



GREENBRIER
real estate advisors

Pad Parcel for Sale ~ Alcoa, TN

Hunters Crossing

Hunters Crossing Dr. & Middlesettles Rd.

Alcoa, TN 37701



Subject Site
1.27 Acres +/-

Contacts:

Josiah Glafenhein

(865) 206-0180

josiah@greenbrier-rea.com



GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Pad Parcel For Sale ~ Alcoa, TN
Address	Hunters Crossing Drive & Middlesettlements Road
Lot Size	Lot 3: 1.269 Acres +/-
Price	See Agent

Demographic Snapshot **2023 Data*

	1 Mile	3 Mile	5 Mile
Population	4,266	43,265	77,877
Average Household Income	\$69,917	\$78,807	\$83,297

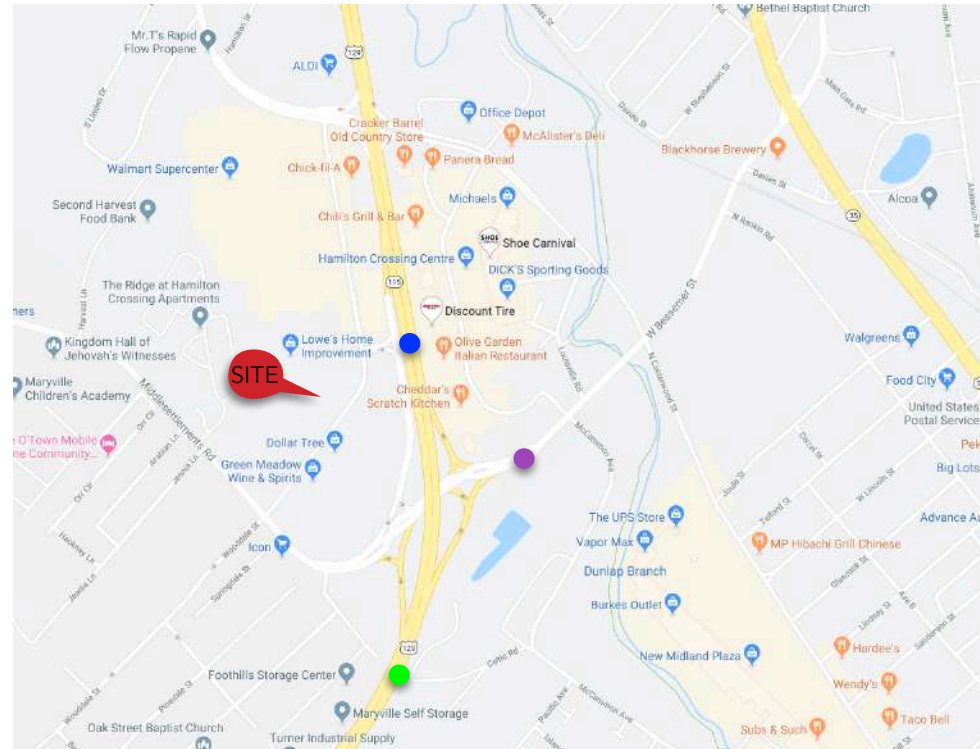
Market Overview

- Premier Hunters Crossing pad parcel for Sale (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 Walmart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New multi-family development across the street
- Growth area with strong employment, incomes and schools
- Good access & visibility

