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Pad Parcels for Sale ~ Alcoa, TN

Hunters Crossing

Hunters Crossing Dr. & Middlesettlements Rd.

Alcoa, TN 37701

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Greenbrier Real Estate Advisors

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Property Details

Name	Pad Parcels For Sale ~ Alcoa, TN
Address	Hunters Crossing Drive & Middlesettlements Road
Lot Sizes	Lot 2: 1.374 Acres +/- Lot 3: 1.269 Acres +/-
Price	Lot 2: $1,069,000.00 Lot 3: $949,000.00

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,389	41,448	74,774
Average Household Income	$56,329	$69,643	$73,737

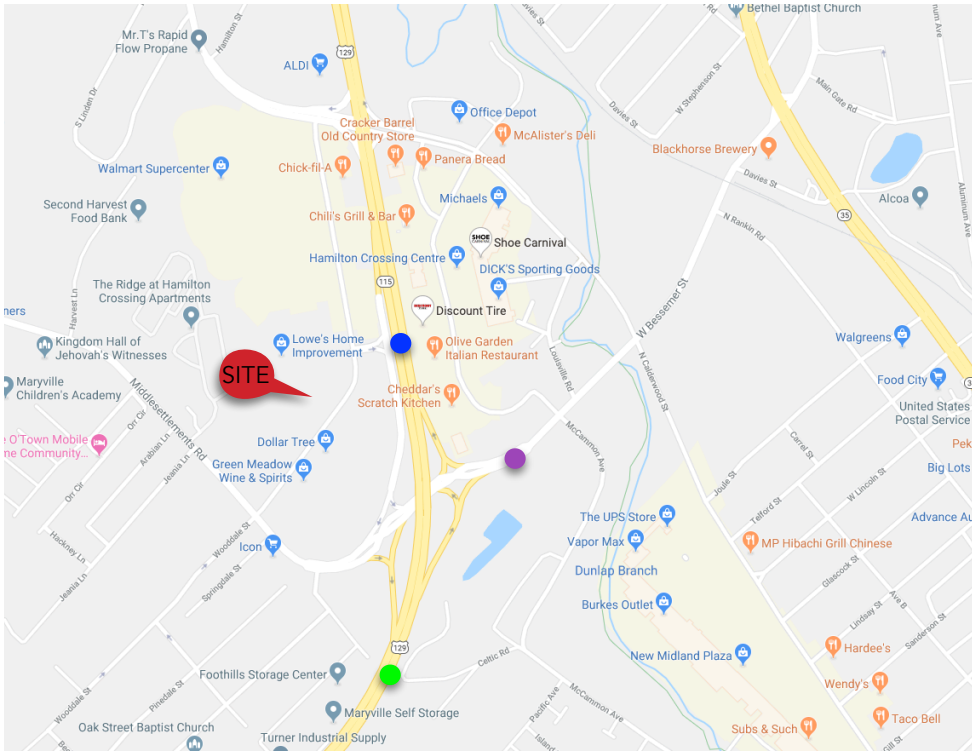
Market Overview

- Premier Hunters Crossing pad parcels for Sale (Lot 2: *1.37 ac. +/- & Lot 3: 1.27 Ac. +/-*) located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Lots adjacent to the newly constructed Weigel's
- Great retail synergy in the area with big box retailers including Wal-mart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc…
- New multi-family development under construction across the street
- Growth area with strong employment, incomes and schools
- Good access & visibility

