



GREENBRIER
real estate advisors

Pad Parcel for Sale ~ Alcoa, TN

Hunters Crossing

Hunters Crossing Dr. & Middlesettlements Rd.

Alcoa, TN 37701



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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
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Property Details

Name	Pad Parcel For Sale ~ Alcoa, TN
Address	Hunters Crossing Drive & Middlesettlements Road
Lot Size	Lot 3: 1.269 Acres +/-
Price	Lot 3: \$1,039,000.00

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,634	42,964	76,702
Average Household Income	\$65,853	\$78,617	\$83,542

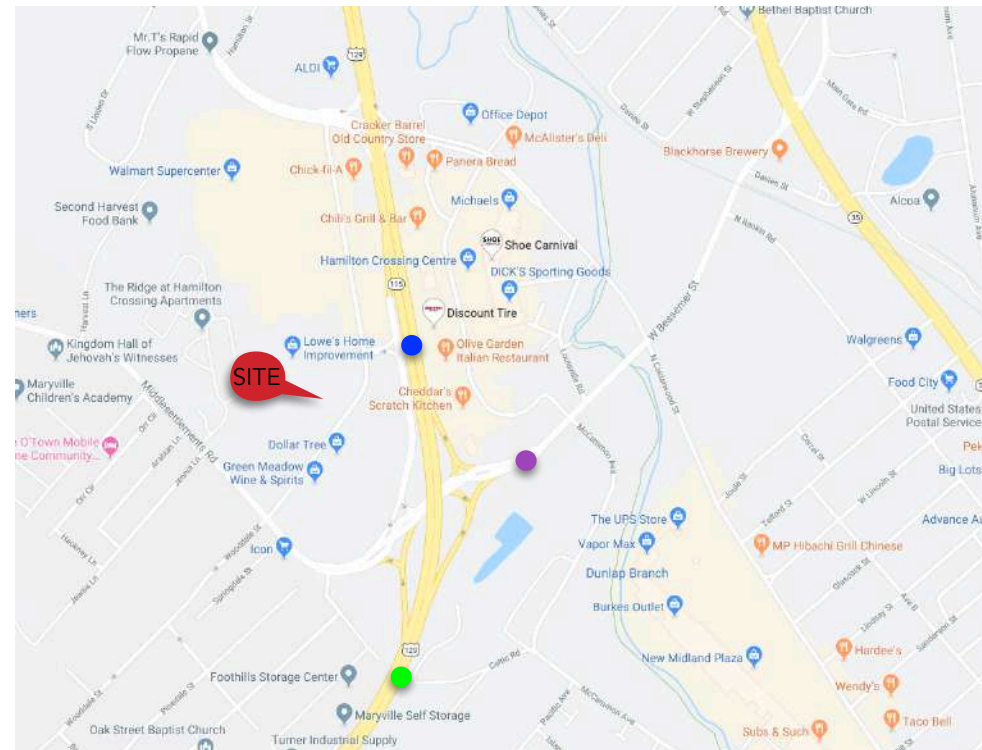
Market Overview

- 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 under construction across the street
- Growth area with strong employment, incomes and schools
- Good access & visibility