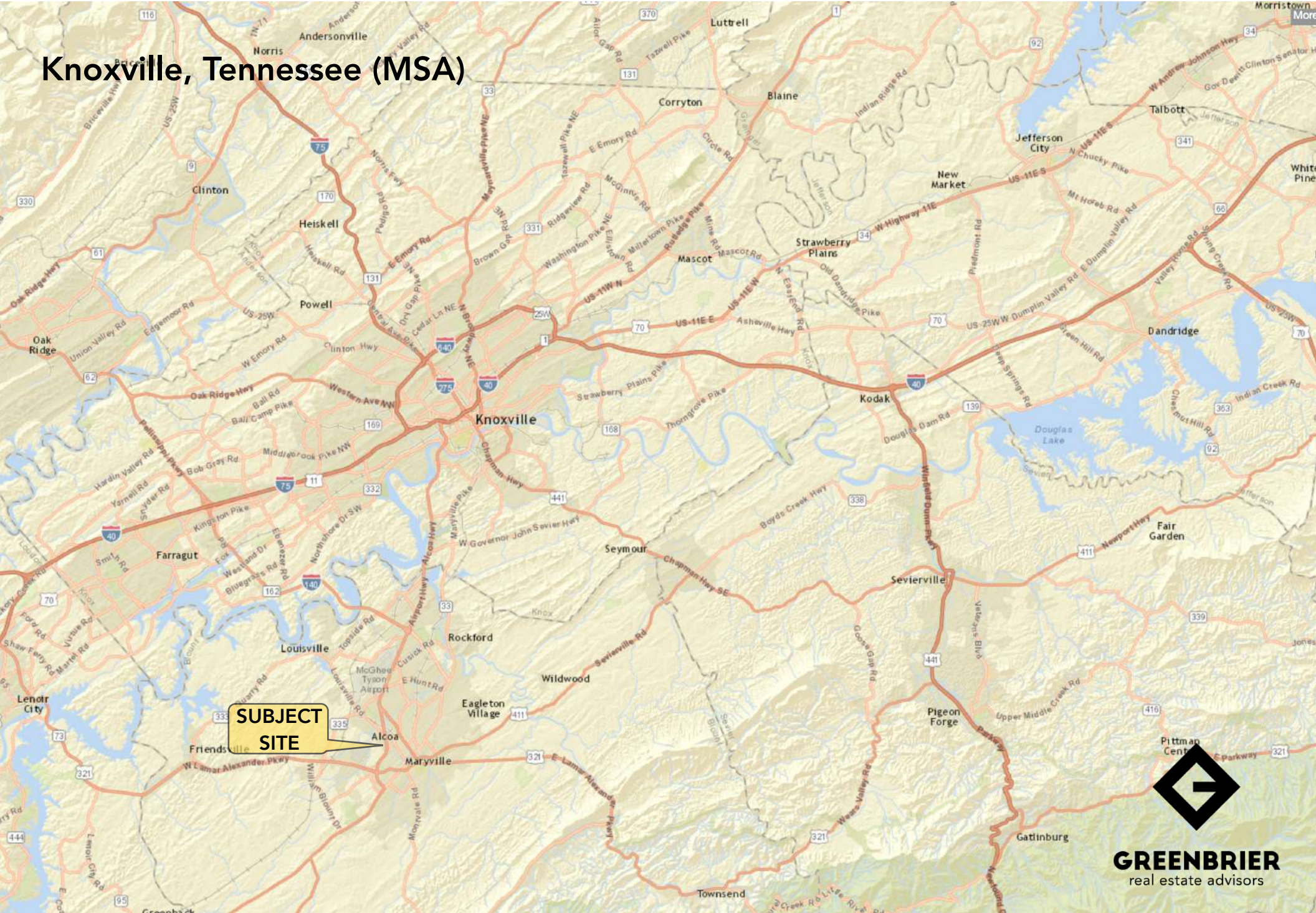
Traffic Counts

Alcoa Highway (North of Site)	37,401 ADT <i>*2023</i>	●
Alcoa Highway (South of Site)	46,176 ADT <i>*2023</i>	●
W Bessemer Street	17,395ADT <i>*2023</i>	●
Middlesettlements Road	N/A	

Map



Knoxville, Tennessee (MSA)



Maryville/Alcoa, TN



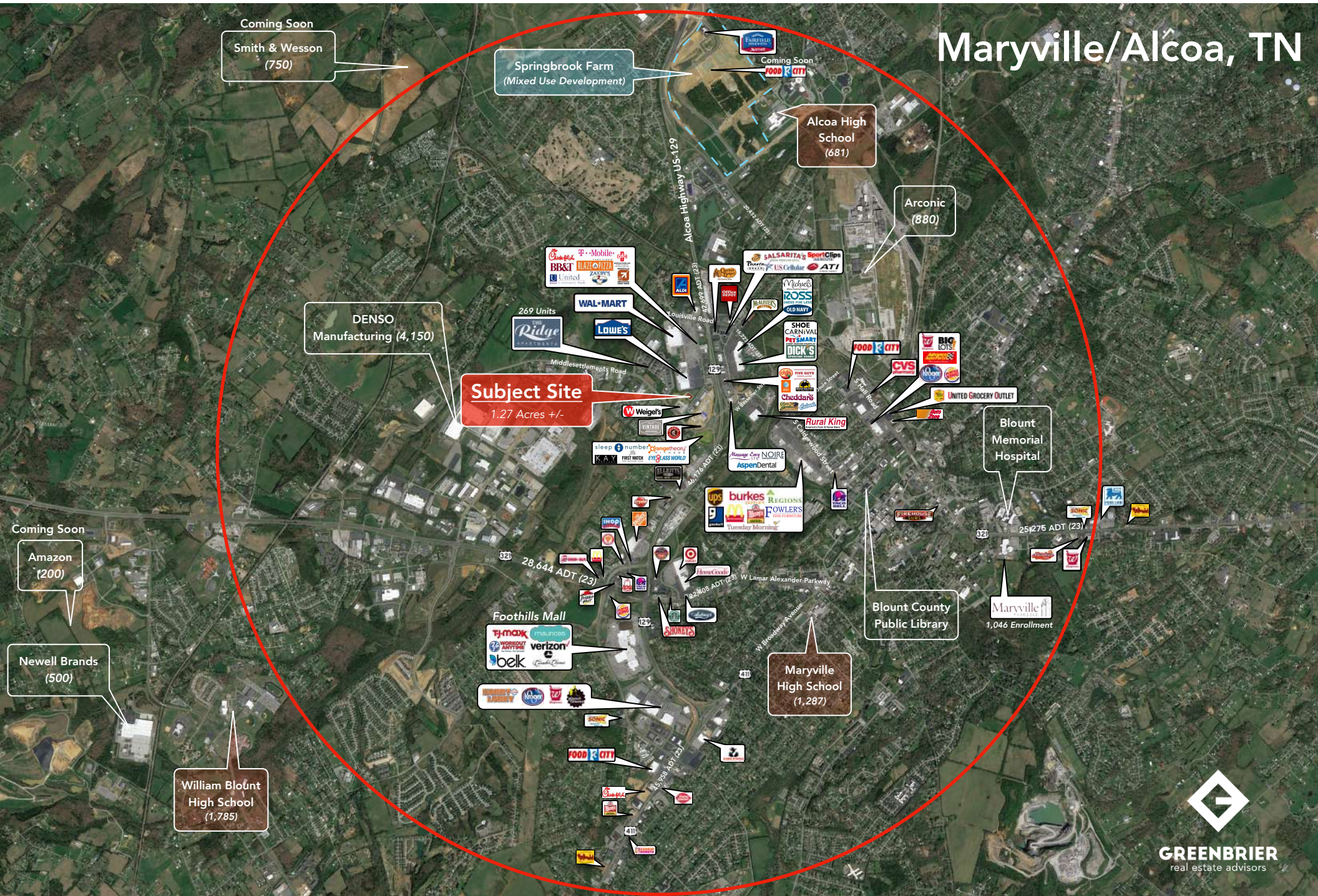
Population: (2022 data)

