



GREENBRIER
real estate advisors

Land For Sale

(Exit 424 off I-40)

Highway 113

White Pine, TN 37890

Contacts:

Todd Blowers

(865) 773-7586

todd@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 ~ Exit 424 off I-40 (White Pine, TN)
Address	Highway 113 White Pine, TN 37890
Lot Size	1.60 +/- Acres
Sale Price	\$300,000

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	169	3,567	12,836
Average Household Income	\$72,948	\$77,576	\$72,567

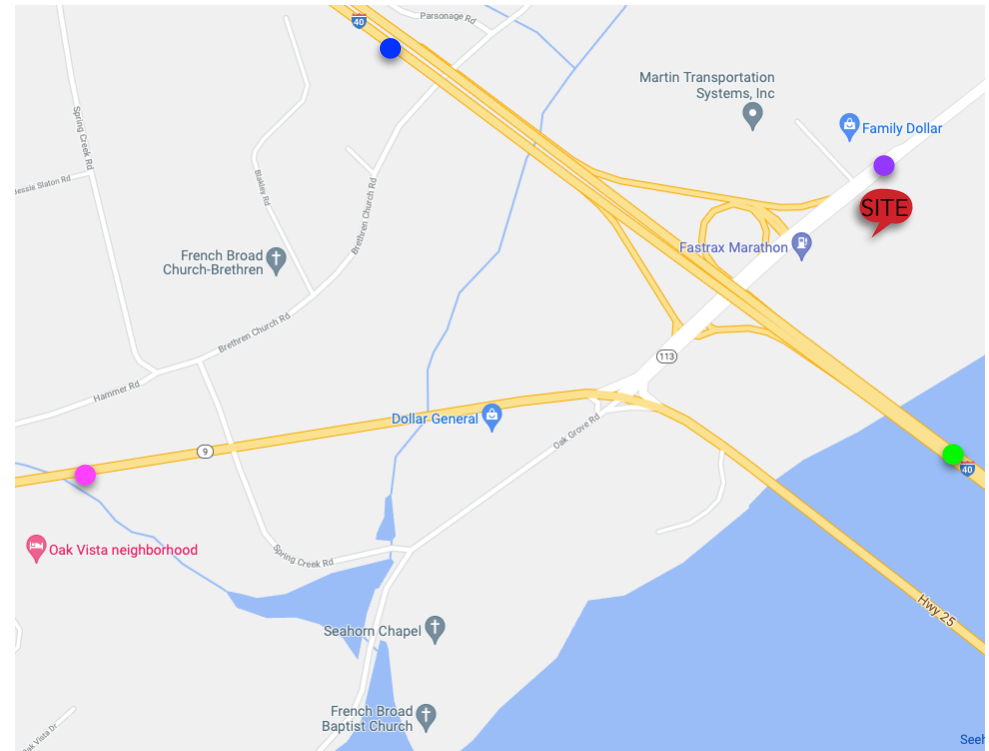
Market Overview

- Property located on *Highway 113* just off Exit 424 on Interstate-40 in White Pine, TN
- 1.60 +/- Acres
- Good visibility (*Highway 113* frontage)
- Property Adjacent to Marathon Gas Station
- Interstate-40 boast 29,000-33,000 ADT at Exit 424