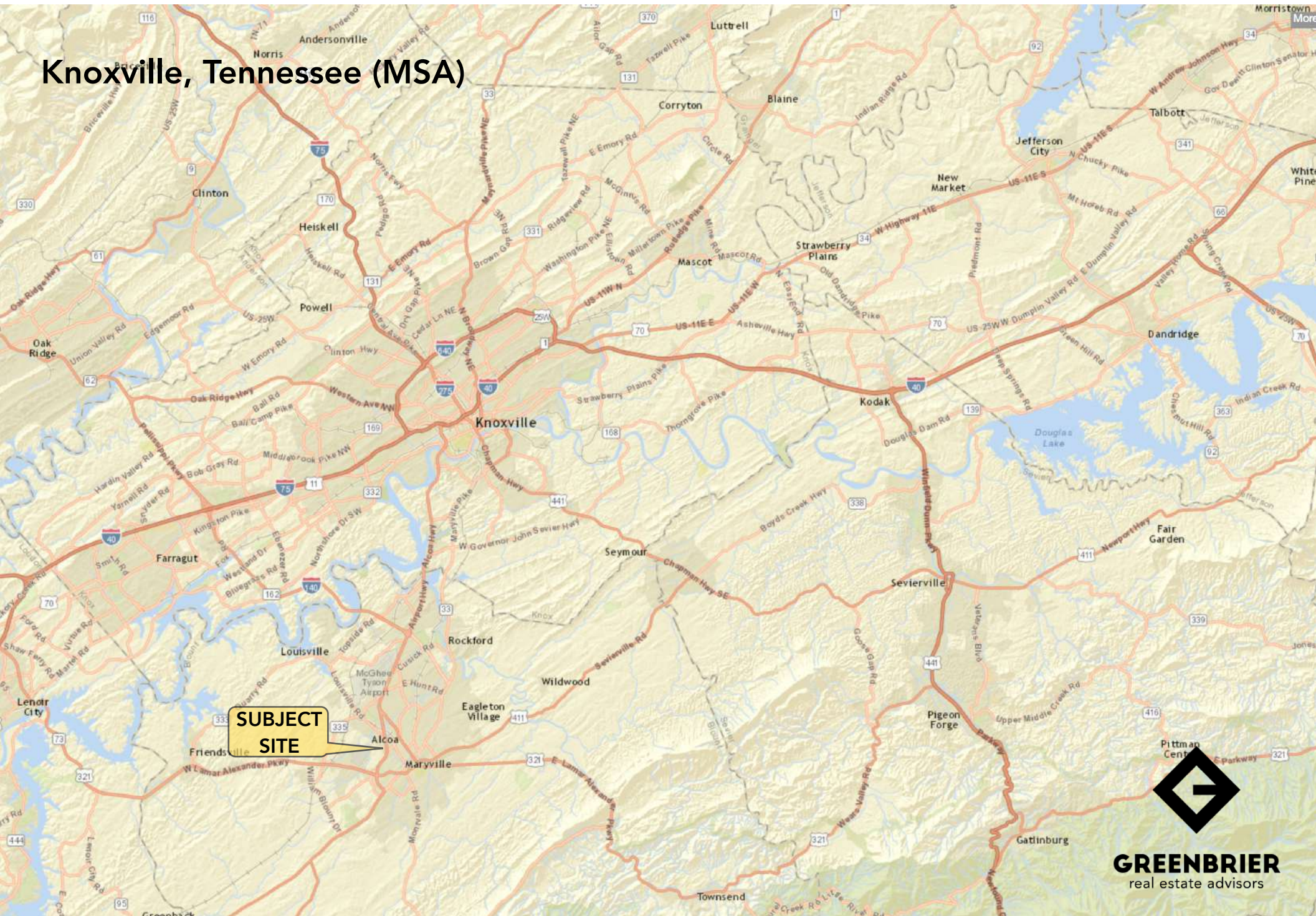
Traffic Counts

Alcoa Highway (North of Site)	37,104 ADT *2022	●
Alcoa Highway (South of Site)	46,372 ADT *2022	●
W Bessemer Street	16,908 ADT *2022	●
Middlesettlements Road	N/A	

Map



Knoxville, Tennessee (MSA)



**SUBJECT
SITE**







LOWE'S

Subject Site
Lot 3: 1.27 ac. +/-

DOLLAR TREE

**KNOXVILLE
EMPLOYEES
CREDIT UNION**

**Olive
Garden**
ITALIAN RESTAURANT

Cheddar's

Mattress Direct
The Best Rest FOR LESS!