Blount County:	139,958
Maryville:	32,716
Alcoa:	11,803

Top Employers:

1.	DENSO Manufacturing	4,150
2.	Blount Memorial Hospital	2,758
3.	Blount County Schools	1,701
4.	Clayton Homes	1,500
5.	Arconic, Inc.	880
6.	Blount County Government	774
7.	Newell Brands, Inc.	500
8.	Walmart Inc.	500
9.	D & S Residential Services, LP	447

Maryville/Alcoa, TN





Subject Site
1.27 Acres +/-

WAL*MART

LOWE'S

Weigel's

GREEN MEADOW
Landscape & Lawn Care

TireDiscounters

sleep number

FIRST WATCH
KAY EYEGLASS WORLD

Chick-fil-A

BLAZE PIZZA

BB&T

ZACHRY'S

COLLEGE TREE

Aaron's

VINTAGE

MATTRESS FIRM

Office DEPOT

Louisville Road

ADT 37,401 (*23)

Alcoa Highway US-129

ADT 15,766 (*22)

Panera BREAD

JetSentry

chili's

FIVE GUYS

Wendy's

Orange Julius

DISCOUNT TIRE

Olive Garden's

Cheddar's

Carlson's

Message Easy NOIRE
AspenDental

Rural King
Meat & Grocery

Great Clips

McALISTERS

Michaels
ROSS
DRESS FOR LESS
OLD NAVY

LEE'S
Famous Recipe Chicken

SHOE CARNIVAL
PET SMART
EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS





LOWE'S

Subject Site
Lot 3: 1.27 ac. +/-

DOLLAR TREE

**KNOXVILLE
EMPLOYEE CREDIT UNION**

Olive Garden
ITALIAN RESTAURANT

Cheddar's

MATTRESS Direct
The Best Rest FOR LESS!

