDE YARD: = 0' (25' ABUTTING RESIDENTIAL DISTRICT)
REAR YARD: = 0' (15' ABUTTING RESIDENTIAL DISTRICT) (30' SERVICED FROM REAR)
 - THERE ARE NO DESIGNATED PARKING SPACES ON THE SUBJECT TRACT.
 - FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE PROVIDED TO CANNON & CANNON, INC. BY CLIENT. REFERENCE TITLE COMMITMENT #101002 / AB WITH AN EFFECTIVE DATE OF JULY 14, 2016 AT 8:00 AM. THIS SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED TO CANNON & CANNON, INC.
 - NO VISIBLE EVIDENCE OF THE SUBJECT TRACT BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - NO BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT TIME OF SURVEY.
 - NO WETLAND AREAS DELINEATED ON THE SUBJECT PROPERTY.
 - 10' UTILITY AND DRAINAGE EASEMENT ON THE INSIDE OF ALL EXTERIOR LOT LINES AND 5' ON BOTH SIDES OF INTERIOR LOT LINES PER PLAT OF RECORD.

- LEGEND**
- SA--- SANITARY SEWER LINE
 - OH--- OVERHEAD UTILITIES
 - W--- WATER LINE
 - UGT--- UNDERGROUND TELEPHONE
 - F--- FENCE LINE
 - G--- UNDERGROUND GAS LINE
 - A--- ANCHOR WIRE
 - P--- POWER POLE
 - L--- LIGHT POLE
 - E--- POWER EQUIPMENT
 - V--- WATER VALVE
 - H--- FIRE HYDRANT
 - M--- WATER METER
 - S--- GAS METER
 - C--- SANITARY MANHOLE
 - D--- SANITARY CLEAN OUT
 - S--- SIGN
 - X--- EXISTING TREE

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.13'	S 68°11'52" E 35.40'

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:15,000 as shown hereon.

