



GREENBRIER
real estate advisors

Retail Land For Sale

Emory Road @ I-75
901 & 905 E Emory Road
Knoxville, TN 37938



Contacts:

Ryan Matthews
(865) 320-0646
ryan@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
1200 E Magnolia Avenue
Knoxville, TN 37917
www.greenbrier-rea.com



GREENBRIER
real estate advisors

Retail Land For Sale

Emory Road @ I-75
901 & 905 E Emory Road
Knoxville, TN 37938



Contacts:

Ryan Matthews
(865) 320-0646
ryan@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
1200 E Magnolia Avenue
Knoxville, TN 37917
www.greenbrier-rea.com

Property Details

Name	Retail Land For Sale ~ Emory Road
Address	901 & 905 E Emory Road Knoxville, TN 37938
Lot 1	0.598 +/-Acres
Lot 2	0.385 +/- Acres (0.983 +/- Collectively)
Sale Price	\$599,999.00 Total

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,999	33,163	96,414
Average Household Income	\$81,679	\$76,776	\$67,307

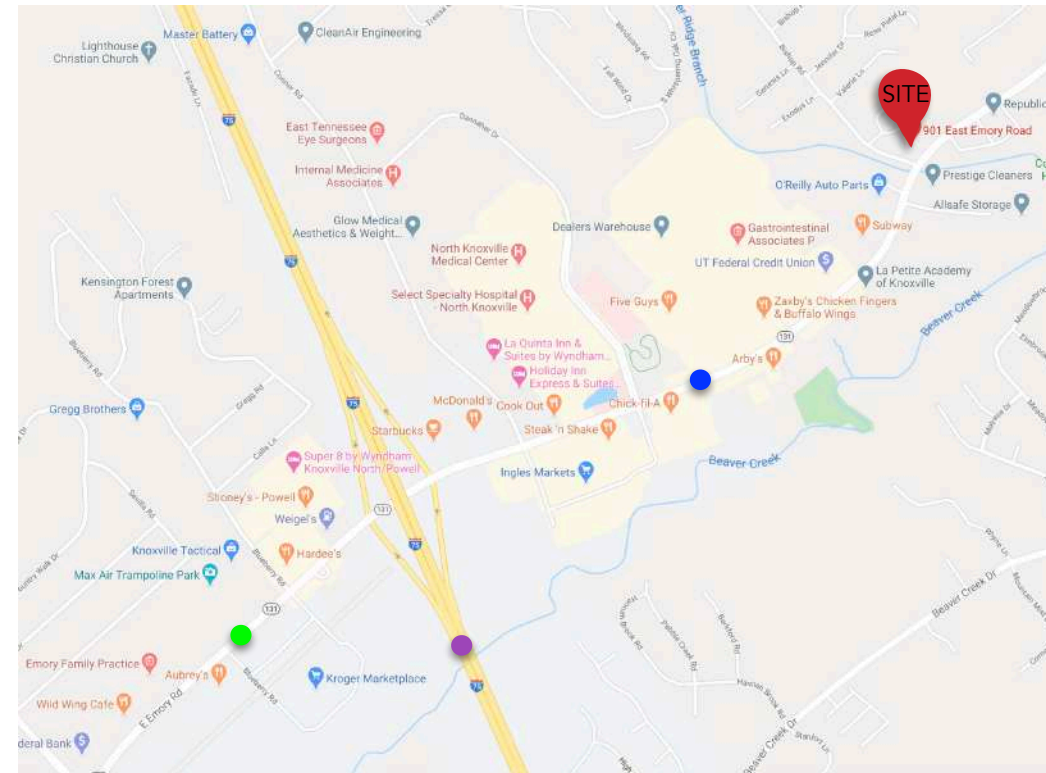
Market Overview

- Corner property located on E Emory Road & Bishop Road
- Growing area - exit 112 off of I-75 in the North Knoxville Medical Hub
- Good access & visibility
- Good incomes
- Excellent daily traffic counts
- Area retailers include Ingles Market, Kroger, Aubrey's, Five Guys, Chick-fil-a, Zaxby's, Cookout, McDonalds, Steak n' Shake, etc...