Traffic Counts

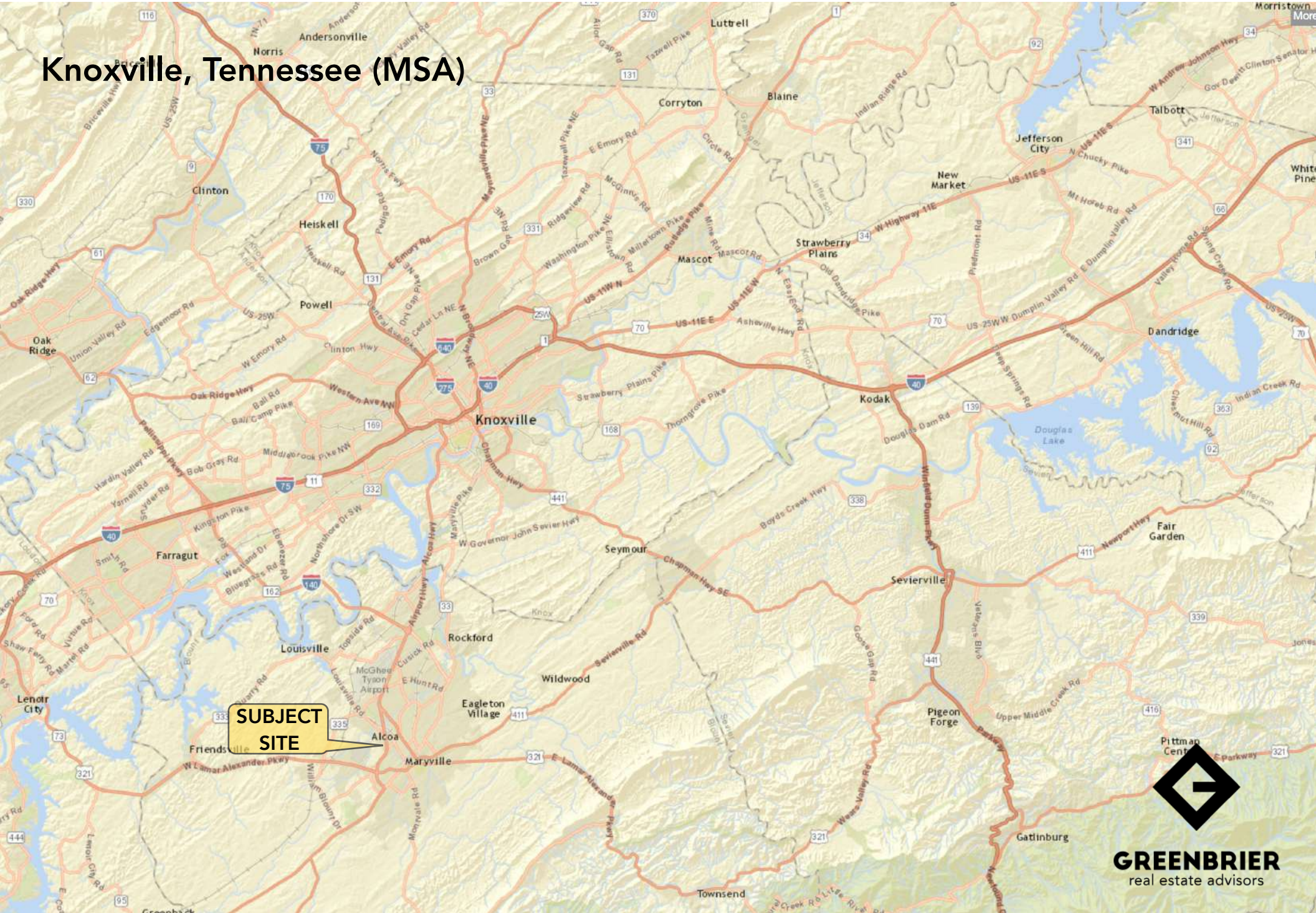
Alcoa Highway (North of Site)	37,899 ADT
Alcoa Highway (South of Site)	47,333 ADT
W Bessemer Street	14,539 ADT
Middlesettlements Road	N/A

