



GREENBRIER
real estate advisors

Multifamily Land for Sale

124 S Concord Street ~ Knoxville, TN 37919

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	Retail Land for Sale
Address	124 S Concord Street Knoxville, TN 37919
Lot Size	6.22 +/- Acres
Sale Price	See Agent

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	10,955	71,581	154,708
Average Household Income	\$33,814	\$52,787	\$59,037

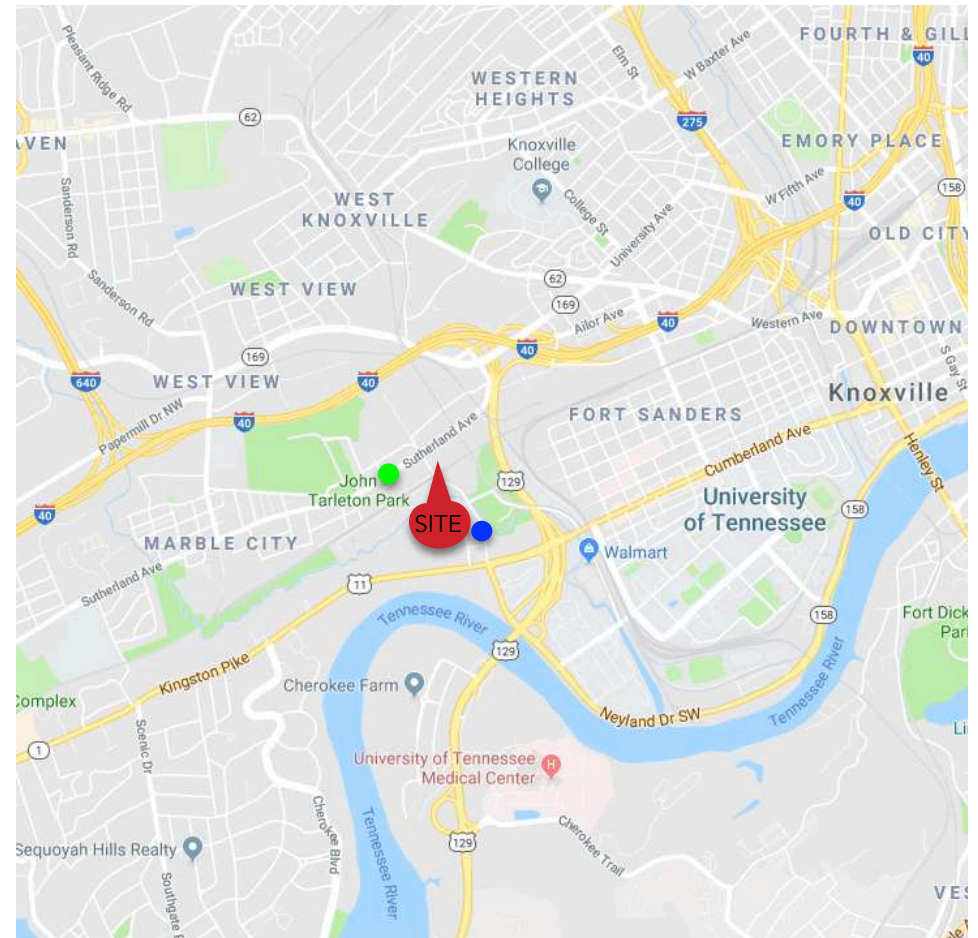
Market Overview

- Property located on the SW Concord Street in close proximity to The University of Tennessee (28,321 enrollment)
- Across the street from Cherokee Mills
- Explosive growth along nearby Cumberland Avenue with private multi-family projects opening or under construction
- Daytime population of 191,871 within 5 mile radius