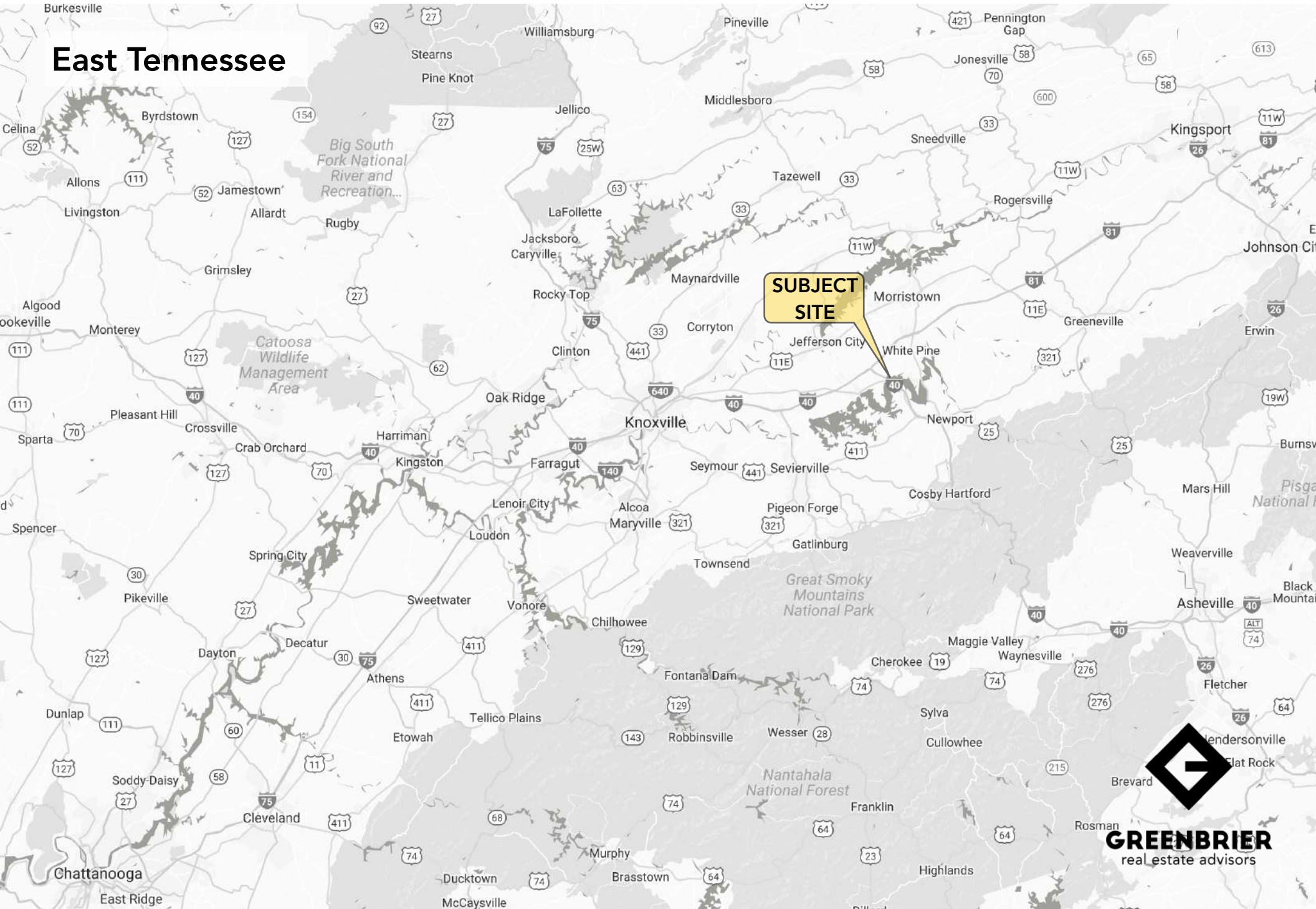
Traffic Counts

Interstate 40 (north of site)	29,677 ADT	●
Interstate 40 (south of site)	33,473 ADT	●
113 Highway	2,728 ADT	●
Highway 25	6,608 ADT	●