Aaron's

VINTAGE
HUNTERS CROSSING

Calver's

W Weigel's

GREEN MEADOW
LIQUOR, WINE & BEER EXPERTS

Massage Envy NOIRE SPA
Aspen Dental

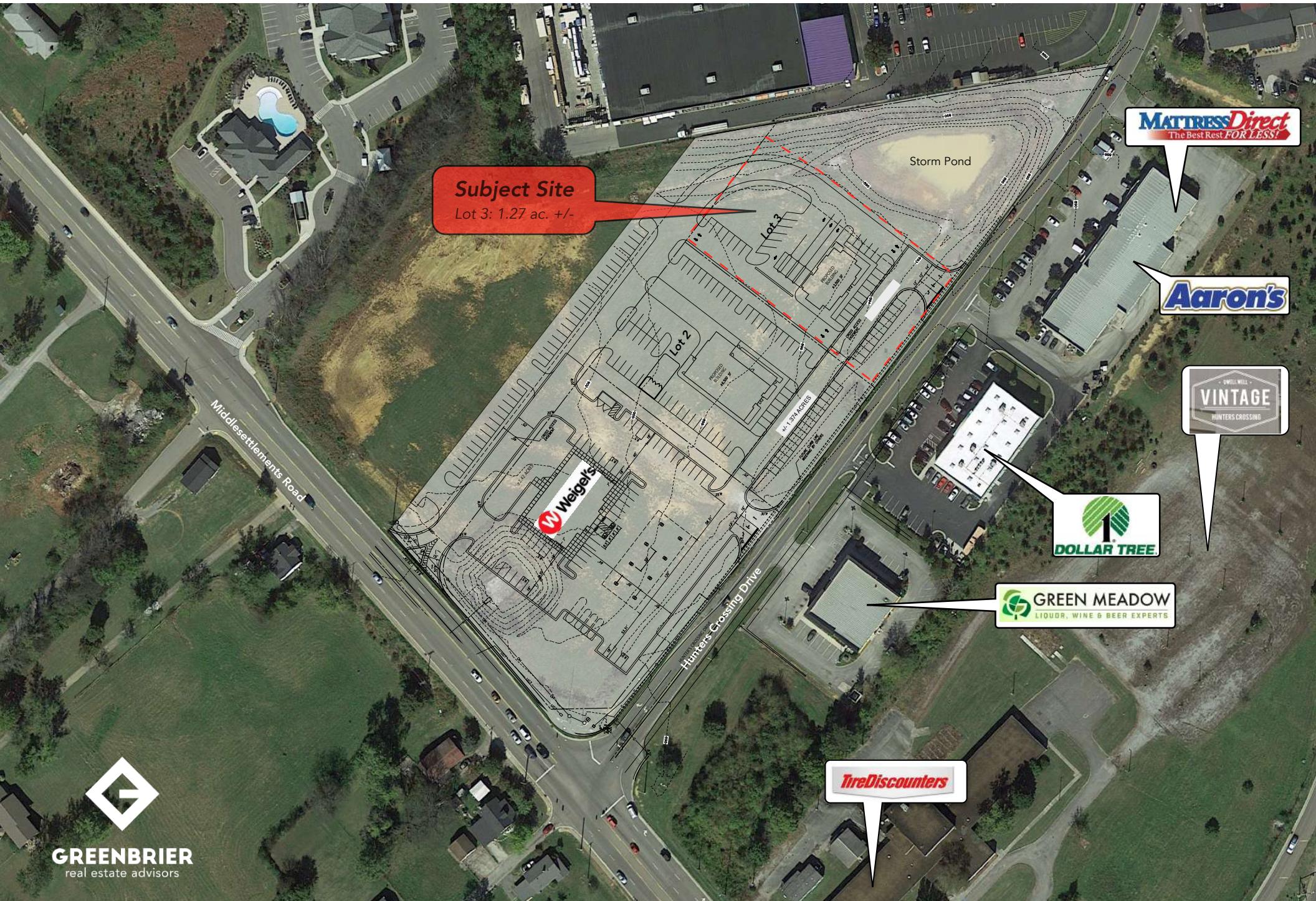
Tire Discounters

CHIPOTLE
MEXICAN GRILL

sleep number

FIRST WATCH THE DAYTIME CAFE
KAY JEWELERS
Orangetheory FITNESS
EYE & GLASS WORLD

Rural King
America's Farm & Home Store



Subject Site
Lot 3: 1.27 ac. +/-

Mattress Direct
The Best Rest FOR LESS!