Robt. G. Luby, Jr., RLS #1332

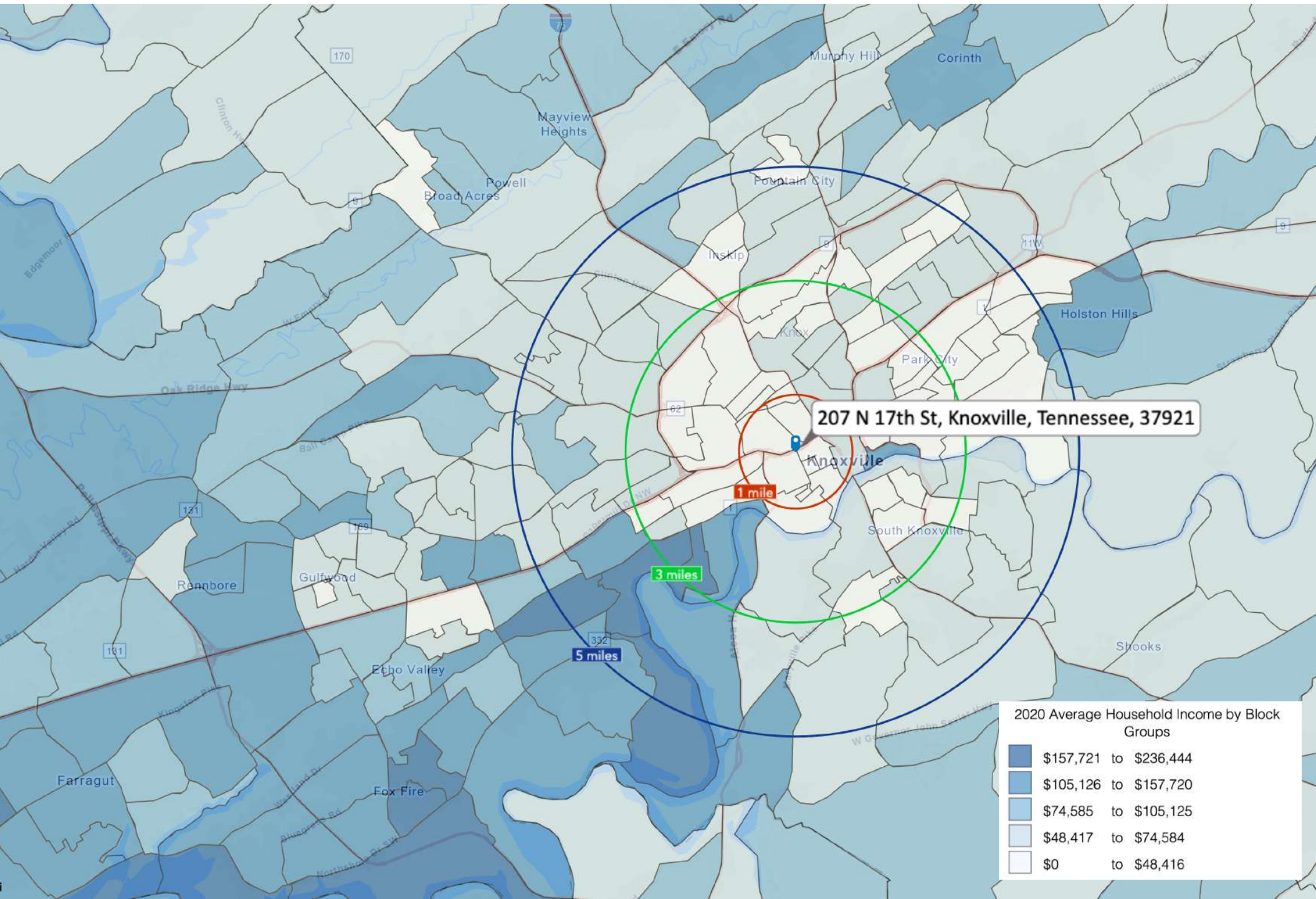
SURVEYOR'S CERTIFICATE

To First American Title Insurance Company and HomeTrust Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5a, 6a, 7a, 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on November 22, 2016.

Robert G. Luby, Jr., RLS #1332 Date

REVISIONS	DATE
 CONSULTING ENGINEERS - FIELD SURVEYORS TEL 865.670.8555 8800 Kingston Pike WWW.CANNON-AND-CANNON.COM Knoxville, TN 37919	
CLIENT:	HAKEN HOLDINGS 601 BRANDON WAY AUSTIN, TX 78733
PROJECT:	STUDENT HOUSING 207 S SEVENTEENTH STREET DISTRICT 4, WARD 10, BLOCK 10105 KNOXVILLE, TENNESSEE 37916
ALTA / NSPS LAND TITLE SURVEY	
CD PROJECT NO. 01350-0001 DRAWING DATE DECEMBER 11, 2017 PW RGL PC BO DRAWN JOW FR --	1350-01



(5 Mile Radius)

KEY FACTS

153,162

Population



Average
Household Size

34.1

Median Age

\$36,565

Median Household
Income

EDUCATION

12%

No High
School
Diploma



29%

High School
Graduate



29%

Some
College



30%

Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population

190,684

2019 Daytime
Population: Workers

108,490

2019 Daytime
Population: Residents

82,194

BUSINESS



7,509

Total Businesses



133,571

Total Employees

Total Retail Sales



\$2,461,558,360

Total Retail Sales

EMPLOYMENT



White Collar

63%



Blue Collar

19%



Services

18%

13.0%

Unemployment
Rate

207 N 17th St, Knoxville, Tennessee, 37921

Average Household Income



\$54,825

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,369

Apparel &
Services



\$102

Computers &
Hardware



\$2,391

Eating Out



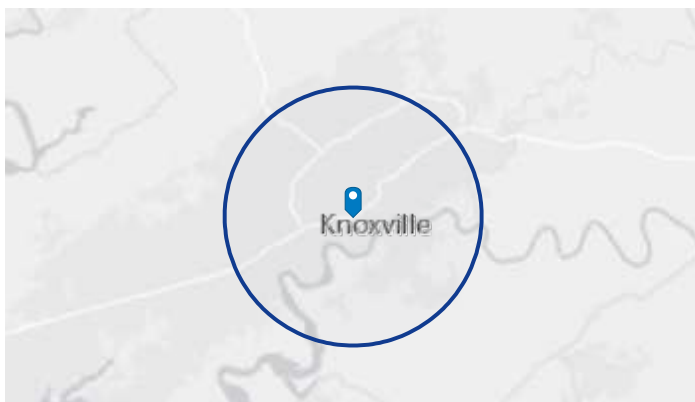
\$3,392

Groceries



\$3,589

Health Care





Knoxville MSA Overview

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
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CITY OF KNOXVILLE POPULATION 178,874

KNOX COUNTY POPULATION 432,226

TOP EMPLOYERS

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

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

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