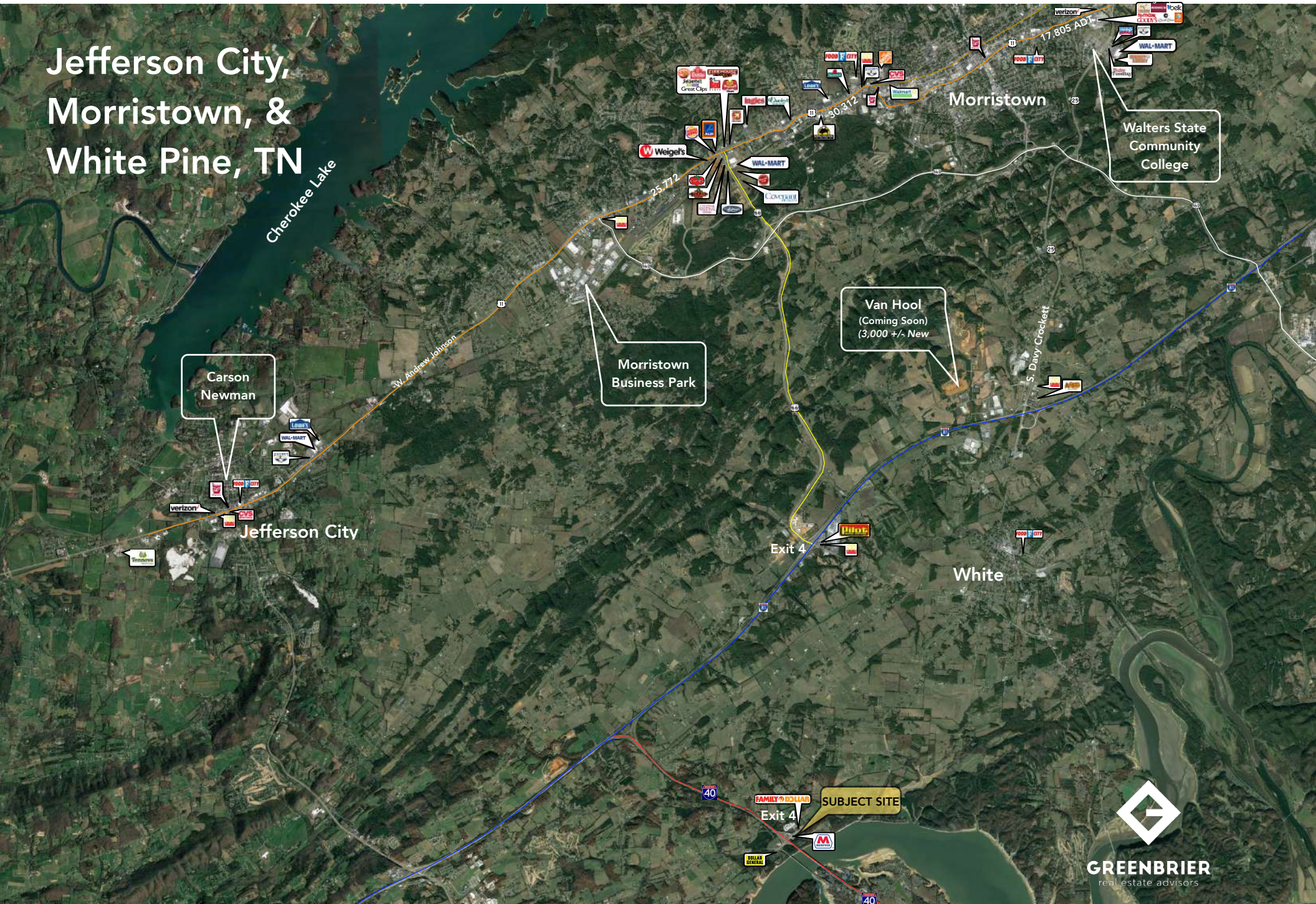
Map



East Tennessee



Jefferson City, Morristown, & White Pine, TN



Carson Newman

Morristown Business Park

Van Hool
(Coming Soon)
(3,000 +/- New

Walters State
Community
College

SUBJECT SITE

White Pine, TN
(Exit 424 off I-40)



Martin
Transportaion
Systems, Inc.

Stoughton
Trucking

FAMILY DOLLAR

Animal Wellness
Veterinary Hospital

Subject Site
Highway 113
(1.60 +/- Acres)

M
MARATHON

**DOLLAR
GENERAL**





White Pine, TN
(Exit 4 off I-40)

Martin
Transportation
Systems, Inc.