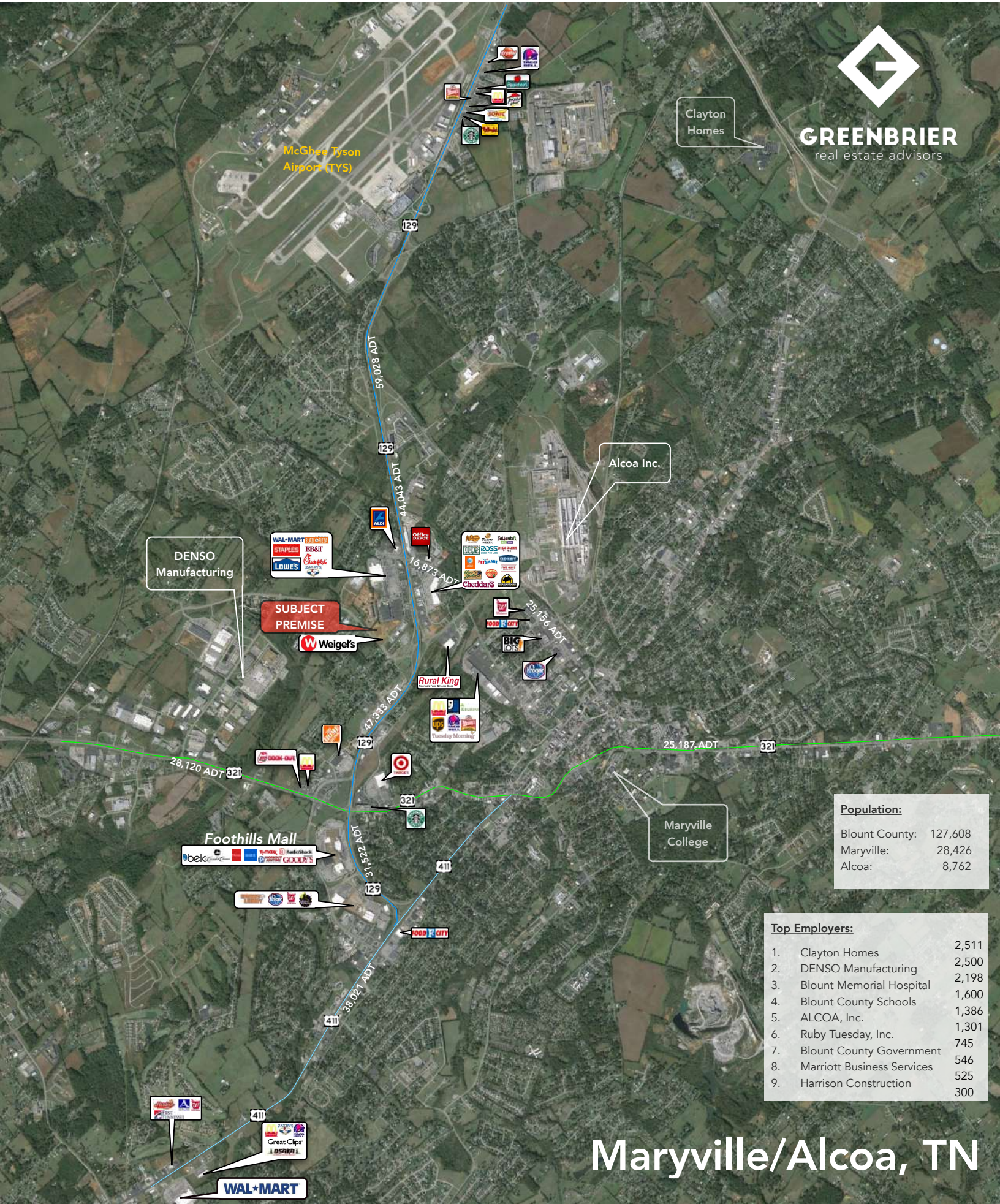
Map



Regional Map

Knoxville, Tennessee (MSA)





Population:

Blount County:	127,608
Maryville:	28,426
Alcoa:	8,762

Top Employers:

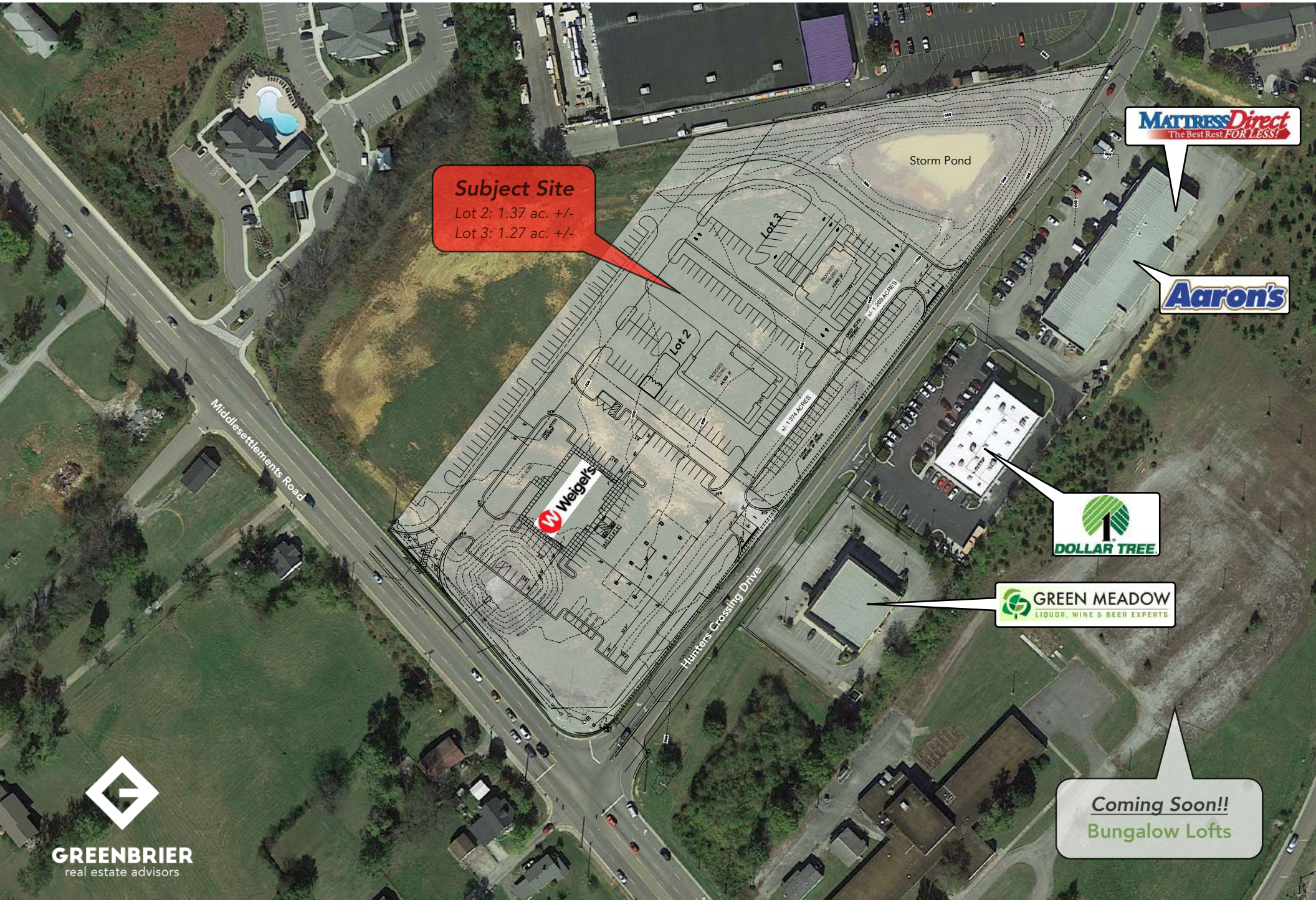
1.	Clayton Homes	2,511
2.	DENSO Manufacturing	2,500
3.	Blount Memorial Hospital	2,198
4.	Blount County Schools	1,600
5.	ALCOA, Inc.	1,386
6.	Ruby Tuesday, Inc.	1,301
7.	Blount County Government	745
8.	Marriott Business Services	546
9.	Harrison Construction	525
		300

Maryville/Alcoa, TN

Market Aerial

Close Aerial

Site Aerial


Subject Site
Lot 2: 1.37 ac. +/-
Lot 3: 1.27 ac. +/-
Storm Pond
Lot 3
Lot 2
+/- 1.269 ACRES
+/- 1.374 ACRES
Middlesettlements Road
Hunters Crossing Drive
Weigel's
MATTRESS Direct
The Best Rest FOR LESS!
Aaron's
DOLLAR TREE
GREEN MEADOW
LIQUOR, WINE & BEER EXPERTS
Coming Soon!!
Bungalow Lofts