Aaron's

SMALL WORLD
VINTAGE
HUNTERS CROSSING

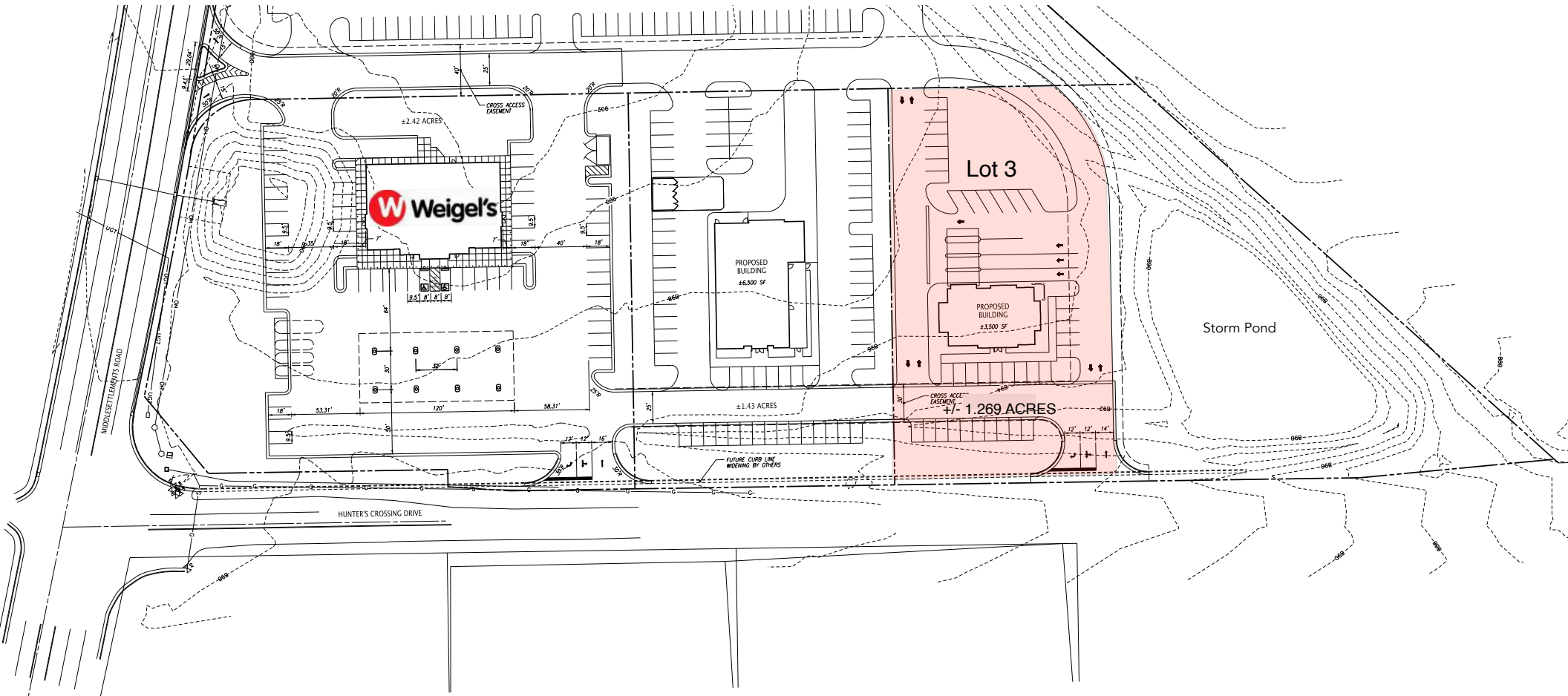

DOLLAR TREE

 **GREEN MEADOW**
LIQUOR, WINE & BEER EXPERTS

Tire Discounters

 **Weiger's**







Subject Site
Lot 3: 1.27 ac. +/-

Blount Memorial
Hospital

Downtown
Maryville

FIRST WATCH
THE SATURDAY SHOP
KAY'S
ORANGETHEORY
FITNESS
EYE GLASS WORLD

sleep number

Michaels
Where Creativity Happens
ROSS
DRESS FOR LESS
OLD NAVY

SHOE
CARNIVAL
PETSMART
EVERY SEASON STARTS AT
DICK'S
SPORTING GOODS

FIVE GUYS

DUNKIN'

DUNKIN'