Aaron's

Culver's

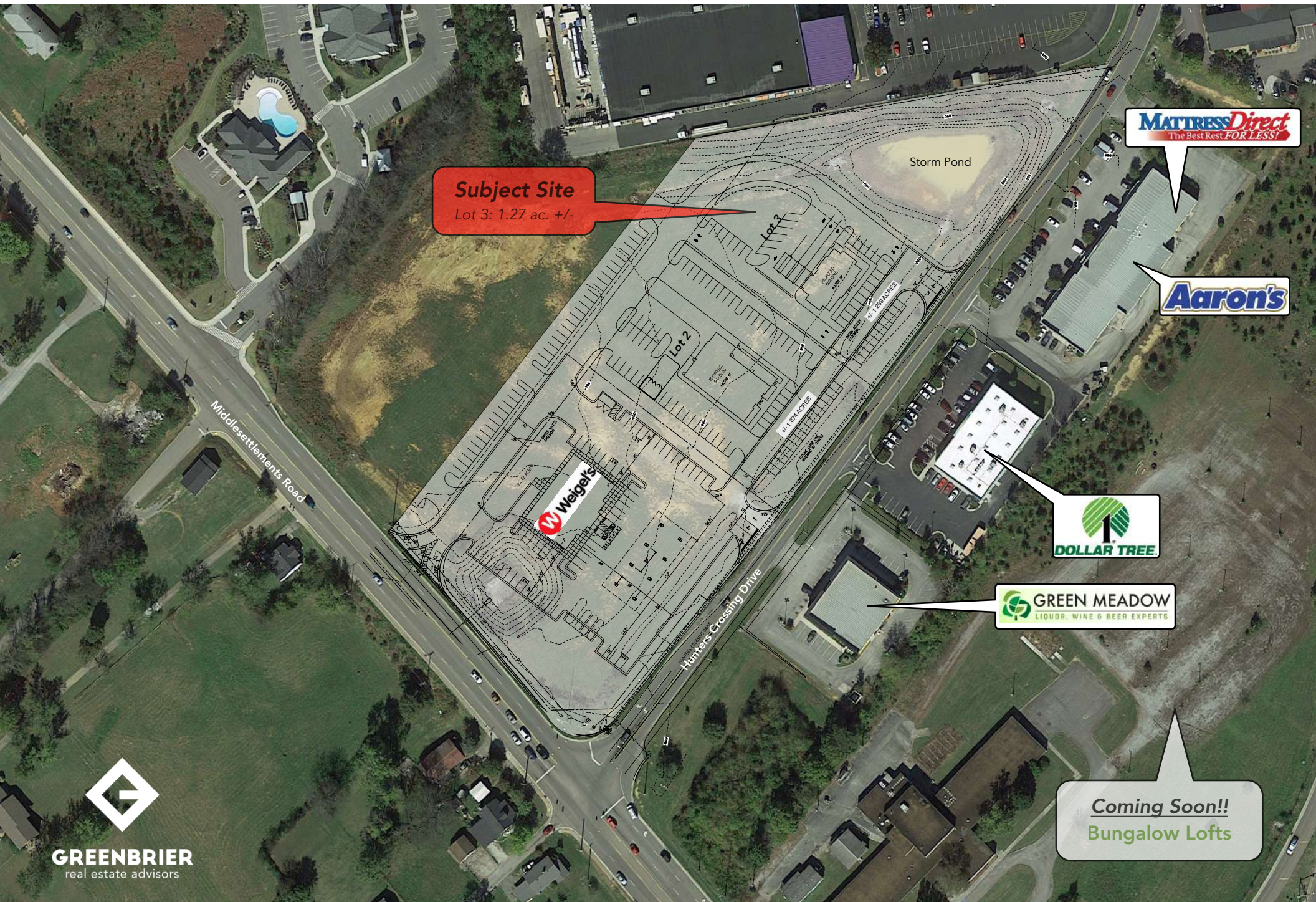
Weigel's

GREEN MEADOW
LIQUOR, WINE & BEER EXPERTS

Massage Envy SPA NOIRE
Aspen Dental

Coming Soon!!
Bungalow Lofts