Traffic Counts

E Emory Road (East of I-75)	29,331 ADT	●
E Emory Road (West of I-75)	24,091 ADT	●
Interstate 75	64,999 ADT	●

Map



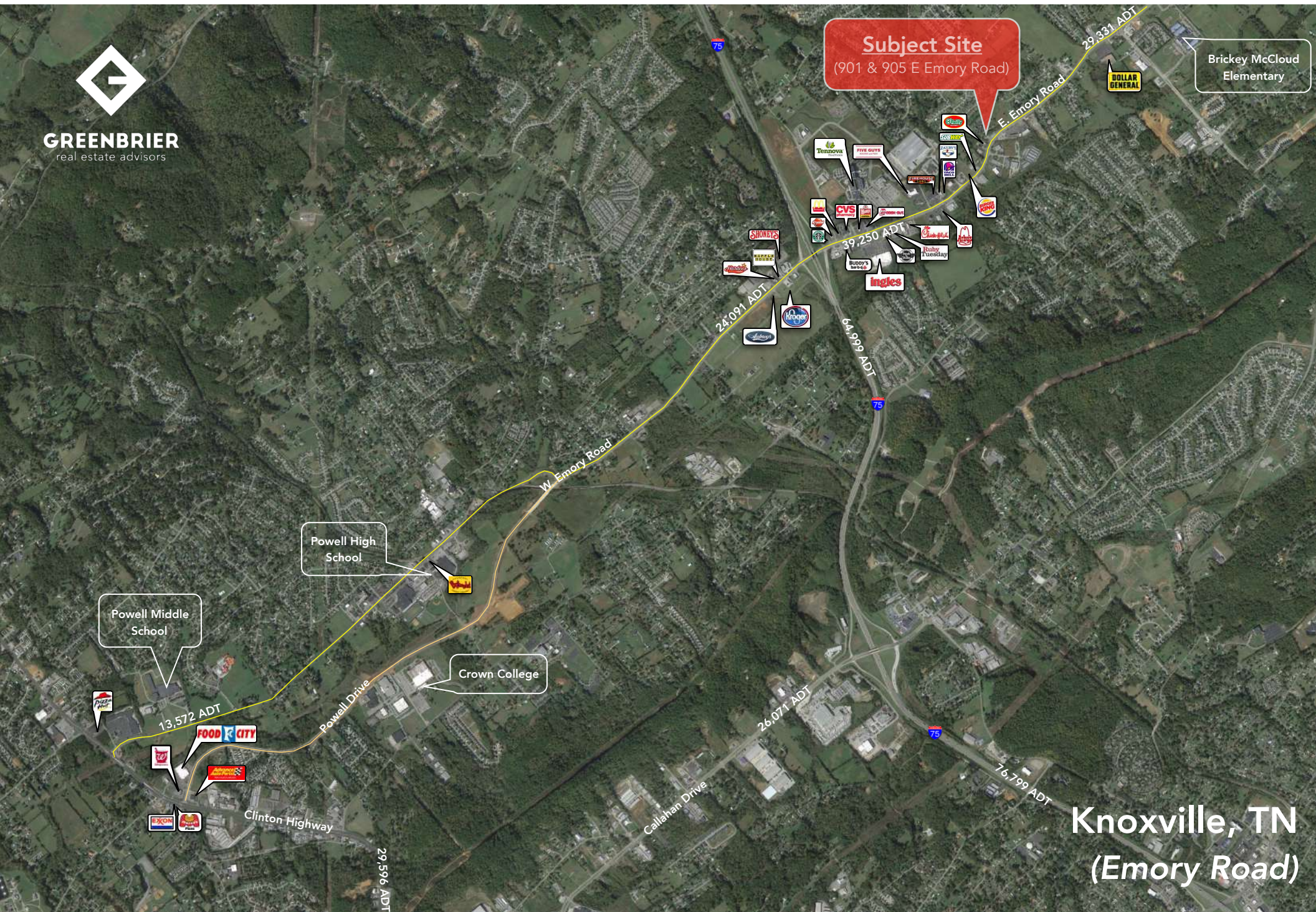
Knoxville, Tennessee (MSA)