Stoughton
Trucking

Animal Wellness
Veterinary Hospital

FAMILY DOLLAR

Highway 113

2,728 ADT

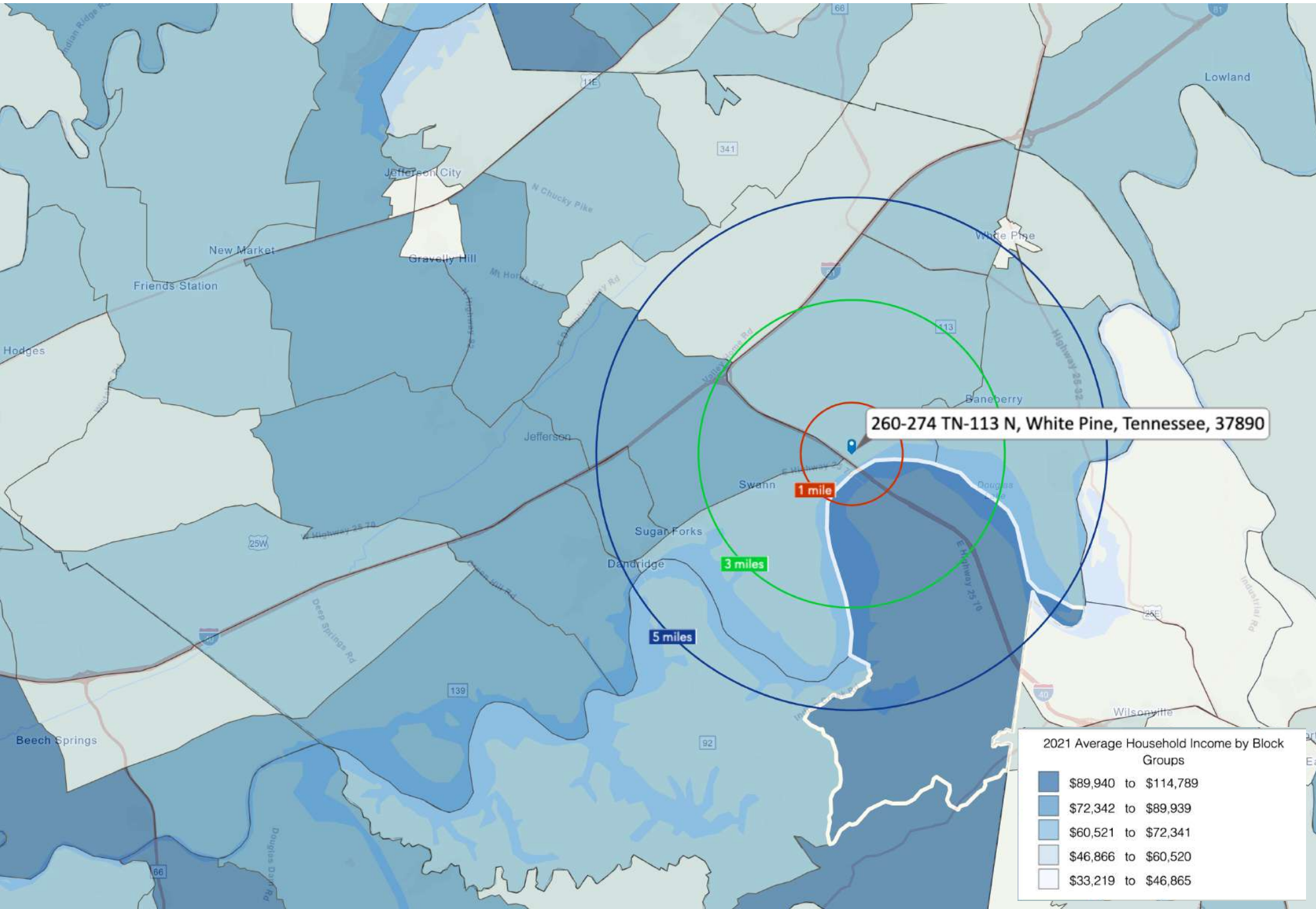
Subject Site
113 Highway
(1.60 +/- Acres)

29,677 ADT



Exit 4





(5 Mile Radius)

KEY FACTS

12,836
Population

46.9
Median Age

2.4
Average Household Size

\$52,513
Median Household Income

EDUCATION

13%
No High School Diploma

39%
High School Graduate

31%
Some College

17%
Bachelor's/Grad/Prof Degree

2021 Daytime Population

2021 Total Daytime Population 11,533

2021 Daytime Population: Workers 4,226

2021 Daytime Population: Residents 7,307

BUSINESS



265

Total Businesses



2,589

Total Employees

Total Retail Sales



\$124,991,099

Total Retail Sales

EMPLOYMENT

54%

White Collar

31%

Blue Collar

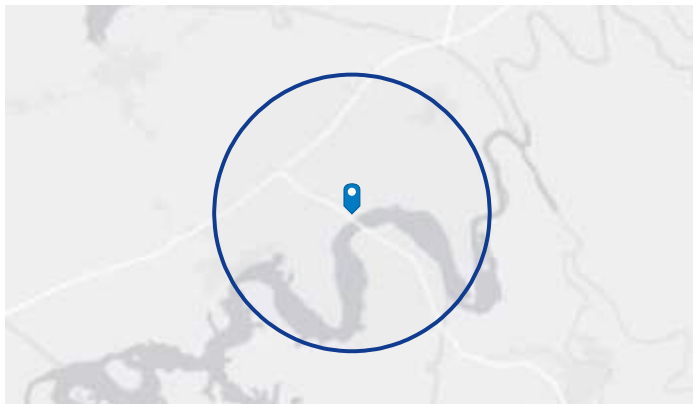
15%

Services

4.5%

Unemployment Rate

260-274 TN-113 N, White Pine, Tennessee, 37890



Average Household Income



\$72,567

2021 Average Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,618
Apparel & Services



\$4,736
Groceries

\$121
Computers & Hardware



\$5,925
Health Care

\$2,987
Eating Out