GREENBRIER
real estate advisors

Land For Sale ~ 3.86 +/- Acres

Hardin Valley Road ~ Knoxville, TN 37932

Contacts:

Josiah Glafenhein

(865) 206-0180

josiah@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	Land for Sale - Hardin Valley
Address	10490-10498 Hardin Valley Road Knoxville, TN 37932
Parcel Size	3.86 +/- Acres
Sale Price	$799,000

Traffic Counts

Hardin Valley Road	18,120 ADT
Pellissippi Pkwy (South of Site)	67,112 ADT
Pellissippi Pkwy (North of Site)	43,292 ADT

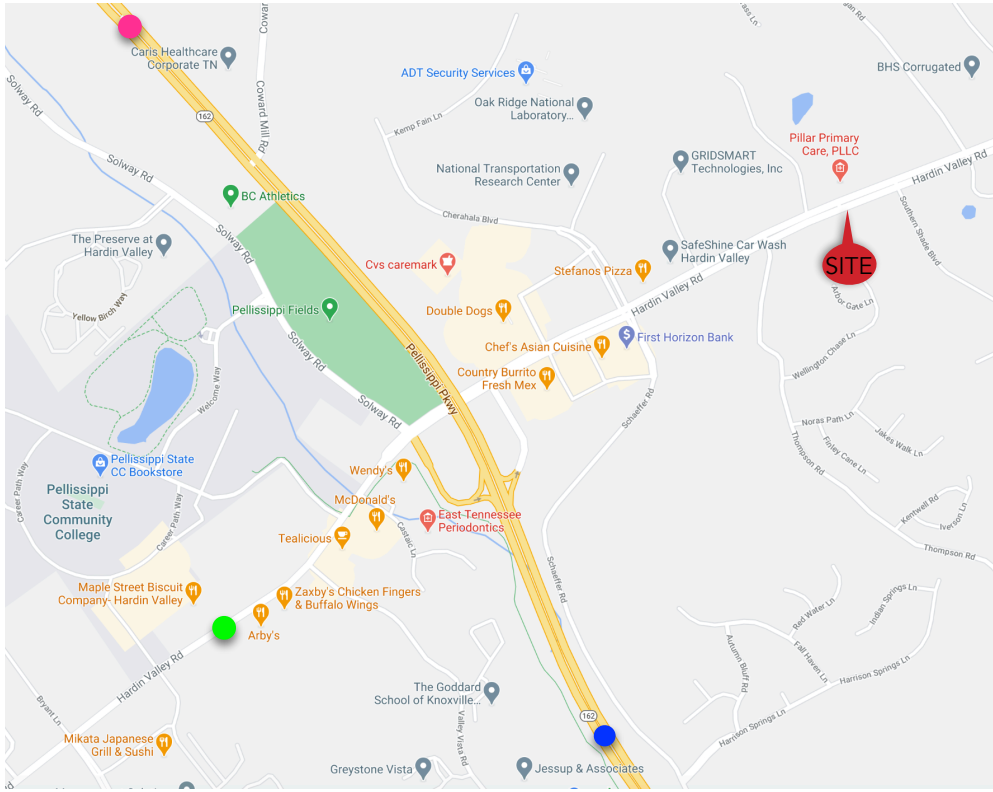
Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	3,340	31,147	79,402
Average Household Income	$119,930	$102,266	$98,044