**SUBJECT
SITE**

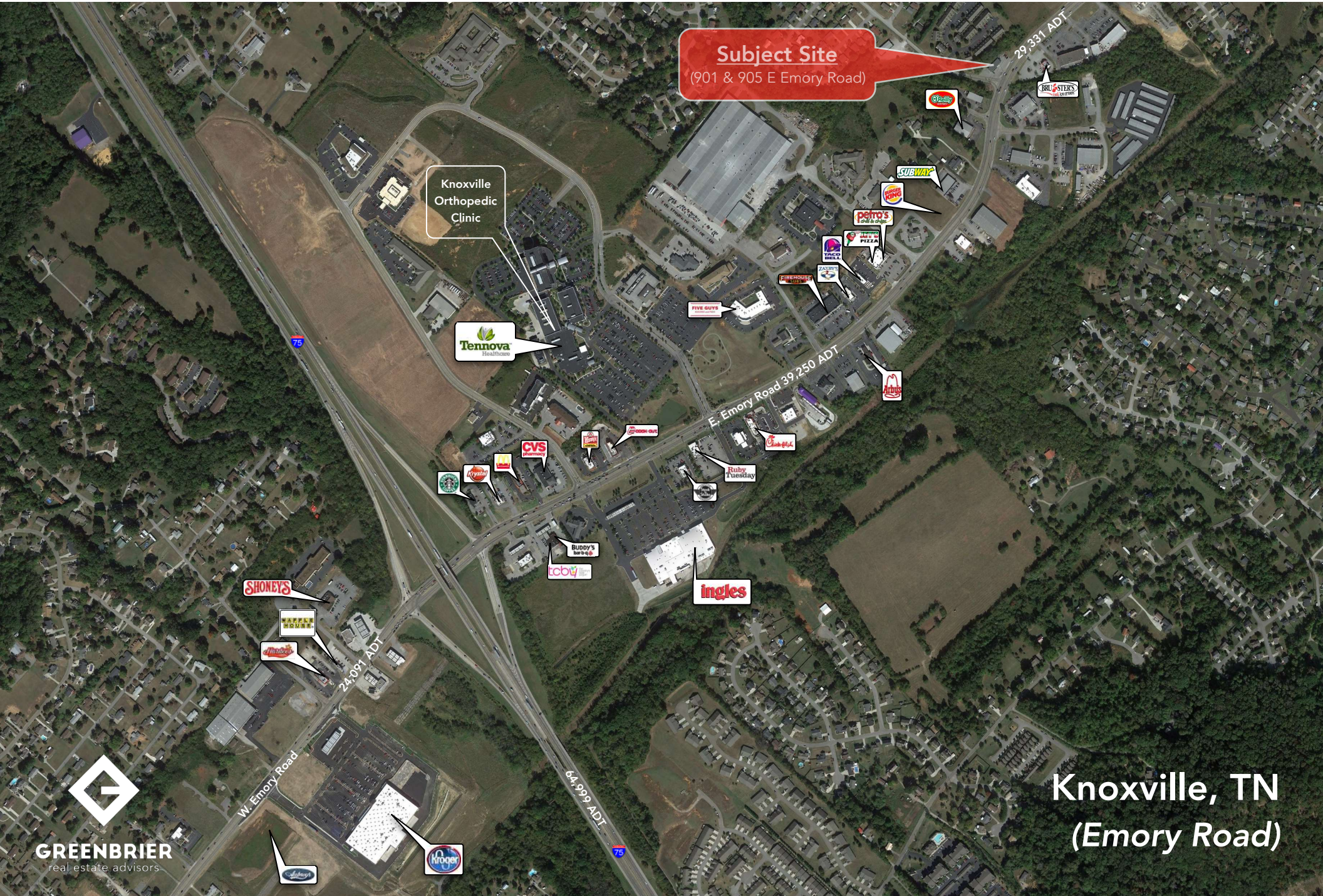




GREENBRIER
real estate advisors



Knoxville, TN
(Emory Road)







Subject Site

(901 & 905 E Emory Road)

0.983 +/- acres
(Collectively)