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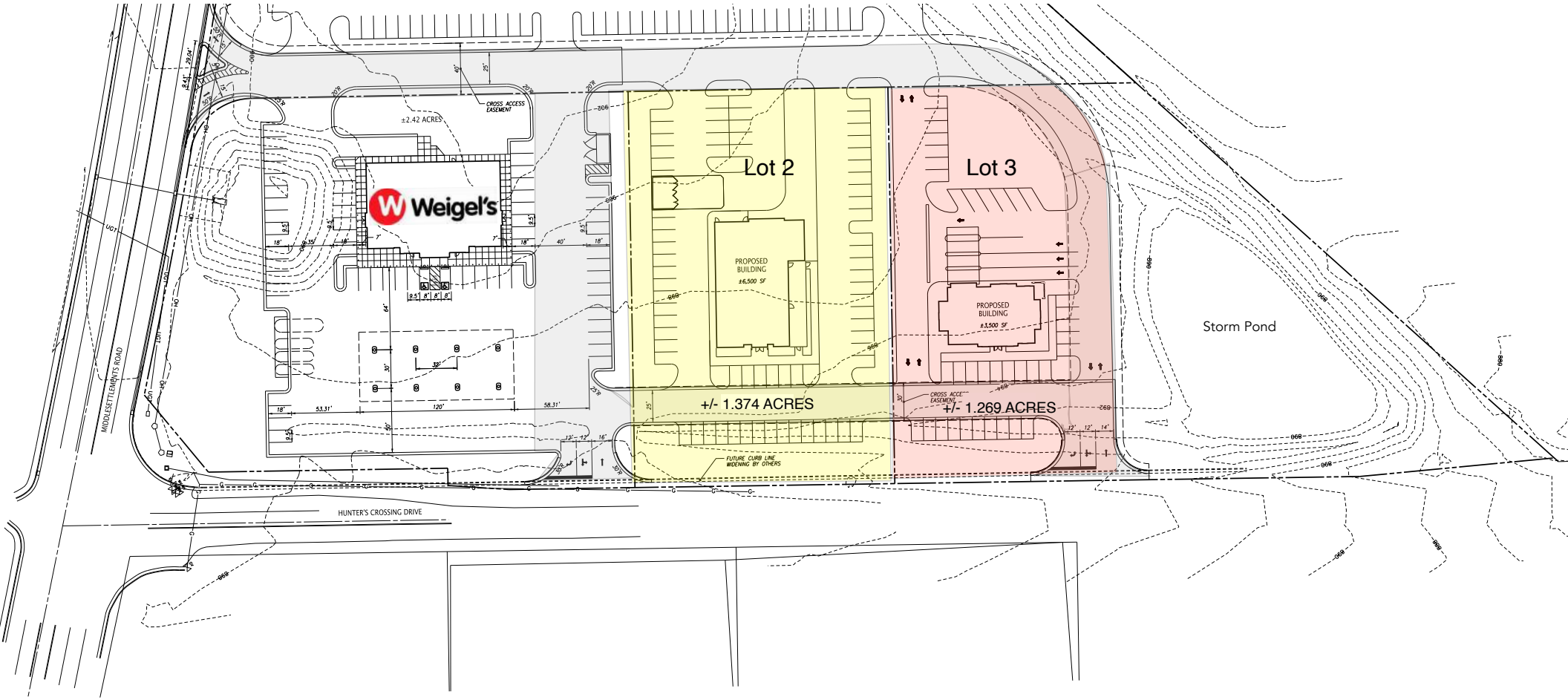
Conceptual Site Plan