Market Overview

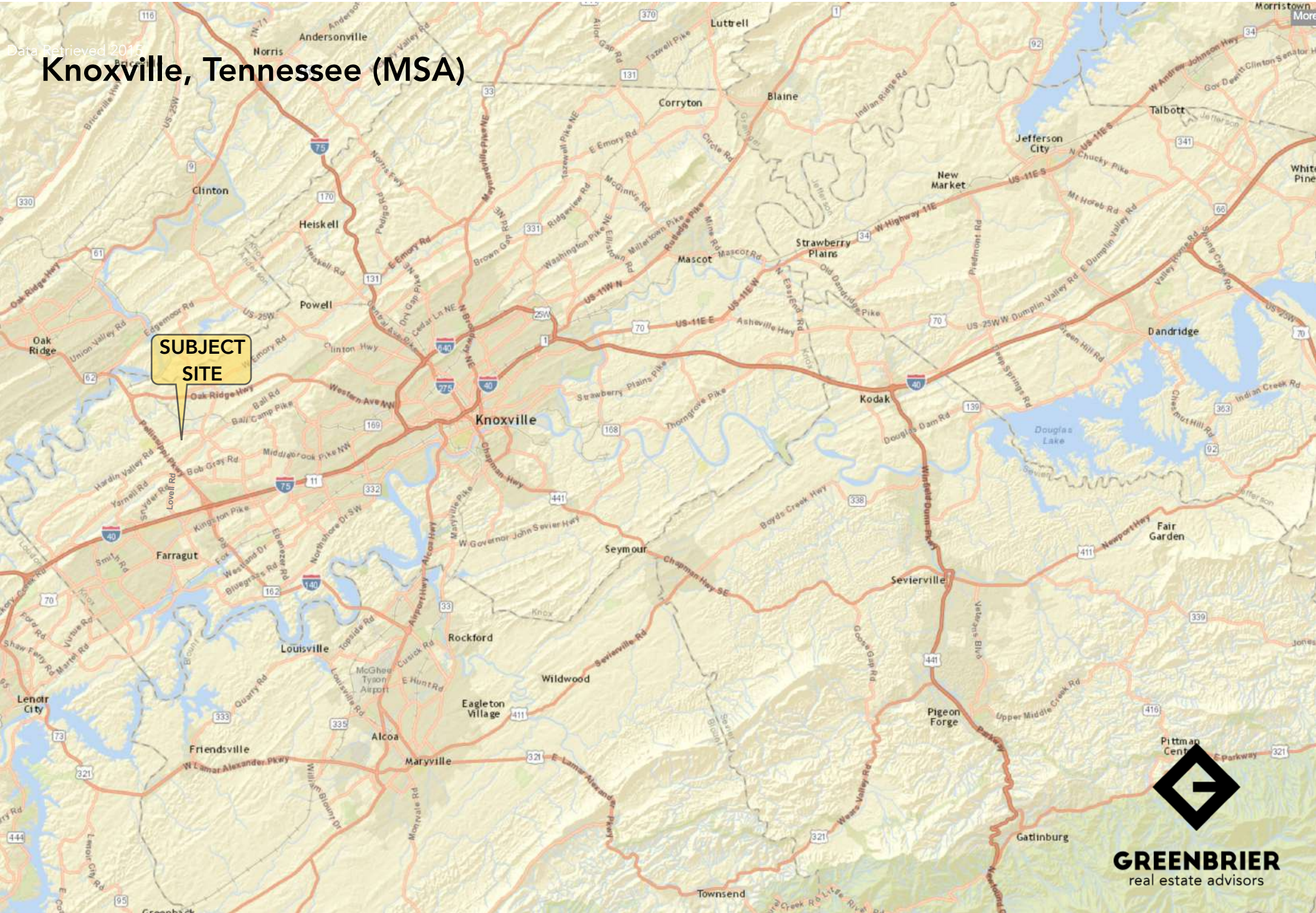
- Property located on Hardin Valley Road, east of Pellissippi Pkwy.
- 3.86 +/- acre site with approximately 600ft frontage on Hardin Valley Road.
- One of the fastest growing submarkets in the Knoxville MSA
- High income area of Knox County
- Attractively priced

Map



Data Retrieved 2015

Knoxville, Tennessee (MSA)