29,331 ADT

Bishop Road

2,734 ADT

E. Emory Road



Corner of E Emory Rd & Bishop Rd



Facing Northeast

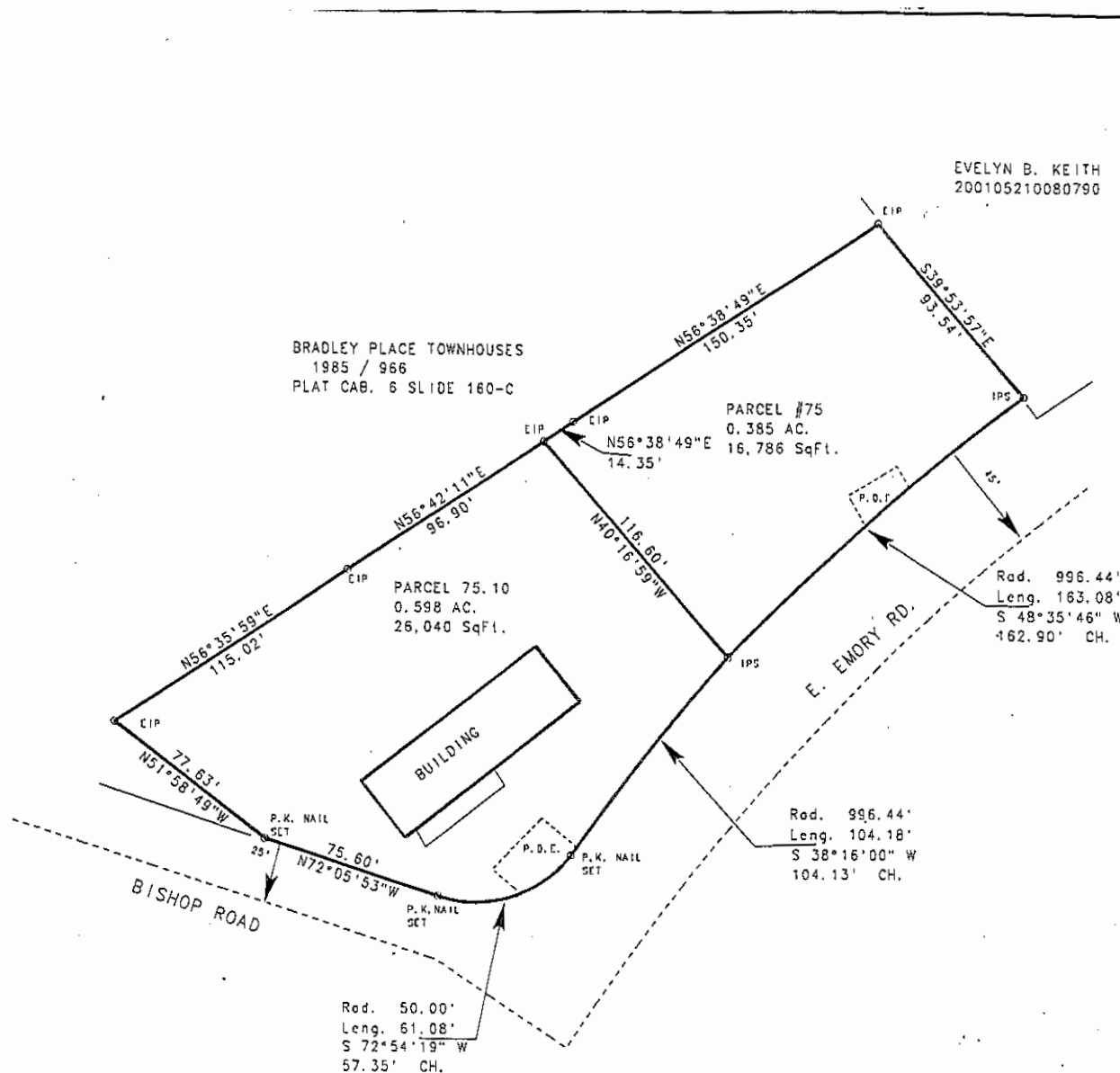


Facing Northeast



Facing Southwest





EVELYN B. KEITH
200105210080790

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY
AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY
IS 1:10,000 AS SHOWN HEREON.