Rural King
America's Farm & Home Store



Subject Site

Lot 3: 1.27 ac. +/-

Storm Pond

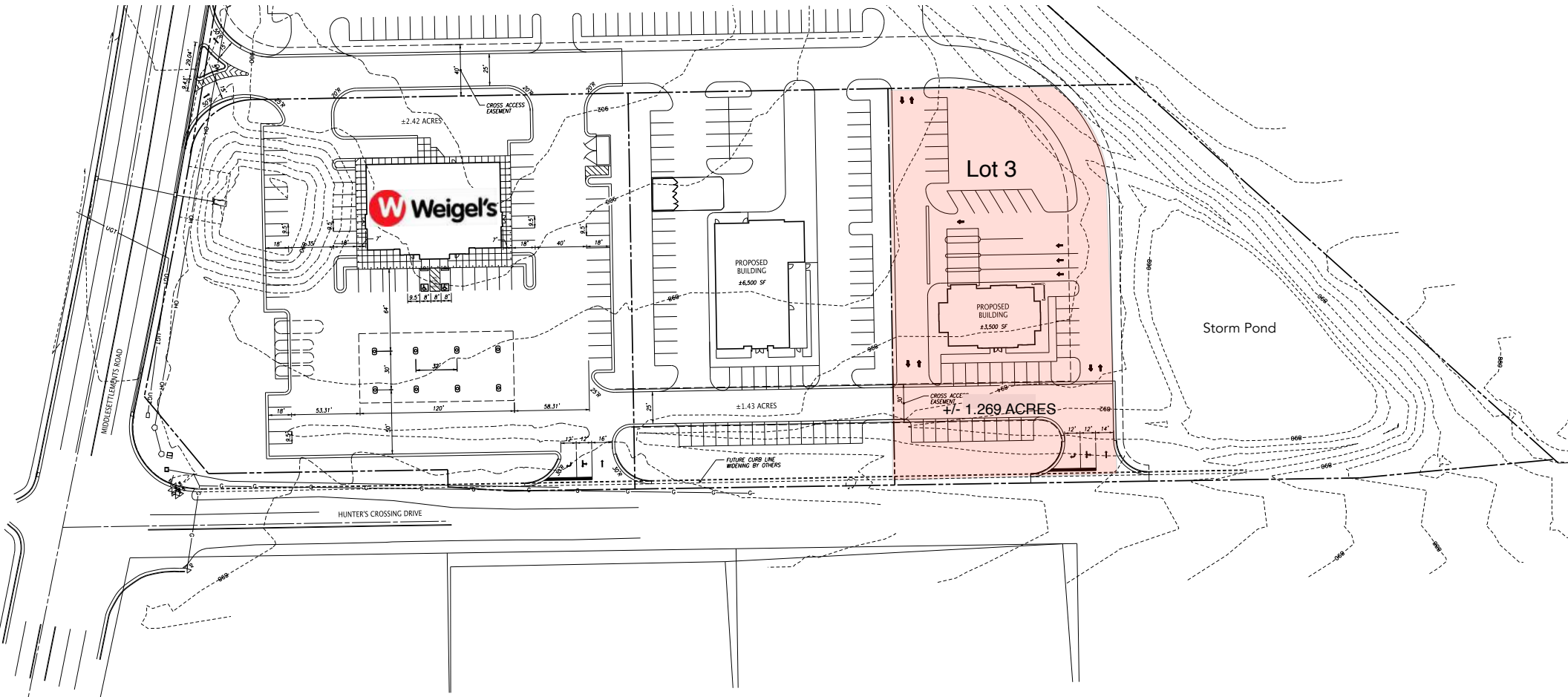
MattressDirect
The Best Rest FOR LESS!