Traffic Counts

Concord Street	8,028 ADT	●
Sutherland Avenue	11,692 ADT	●

Map



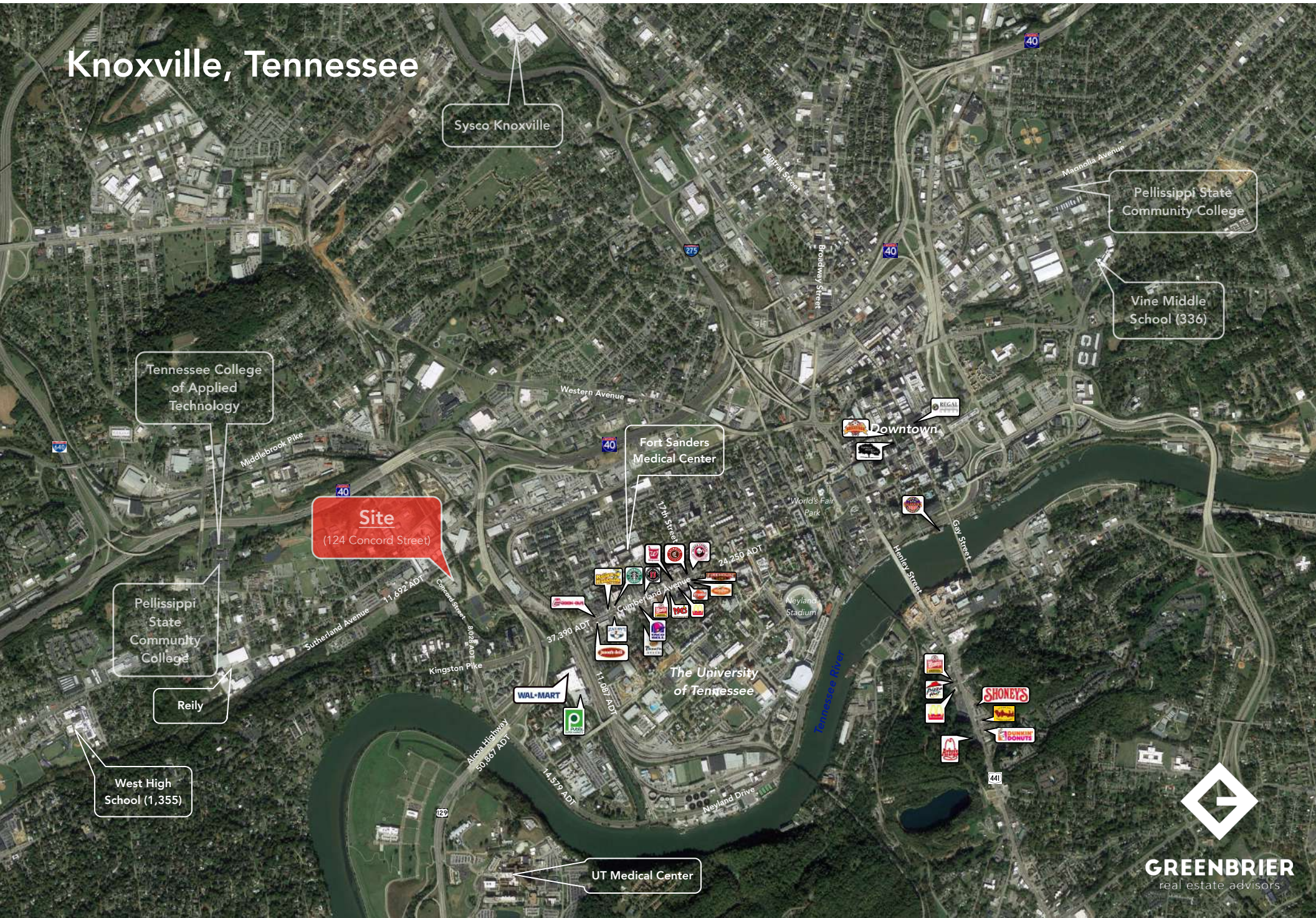


**SUBJECT
SITE**