Middlesettlements Road & Hunters Crossing Drive



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Bird's Eye Aerial

Looking North

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Bird's Eye Aerial

Looking Northeast

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Bird's Eye Aerial

Looking Southeast

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Bird's Eye Aerial

Looking West

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Bird's Eye Aerial

Looking West

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Bird's Eye Aerial

Looking Northeast

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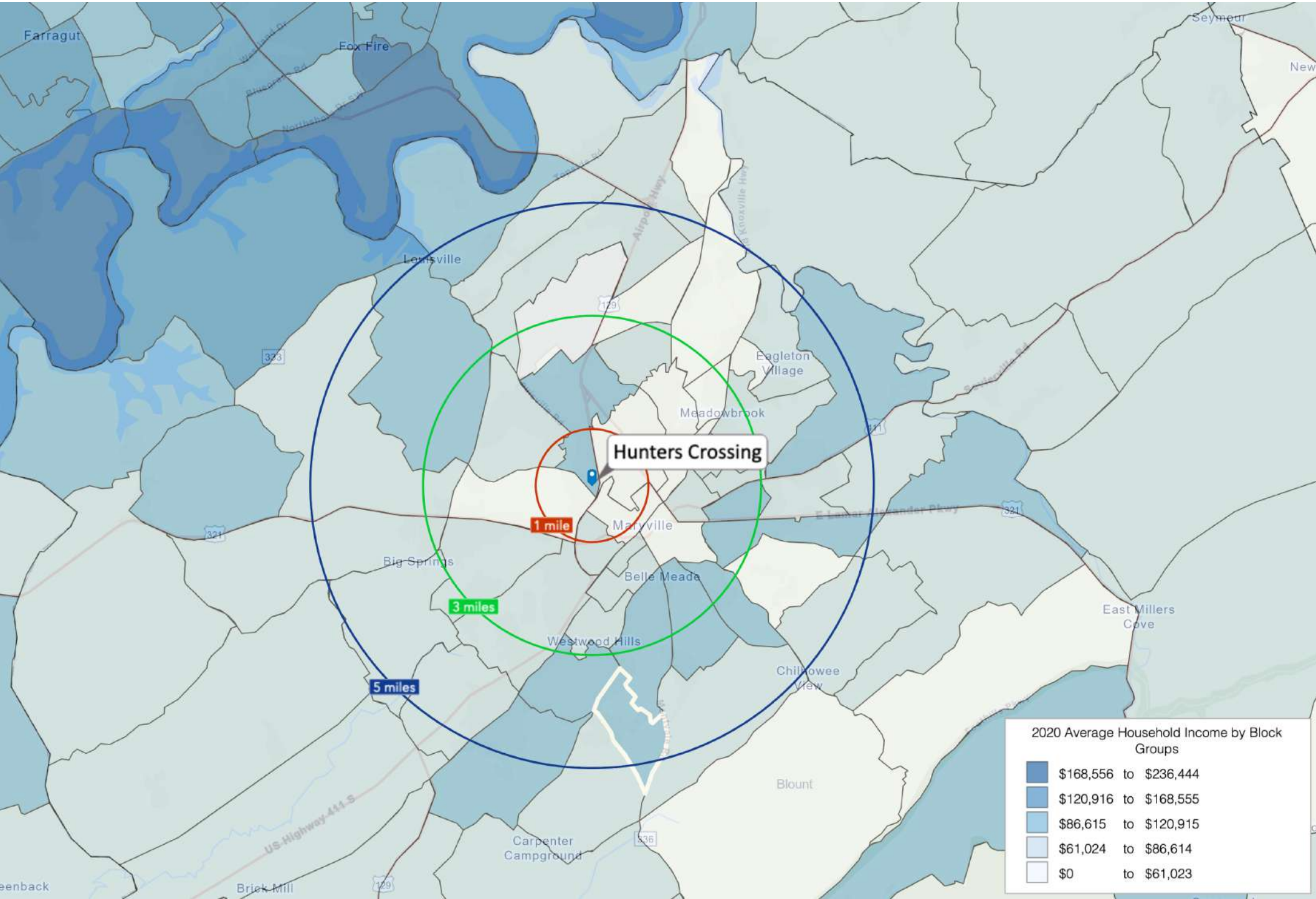
Income Map

(Middle Settlements Road & Hunters Crossing Drive)



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Demographic Summary

(5 Mile Radius)

KEY FACTS

74,774
Population

42.5
Median Age

2.4
Average Household Size

$55,966
Median Household Income

EDUCATION

9%
No High School Diploma

31%
High School Graduate

32%
Some College

27%
Bachelor's/Grad/Prof Degree

2020 Daytime Population	
2020 Total Daytime Population	80,439
2020 Daytime Population: Workers	39,202
2020 Daytime Population: Residents	41,237

BUSINESS

2,732
Total Businesses

48,659
Total Employees

Total Retail Sales

$1,361,290,452
Total Retail Sales

EMPLOYMENT

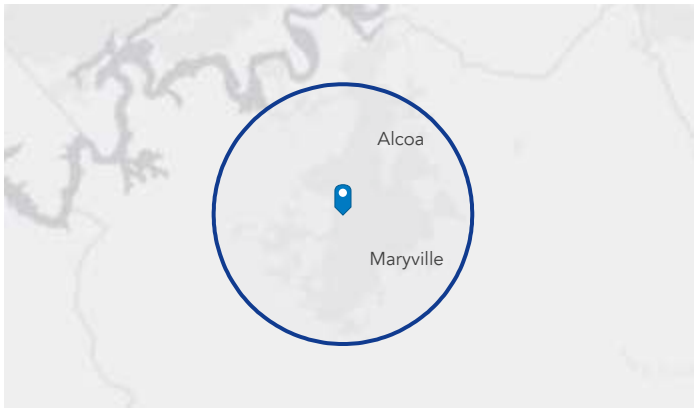
63%
White Collar

24%
Blue Collar

13%
Services

10.3%
Unemployment Rate

Middlesettlements Rd, Alcoa, Tennessee, 37701



Average Household Income

$73,737
2020 Average Household Income

ANNUAL HOUSEHOLD SPENDING

$1,744
Apparel & Services

$126
Computers & Hardware

$3,079
Eating Out

$4,516
Groceries

$5,134
Health Care

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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