DISCOUNT
TIRE

Olive Garden

Cheddar's

Massage Envy
NOIRE
Aspen Dental

Petco

Rural King
America's Farm & Home Store

Mattress Direct
MATTRESS DIRECT TO YOU

VINTAGE
HUNTERS CROSSING

Aaron's

DOLLAR TREE

GREEN MEADOW
GREEN MEADOW BATH STORE

Tire Discounters

WALMART

Alcoa Highway US-129

Hunters Crossing Drive

Middlesettlements Road

Weigel's

LOWE'S

269 Units
RIDGE
RESTAURANT





Subject Site
1.27 Acres +/-

269 Units

WAL-MART

LOWE'S

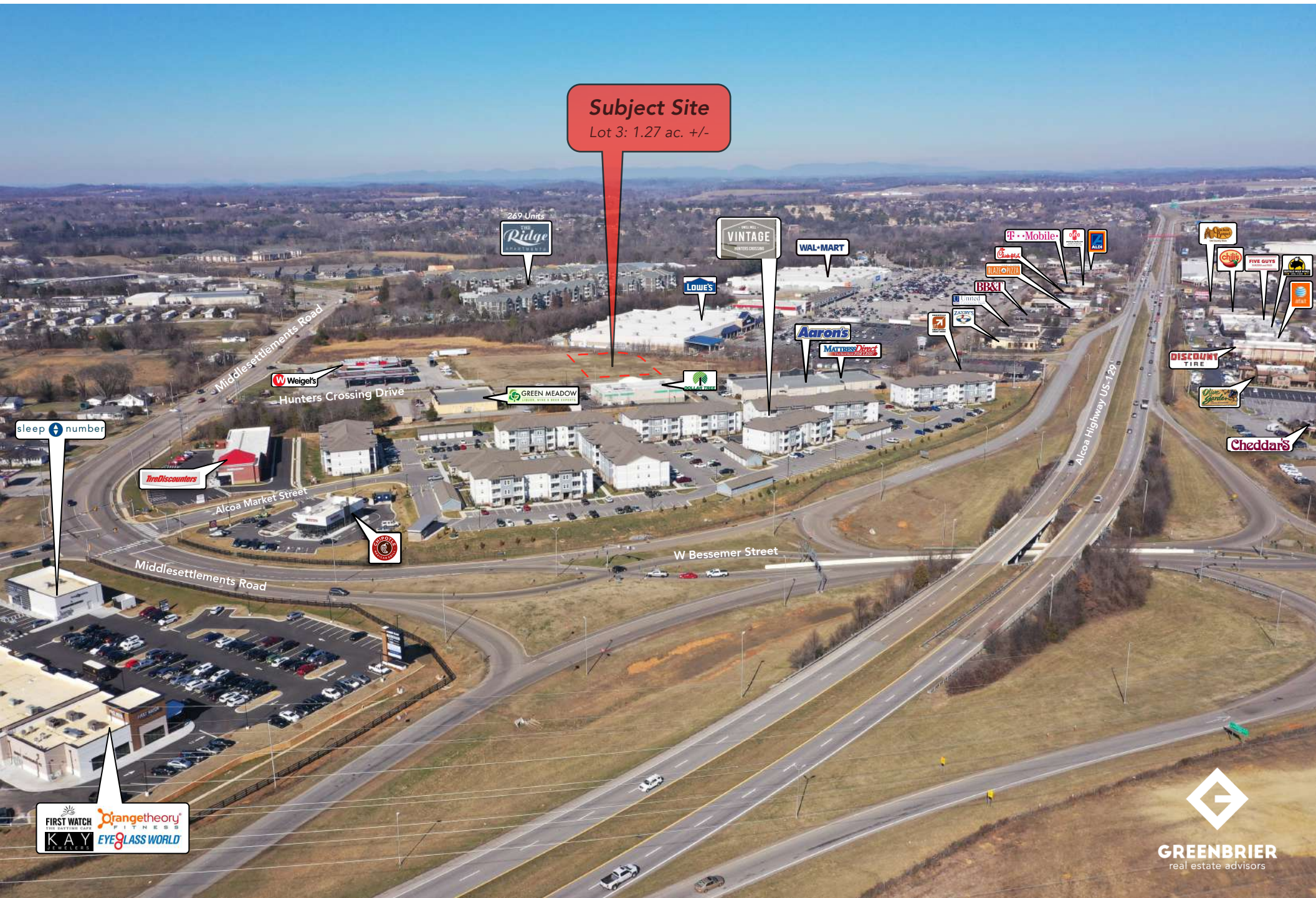
W Weigel's

Middlesettlements Road

Hunters Crossing Drive

Alcoa Highway US-129

sleep number



Subject Site
Lot 3: 1.27 ac. +/-

269 Units
THE RIDGE
PROPERTIES

VINTAGE
MULTI-FAMILY HOUSING

WAL-MART

LOWE'S

AARONS

MATTRESS DIRECT

T-Mobile

Chick-fil-A

WALGREEN

BBQ

POSTAL SERVICE

AMERICAN SAVINGS

McDonald's

Chili's

FIVE GUYS

Wendy's

AT&T

DISCOUNT TIRE

Oldemark

Cheddar's

Middlesettlements Road

Weigel's

Hunters Crossing Drive

GREEN MEADOW

W Bessemer Street

Alcoa Market Street

Middlesettlements Road

FireDiscounters