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Knoxville, Tennessee

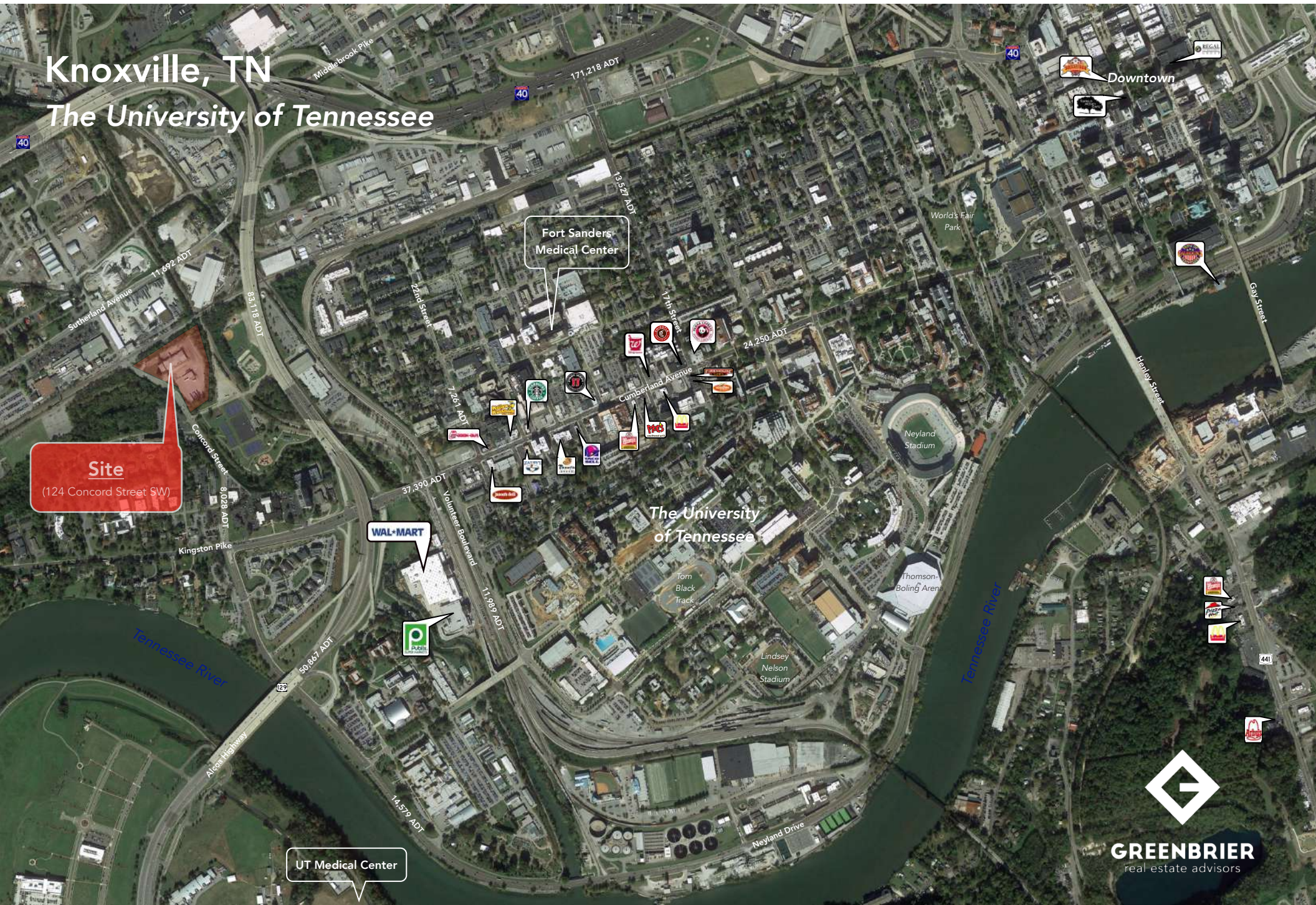


Knoxville, TN

The University of Tennessee

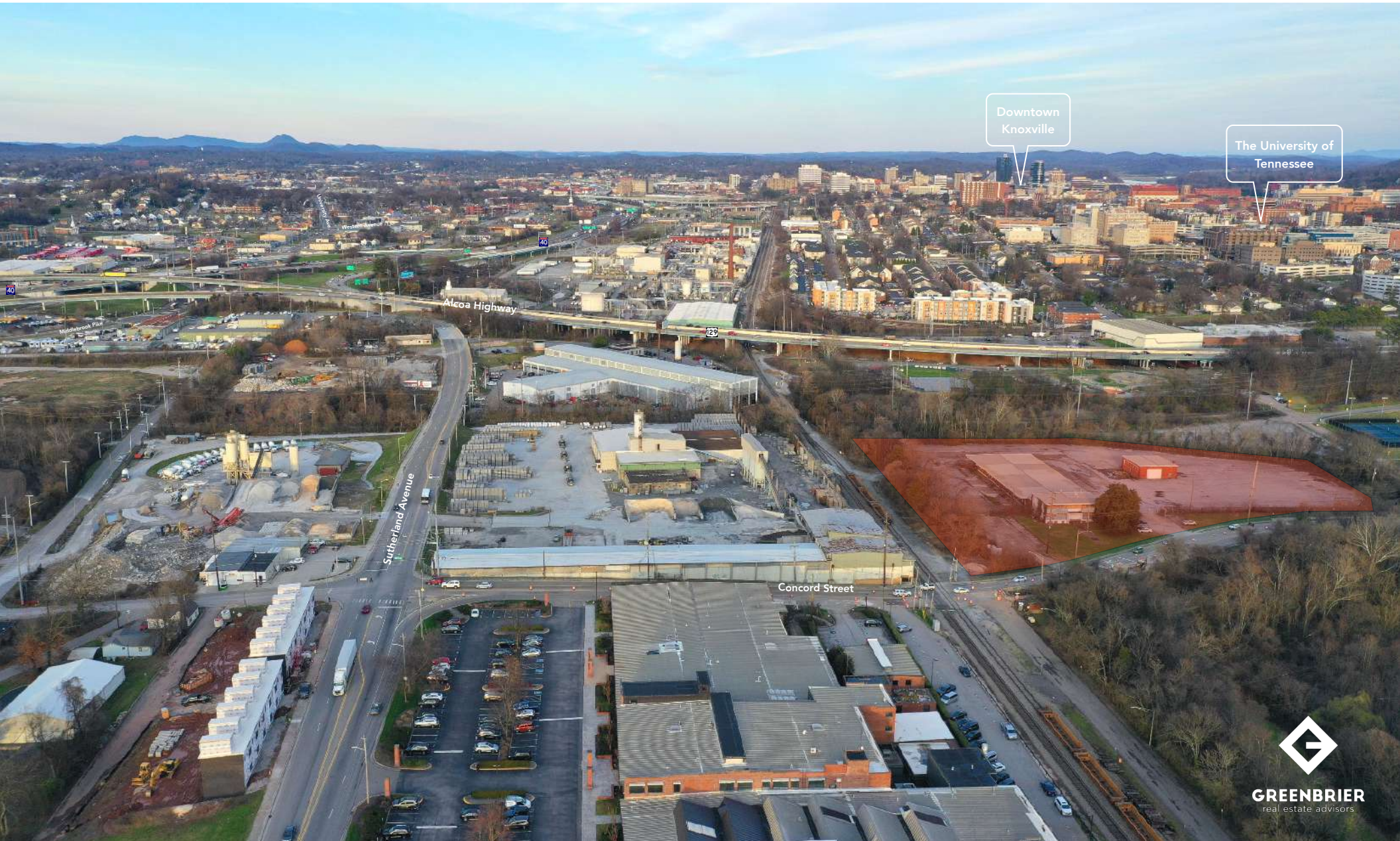
Site

(124 Concord Street SW)













This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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9 LEGEND