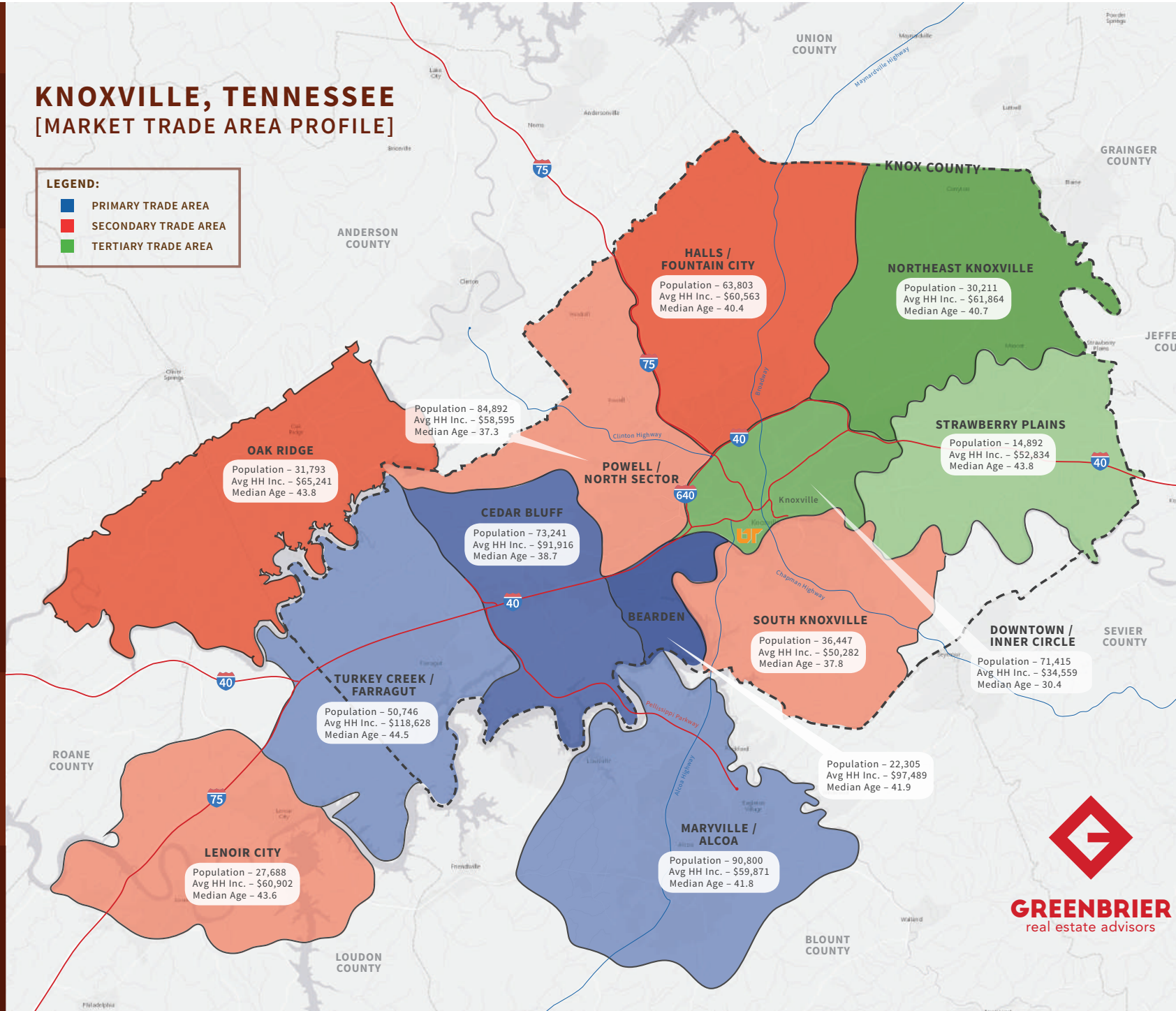
UNIVERSITIES & COLLEGES

	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

KNOXVILLE, TENNESSEE
[MARKET TRADE AREA PROFILE]



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