sleep number



FIRST WATCH
KAY
Orangetheory FITNESS
EYE & GLASS WORLD



GREENBRIER
real estate advisors



Subject Site
Lot 3: 1.27 ac. +/-

269 Units
THE Ridge

WAL-MART

LOWE'S

Weigel's

Hunters Crossing Drive

GREEN MEADOW
GREEN • WINE & BEER EXPERTS

DOLLAR TREE

Aaron's

MATRESS Direct

TireDiscounters

VINTAGE
HUNTERS CROSSING

Alcoa Market Street

PIPOLE

DENSO
Manufacturing Plant

269 Units
The Ridge
APARTMENTS

sleep number
EMPLOYEE CENTER

TireDiscounters

Weigel's

Middlesettlements Road

Subject Site
Lot 3: 1.27 ac. +/-

GREEN MEADOW
LUSH, WIND & SUN EXPOSED

DOLLAR TREES

VINTAGE
WATER COOKING

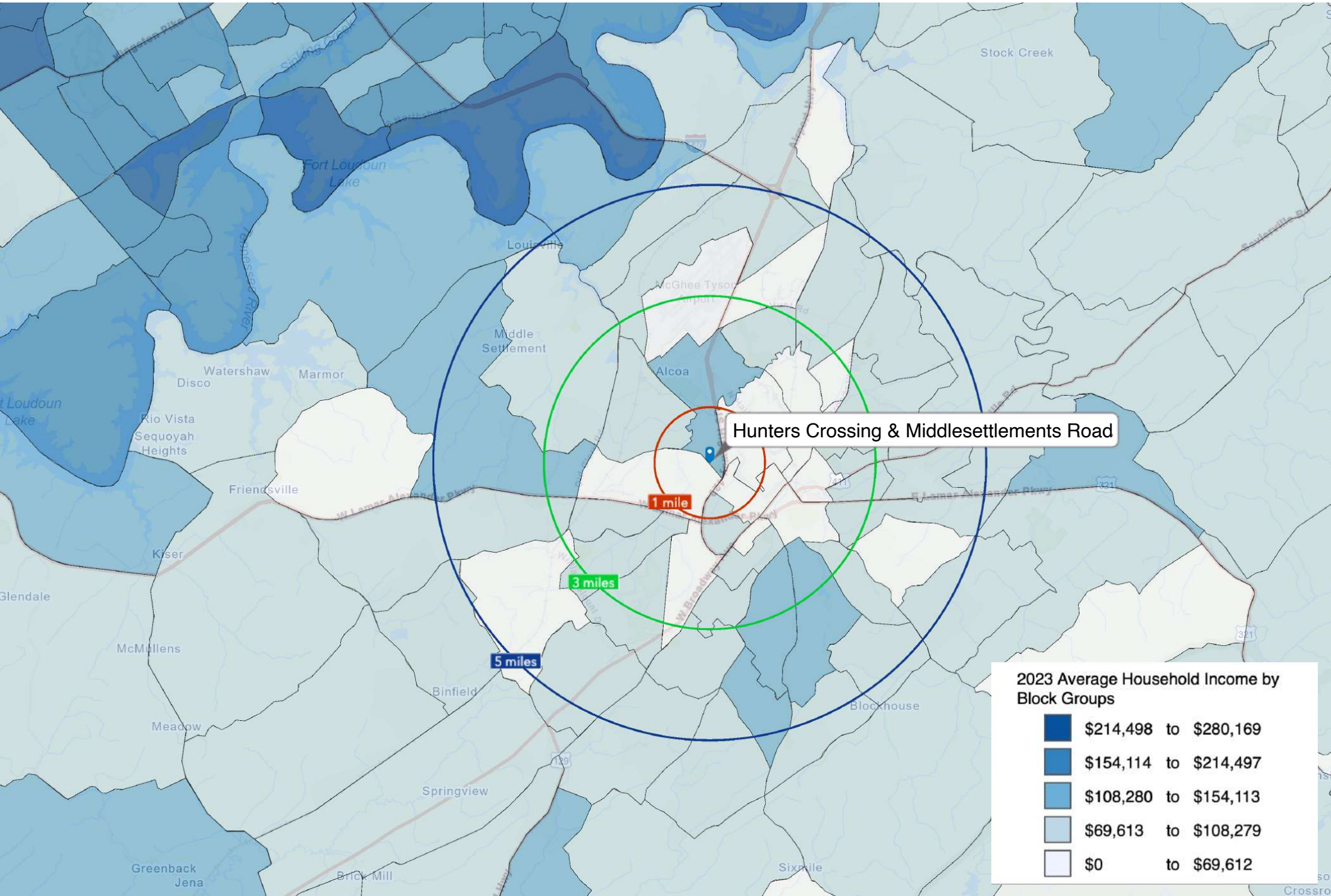
Hunters Crossing Drive

Aaron's






LOWE'S

Mattress Direct
THE SOURCE FOR LESS

Hunters Crossing & Middle settlements Road

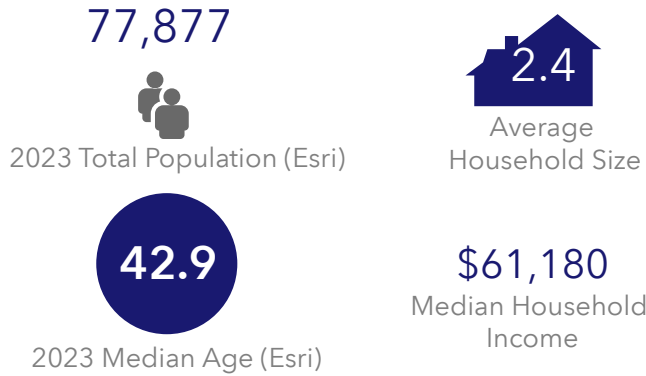


2023 Average Household Income by Block Groups

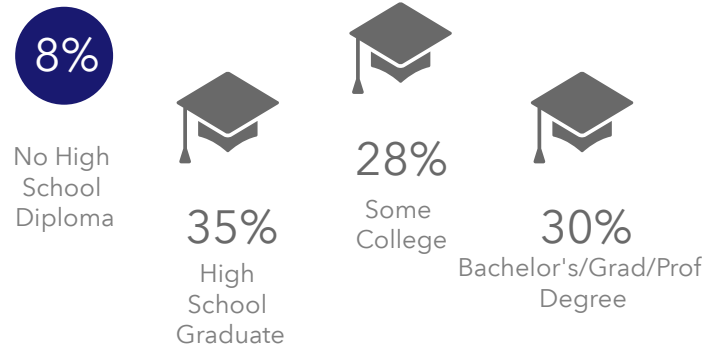
	\$214,498 to \$280,169
	\$154,114 to \$214,497
	\$108,280 to \$154,113
	\$69,613 to \$108,279
	\$0 to \$69,612