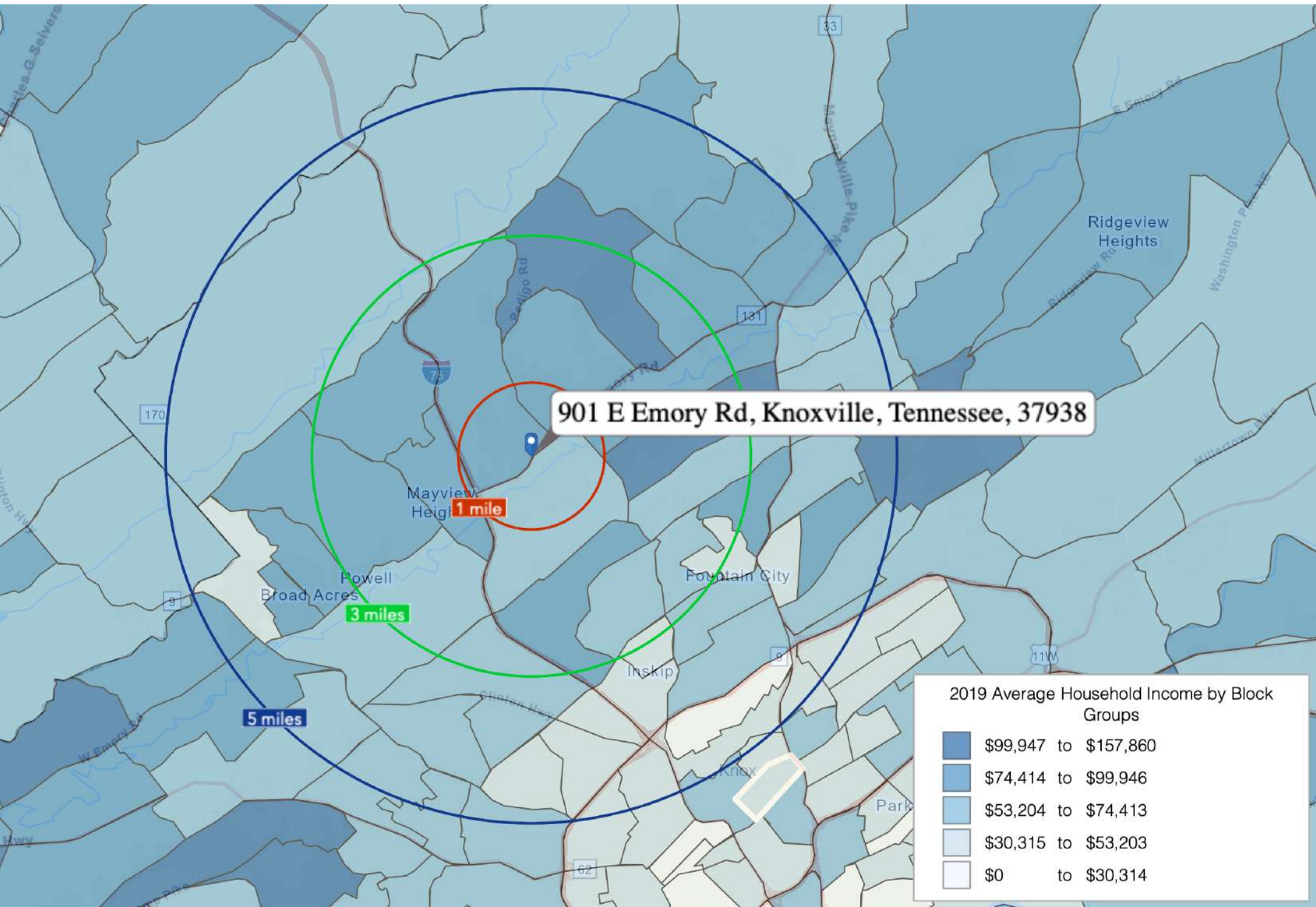
SURVEYOR
CHRISTOPHER L. RUDD RLS # 1842

CHRIS RUDD SURVEYORS
6209 McNEELY RD.
CORYTON, TN. 37721
(865) 687-9990



SURVEY FOR:
RHODA STEPHENS
DIST 6 KNOX CO. TN.
CLT MAP 47 PARCELS 75 & 75.10
DEED BOOK 2006 PAGE 1076
DEED BOOK 1963 PAGE 814
DATE FEB. 10, 2006
SCALE 1" = 50'

901 E Emory Road, Knoxville, TN 37938



(5 Mile Radius)

KEY FACTS

96,414

Population

39.9

Median Age

\$52,225

Median Household
Income

2.4



Average
Household Size

EDUCATION

9%

No High
School
Diploma



30%
High School
Graduate



33%
Some
College



28%
Bachelor's/Grad/Prof
Degree

2019 Daytime Population

2019 Total Daytime
Population

79,168

2019 Daytime
Population: Workers

30,780

2019 Daytime
Population: Residents

48,388

BUSINESS



2,813

Total Businesses



30,082

Total Employees

Total Retail Sales



\$1,516,363,552

Total Retail Sales

EMPLOYMENT



White Collar

63%



Blue Collar

20%



Services

17%



Unemployment
Rate

3.5%

901 E Emory Rd, Knoxville, Tennessee, 37938

Average Household Income



\$67,307

2019 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,658

Apparel &
Services



\$128

Computers &
Hardware



\$2,867

Eating Out



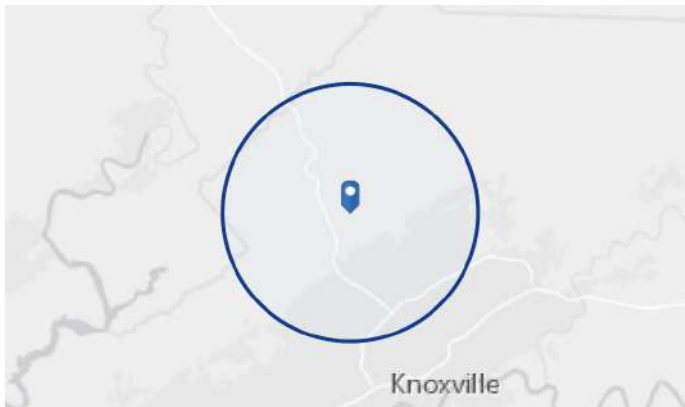
\$4,077

Groceries



\$4,781

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

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