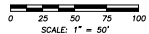
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- R/W - Right-of-Way
- CL - Centerline
- Property Line
- Setback Line
- Easement Line
- Monumentation Found (as noted)
- Concrete Monument Found
- 5/8" Rebar Set
- Mag Nail Set
- Encroachment
- Schedule B Section B Item
- Calculated
- Measured
- Record
- Radius
- Area
- Delta Angle
- Chord Length
- Chord Bearing
- Water Valve
- Hydrant
- Water Meter
- Water Mainhole
- Manhole
- Sanitary Manhole
- Clean Out
- Gas Valve
- Gas Meter
- Gas Marker
- Catch Basin (Square)
- Catch Basin (Round)
- Storm Manhole
- Transformer
- Electric Meter
- Utility Box
- Air Conditioning Unit
- Power Pole
- Power Pole w/ Light
- Light Pole
- Gray Wire
- Utility Vault
- Overhead Utility Line
- Sign
- Ballast
- Ground Light
- Flagpole
- Fence
- Concrete Area
- No Parking Area
- Building Area



Line #	Direction	Length
L1	N63°37'38"E	53.457
L2	N35°30'51"E	30.907
L3	N67°42'08"E	43.287
L4	N45°30'38"E	51.887
L5	N34°43'02"E	33.887
L6	N17°50'59"E	50.707
L7	N52°17'32"W	42.007
L8	N20°05'54"W	55.007
L9	N24°42'56"W	86.107
L10	N24°44'19"W	97.707
L11	N20°05'56"W	37.817
L12	N11°00'08"W	81.787
L13	N13°56'20"W	89.407
L14	N18°41'34"W	118.097
L15	N31°30'01"W	65.007

Curve #	Delta	Radius	Length	Chord	Chord Bearing
C1	2°48'00"	406.25'	20.00'	20.00'	S59°28'40"E
C2	2°58'00"	954.93'	432.22'	428.54'	S47°54'49"E

17 SCALE



Approved CDS Surveyor

LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Shreve Center • CSI • 44274
330.329.6812 / Survey@LMSurveying.com

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

19 SURVEY DRAWING

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)".

This Work Coordinated By:

FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.322.7371

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

124 S. Concord Street

Knoxville, TN 37919

Project Name:

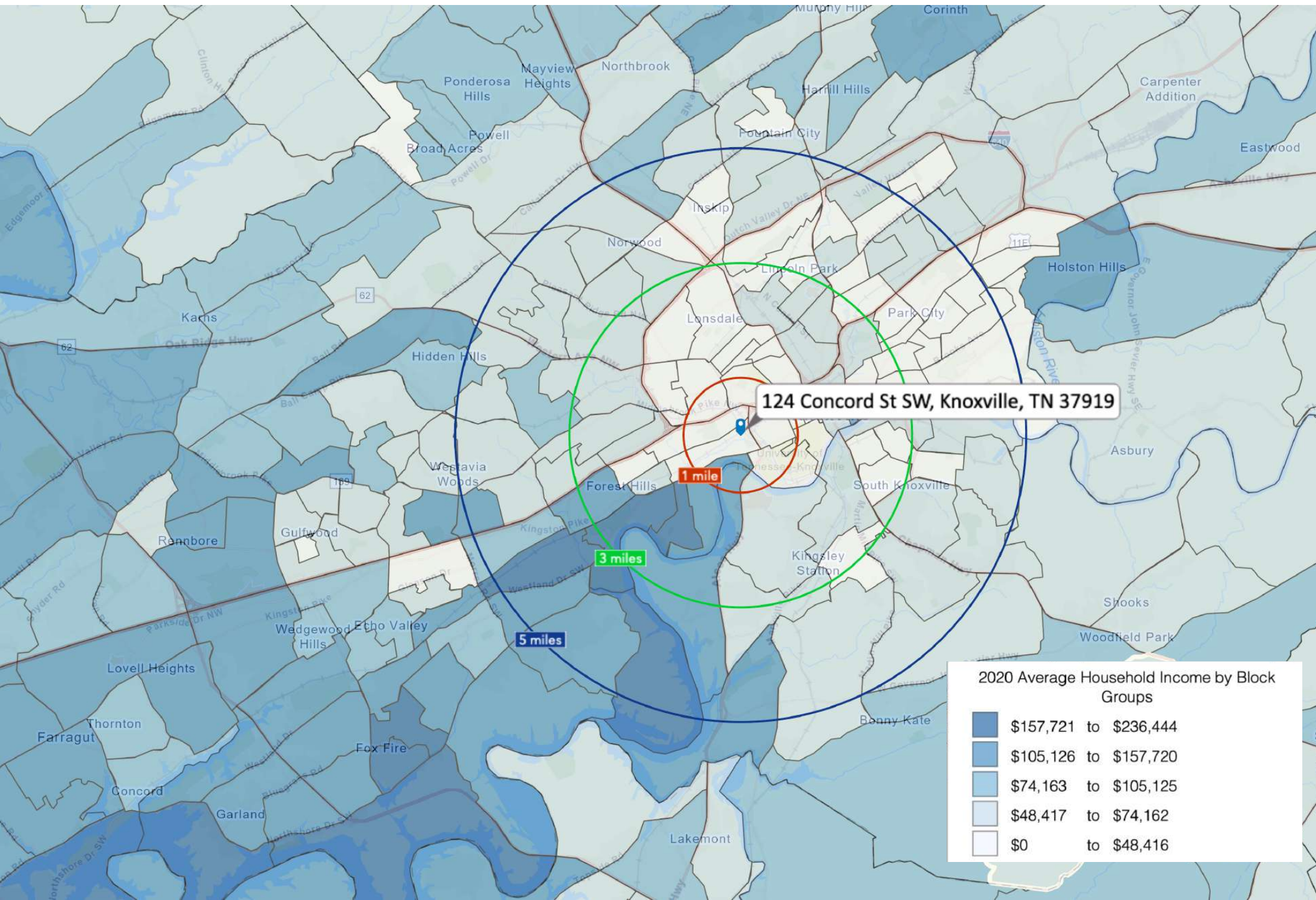
Crown-Concord St.-Knoxville, TN

CDS Project Number:

18-09-0447

Sheet 2 of 2

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(5 Mile Radius)

KEY FACTS

154,708

Population



Average
Household Size

34.0

Median Age

\$37,863

Median Household
Income

EDUCATION

12%

No High
School
Diploma



27%

High School
Graduate



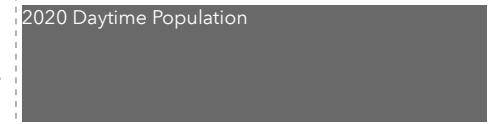
28%

Some
College



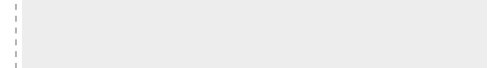
33%

Bachelor's/Grad/Prof
Degree



2020 Total Daytime
Population

2020 Daytime Population:
Workers



2020 Daytime Population:
Residents



BUSINESS



7,424

Total Businesses



133,638

Total Employees

Total Retail Sales



\$2,471,799,697

Total Retail Sales

EMPLOYMENT



White Collar

65%



Blue Collar

18%



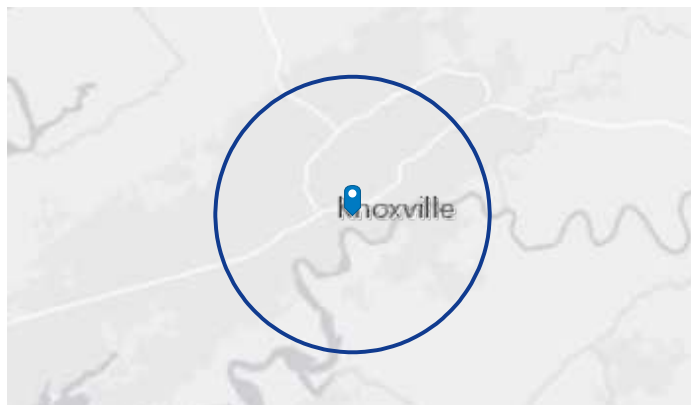
Services

18%

12.7%

Unemployment
Rate

124 Concord St SW, Knoxville, Tennessee, 37919



Average Household Income



\$59,037

2020 Average Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,473

Apparel &
Services



\$111

Computers &
Hardware



\$2,574

Eating Out



\$3,640

Groceries



\$3,844

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