Aaron's


DOLLAR TREE

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

Coming Soon!!
Bungalow Lofts





"The Ridge"
Apartment Complex

Subject Site

WAL-MART

LOWE'S

Weigel's

Hunters Crossing Drive

Alcoa Highway US-129

Middlesettlements Road

Coming Soon!!
Bungalow Lofts





Blount Memorial
Hospital

Downtown
Maryville

Coming Soon!!
Bungalow Lofts

Massage Envy
Aspen Dental

Rural King
America's Farm & Home Store

Cheddar's

MATTRESS Direct
MATTRESS DIRECT

Aaron's

POLAR TREX

GREEN MEADOW
GREEN MEADOW

Weigel's

Subject Site

"The Ridge"
Apartment Complex

LOWE'S





 **Weigel's**

"The Ridge"
Apartment Complex

 **LOWE'S**

WAL*MART

Subject Site
Lot 3: 1.27 ac. +/-

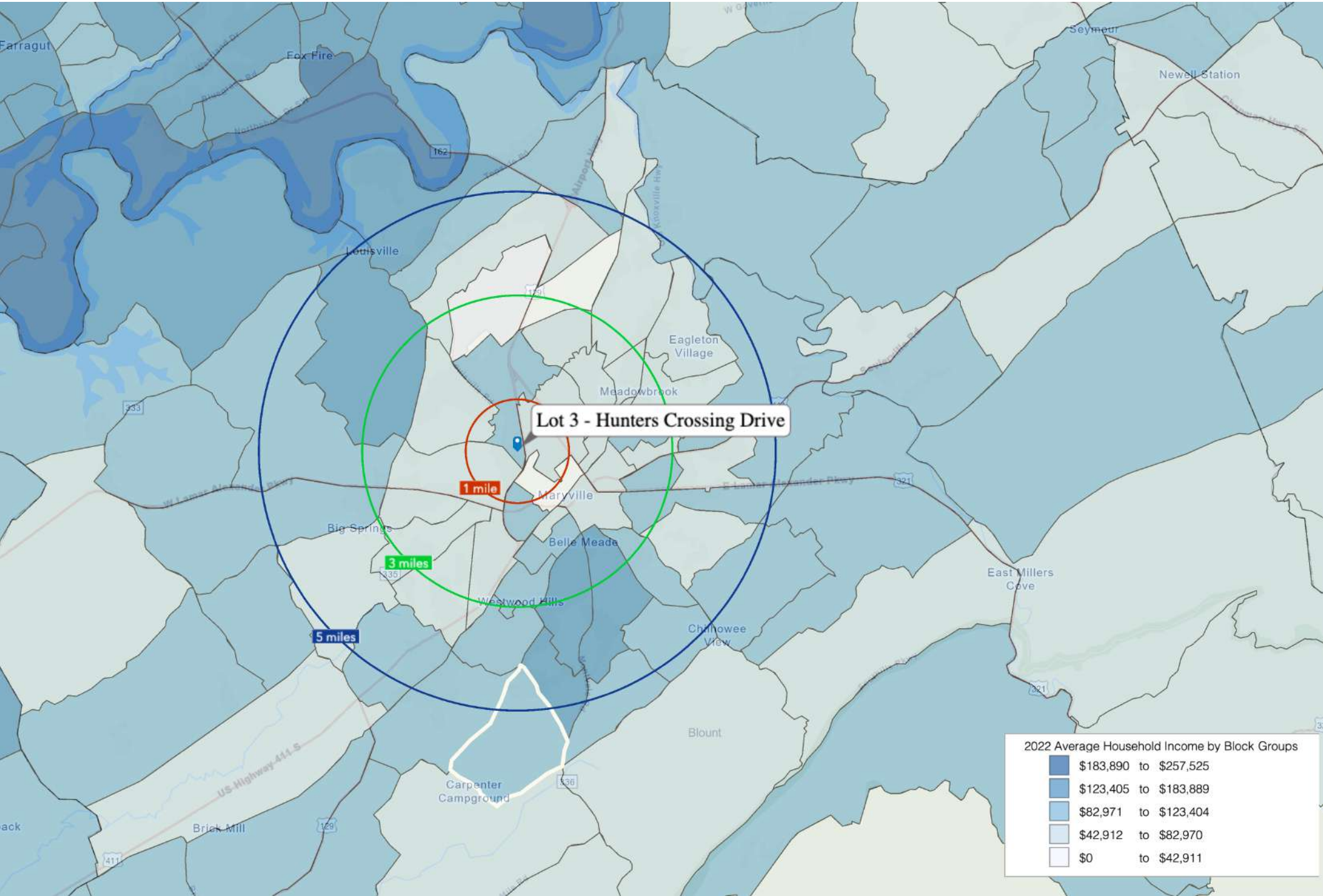
Hunters Crossing Drive

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

 **DOLLAR TREE**



Hunters Crossing & Middlesettlements Road



(5 Mile Radius)

KEY FACTS

76,702



2022 Total Population (Esri)



Average Household Size

42.7

2022 Median Age (Esri)

\$61,724

Median Household Income

EDUCATION

9%

No High School Diploma



32%

High School Graduate



30%

Some College



29%

Bachelor's/Grad/Prof Degree

2022 Daytime Population

2022 Total Daytime Population

85,452

2022 Daytime Population: Workers

44,806

2022 Daytime Population: Residents

40,646

BUSINESS



2,824

Total Businesses



51,924

Total Employees

EMPLOYMENT



White Collar

63%



Blue Collar

25%



Services

12%

3.3%

Unemployment Rate

1126-1146 Hunters Crossing Dr, Alcoa, Tennessee, 37701

Average Household Income



\$83,542

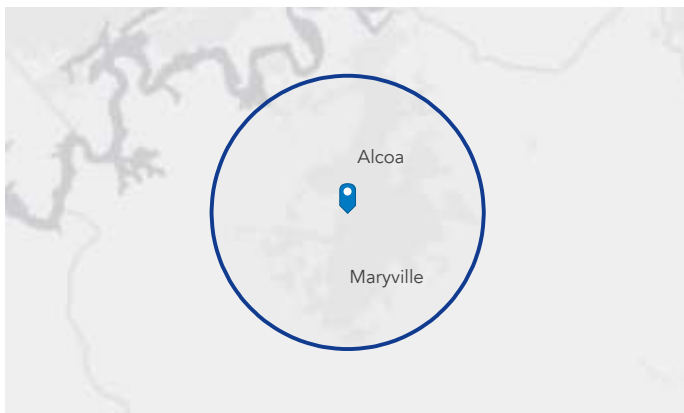
2022 Average Household Income

Total Retail Sales



\$6,255,398

2022 Total (SIC01-99) Sales (\$000)



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