(5 Mile Radius)

KEY FACTS

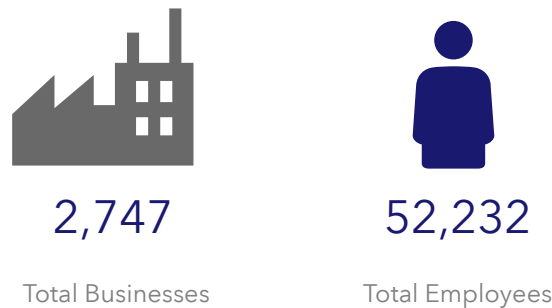


EDUCATION

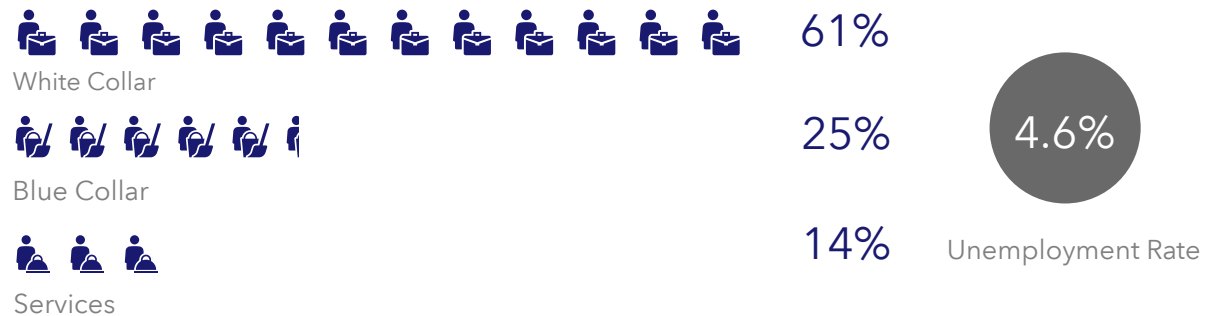


2023 Daytime Population	
2023 Total Daytime Population	86,535
2023 Daytime Population: Workers	44,472
2023 Daytime Population: Residents	42,063

BUSINESS



EMPLOYMENT



Hunters Crossing Drive & Middlesettlements Road
Alcoa, TN 37701

Average Household Income



\$83,297

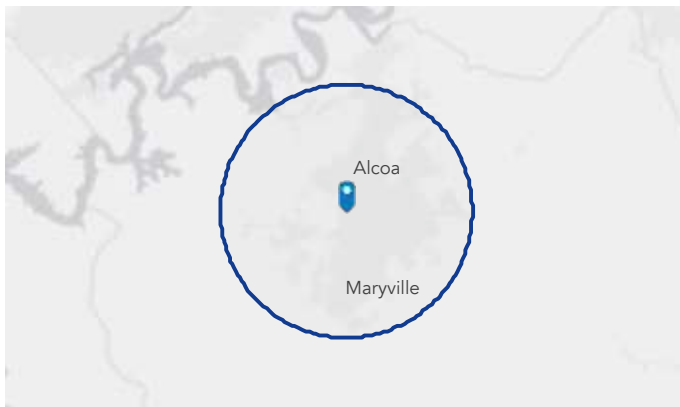
2023 Average Household Income

Total Retail Sales



\$6,111,884,341

2023 Total (SIC01-99) Sales (\$000)



MARKET ECONOMIC INFORMATION (*2021)

POPULATION FIGURES

Knoxville, TN DMA	1,441,496
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	888,103
City of Knoxville Population	193,888
Knox County Population	477,710

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

MSA SECTOR BREAKDOWN ON EMPLOYMENT Industry (by SIC Codes *2021)

Employees

Construction	21,936
Finance, Insurance, Real Estate	24,920
Government	18,875
Manufacturing – Total	33,607
– Durable Goods	-
– Nondurable Goods	-
Services	189,300
Wholesale Trade	18,920
Retail Trade	90,989

UNIVERSITIES & COLLEGES

Enrollment

The University of Tennessee	30,559
Pellissippi State Community College	10,894
Roane State Comm. College (Harriman)	5,688
Walters State Community College	6,144
Tusculum College (Greeneville)	1,664
Carson Newman	2,911
Bryan College (Dayton)	1,480
Maryville College	1,046
Tennessee Wesleyan College	1,168
South College	2,843

AREA HOSPITALS

of Beds

University of Tennessee Medical Center	839
Fort Sanders Regional Medical Center	541
Blount Memorial Hospital	312
Parkwest Medical Center	307
Methodist Medical Center of Oak Ridge	301
Tennova Healthcare – North Knoxville	267
East Tennessee Children's Hospital	179
Turkey Creek Medical Center	107

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference