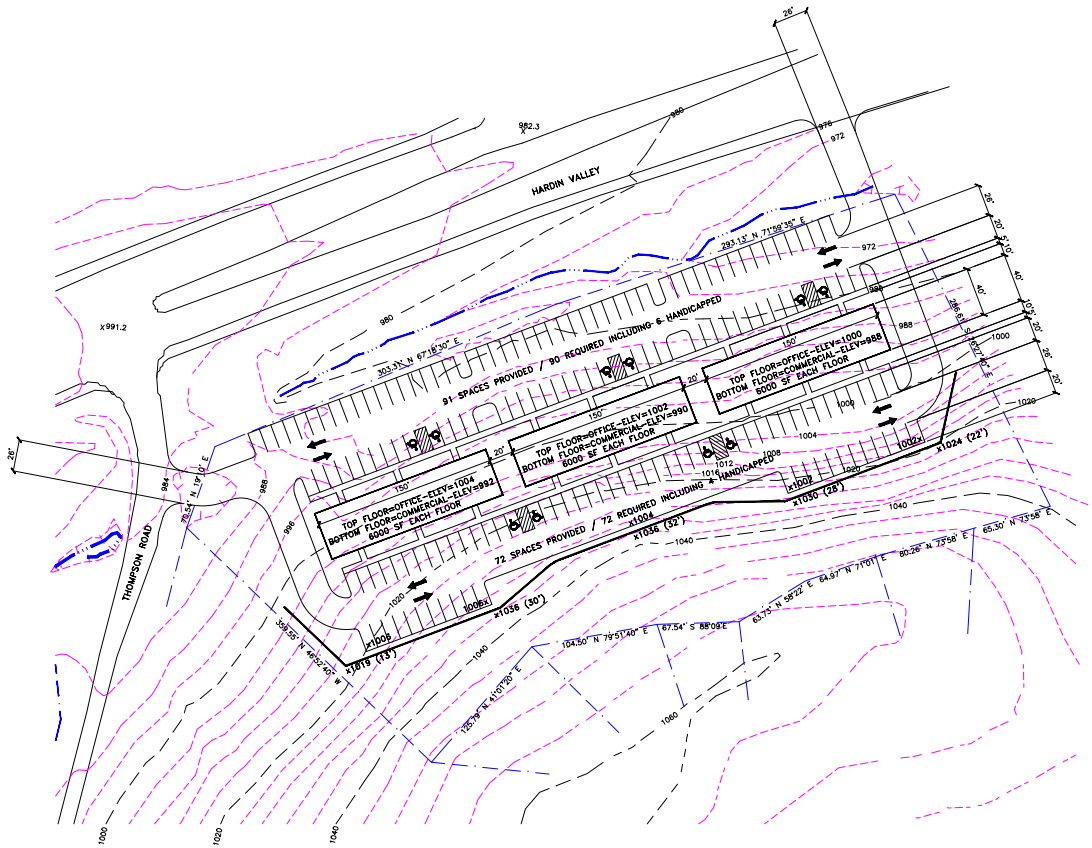
Knoxville, TN
(Hardin Valley Road)
Faith Promise Church
Pellissippi Parkway
Pellissippi State Community College
For Sale
(Hardin Valley Road)
(3.86 +/- acres)
18,120
67,1127 ADT
14,076 ADT
Hardin Valley Road
Team Health Medical Call Center
Hardin Valley Academy
Tusculum College ~ Knoxville
Lovell Road
70,753 ADT
FOOD CITY
SUBWAY
BURGER KING
TEAMHealth
CVS caremark
DUNKIN' DONUTS
FIRE HOUSE SUBS
ZAXBY'S
GREENBRIER real estate advisors

Site Aerial

Oak Ridge National Laboratory Manufacturing Demonstration Facility
ADT Security Services
ZEISS Quality Excellence Center at ORNL
Bertelkamp Lane
Corelogic
National Transportation Research Center
Hardin Valley Road
CVS caremark
TEAMHealth
Cherahala Boulevard
Salsarita's
Weigel's
brownbag
DUNKIN' DONUTS
DON GALLO
Pellissippi Parkway
18,120 ADT
Schaeffer Road
Chef's Asian Cuisine
Hardin Valley Internal Medicine Clinic
71,701 ADT
Extra Space Storage
For Sale
(Hardin Valley Road)
(3.86 +/- acres)

GREENBRIER
real estate advisors

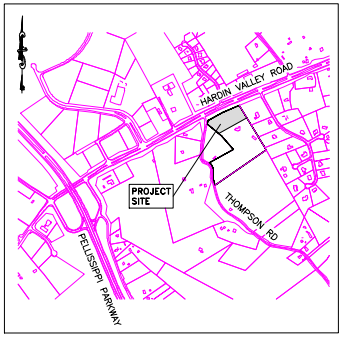
Conceptual Site Plan



SCALE IN FEET
0 50 100
4' CONTOUR INTERVAL

GENERAL NOTES / SPECIFICATIONS FOR ROAD AND DRAINAGE CONSTRUCTION

1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS STANDARDS.
2. A MINIMUM 6" COURSE OF TYPE 6 OR 67 STONE MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CIRCUMFERENCE OF PIPES AND STRUCTURES. BACKFILL/COMPACTION OF ALL FILL MATERIAL SHALL BE PERFORMED TO ACHIEVE A MINIMUM 95% OF STANDARD PROCTOR DENSITY. ROADWAY COMPACTION SPECIFICATIONS ARE IDENTIFIED IN THE ROADWAY CROSS SECTION (SEE DETAIL THIS SHEET).
3. CONSTRUCTION, MATERIALS, INSTALLATION, AND TESTING PER KNOX COUNTY PUBLIC WORKS STANDARDS.
4. ROADWAY SIGNAGE AND MARKINGS PER KNOX COUNTY PUBLIC WORKS STANDARDS.
5. CATCH BASINS AND JUNCTION BOXES WILL BE EITHER OF PRE-CAST OR MASONRY CONSTRUCTION. CATCH BASIN GRATE/FRAME ASSEMBLIES WILL BE EAST JORDAN IRONWORKS TYPE 7030 WITH M6 GRATE OR APPROVED EQUAL.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
2. CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
3. BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.

PROPERTY NOTES:

1. TOTAL AREA = 3.86± ACRES
2. EXISTING ZONING: O
3. CLT 104, PARCEL 141.01
4. NO. OF LOTS =
4. UTILITY NOTES:
   - WATER: –
   - SEWER: –
   - ELECTRICITY: –
   - NATURAL GAS: –
   - TELEPHONE: –
   - SOLID WASTE: –

FOR PRELIMINARY PURPOSES ONLY

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances; to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction; to protect life, property, or work; to avoid excessively wide cuts in unstable material.

OSHA RULES SHALL BE ABIDED BY

FOR KNOX COUNTY USE ONLY

SCALE: 1"=50'
25 SEP 2012

GRADING PLAN **SHEET ONE**

2342 THOMPSON ROAD
KNOX COUNTY, TENNESSEE

Prepared For:

Development Ventures
P.O. Box 22307
Knoxville, Tennessee 37933
(865) 389-5135

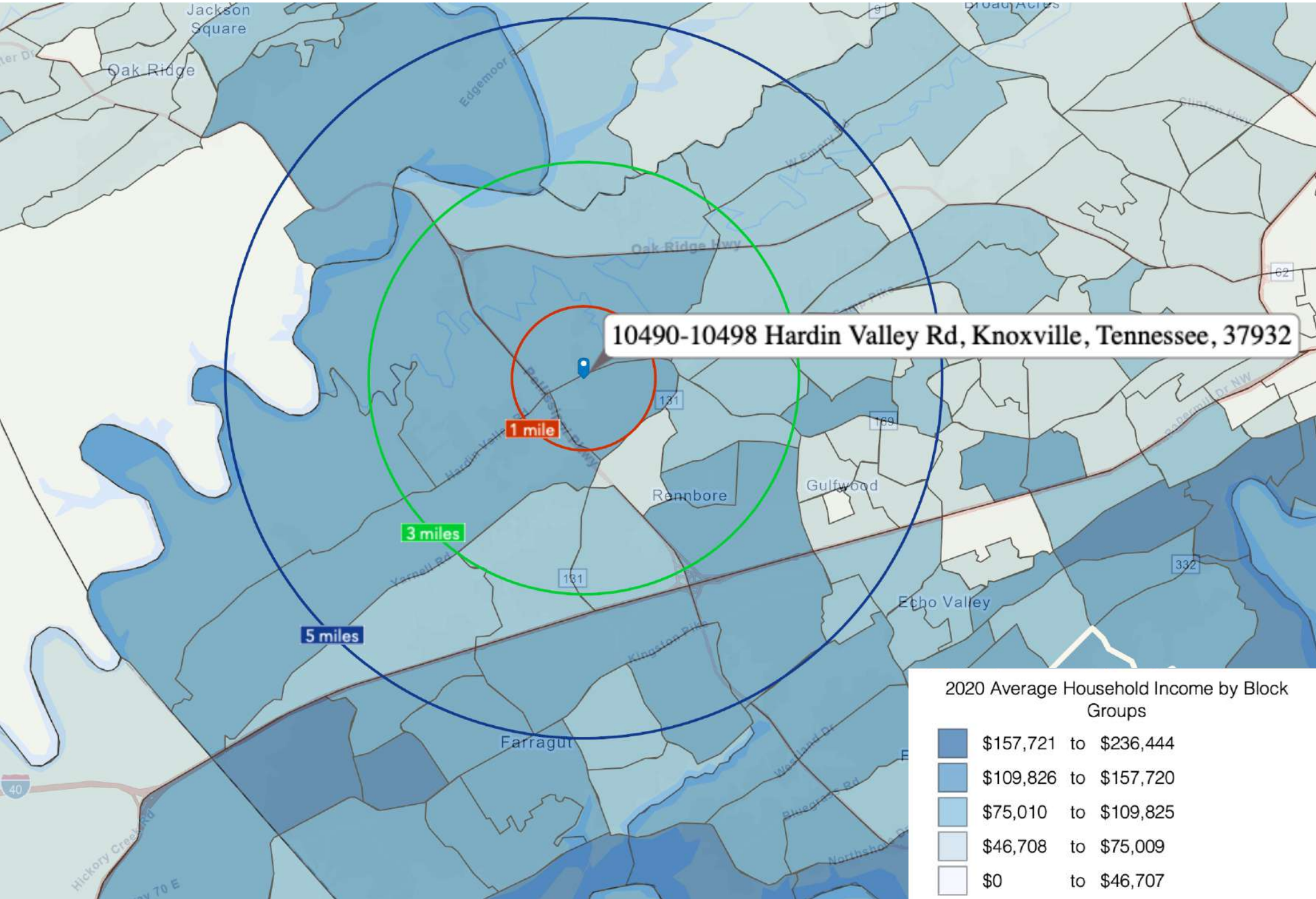
Municipality:

Knox County Department of Engineering and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

COPYRIGHT 2012

Income Map


10490-10498 Hardin Valley Rd, Knoxville, Tennessee, 37932
1 mile
3 miles
5 miles
Jackson Square
Oak Ridge
Oak Ridge Hwy
Rennbore
Gulfwood
Echo Valley
Farragut
131
169
62
332
40
2020 Average Household Income by Block Groups
$157,721 to $236,444
$109,826 to $157,720
$75,010 to $109,825
$46,708 to $75,009
$0 to $46,707

GREENBRIER
real estate advisors

Demographic Summary

(5 Mile Radius)

KEY FACTS

79,402
Population

40.9
Median Age

2.5
Average Household Size

$77,311
Median Household Income

EDUCATION

5%
No High School Diploma

18%
High School Graduate

29%
Some College

48%
Bachelor's/Grad/Prof Degree

2020 Daytime Population	
2020 Total Daytime Population	94,892
2020 Daytime Population: Workers	56,879
2020 Daytime Population: Residents	38,013

BUSINESS

4,071
Total Businesses

66,085
Total Employees

Total Retail Sales

$3,361,273,132
Total Retail Sales

EMPLOYMENT

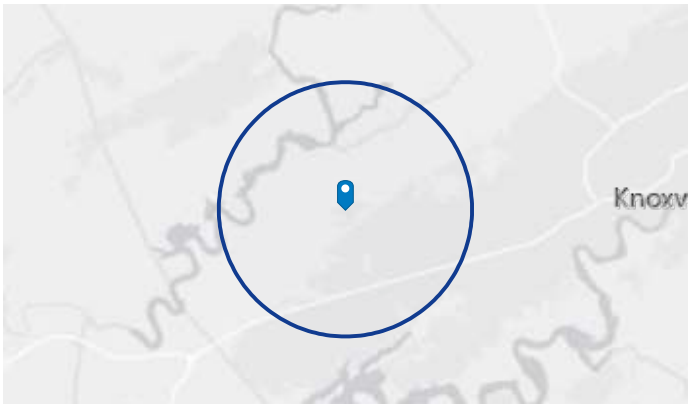
75%
White Collar

14%
Blue Collar

11%
Services

9.6%
Unemployment Rate

10490-10498 Hardin Valley Rd, Knoxville, Tennessee, 37932



Average Household Income

$98,044
2020 Average Household Income

ANNUAL HOUSEHOLD SPENDING

$2,331
Apparel & Services

$176
Computers & Hardware

$4,083
Eating Out

$5,726
Groceries

$6,346
Health Care

GREENBRIER real estate advisors

Knoxville MSA Overview

MARKET ECONOMIC INFORMATION

POPULATION FIGURES

Knoxville, TN DMA Ranked 62nd out of 210 DMA markets in U.S.	1,346,917
KNOXVILLE, TN MSA	837,571
CITY OF KNOXVILLE POPULATION	178,874
KNOX COUNTY POPULATION	432,226

TOP EMPLOYERS

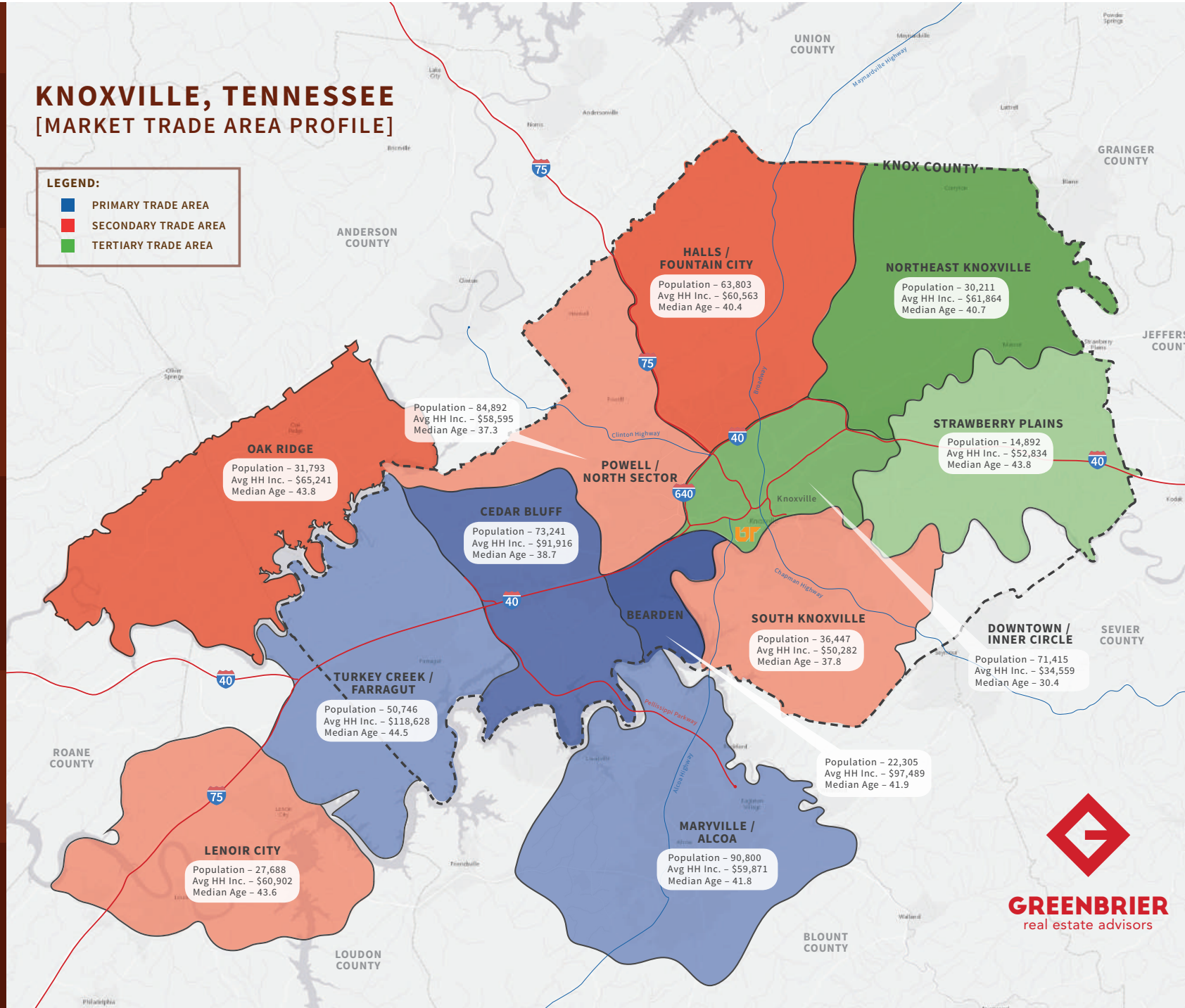
	Employees
1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal–Mart Stores	4,869
6. K–VA–T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	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