



GREENBRIER
real estate advisors

Land For Sale

1.5 acres off I-75 @ Exit #72
12725 Highway 72 N ~ Loudon, TN 37774

Contacts:

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GREENBRIER
real estate advisors

Greenbrier Real Estate Advisors
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Property Details

Name	Land for Sale ~ Exit #72 off I-75 ~ Loudon, TN
Address	12725 Highway 72 N Loudon, TN 37774
Lot	1.5 +/- Acres
Sale Price	\$550,000.00

Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	683	6,131	13,278
Average Household Income	\$76,956	\$66,446	\$68,462

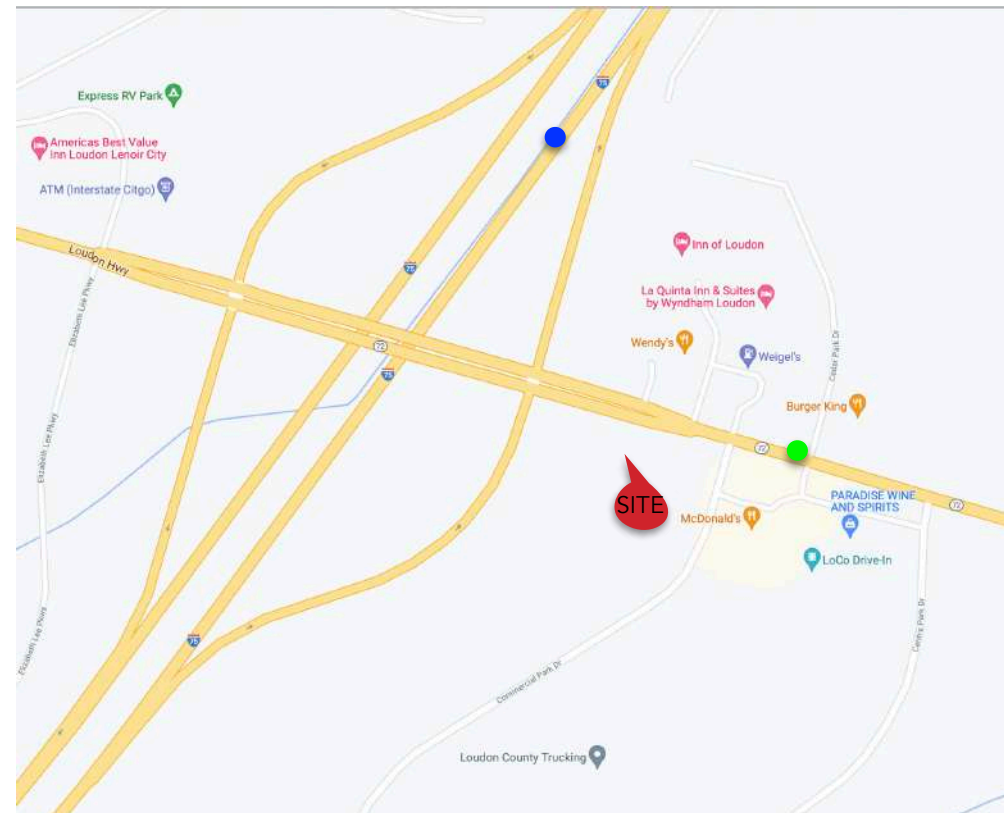
Market Overview

- Land for Sale off I-75 in Loudon, TN @ Exit #72
- Loudon, TN is a small sub-market between Knoxville & Chattanooga, TN
- Good visibility and traffic counts on Highway 72
- Busy Interstate exit with a variety of retailers and manufacturing and distribution facilities
- Area retailers including: McDonalds, Bojangles, Taco Bell, Burger King, Wendy's, LaQuinta Inn, etc...

Traffic Counts

Interstate 75	47,736 ADT	●
Highway 72 N	11,305 ADT	●

Map





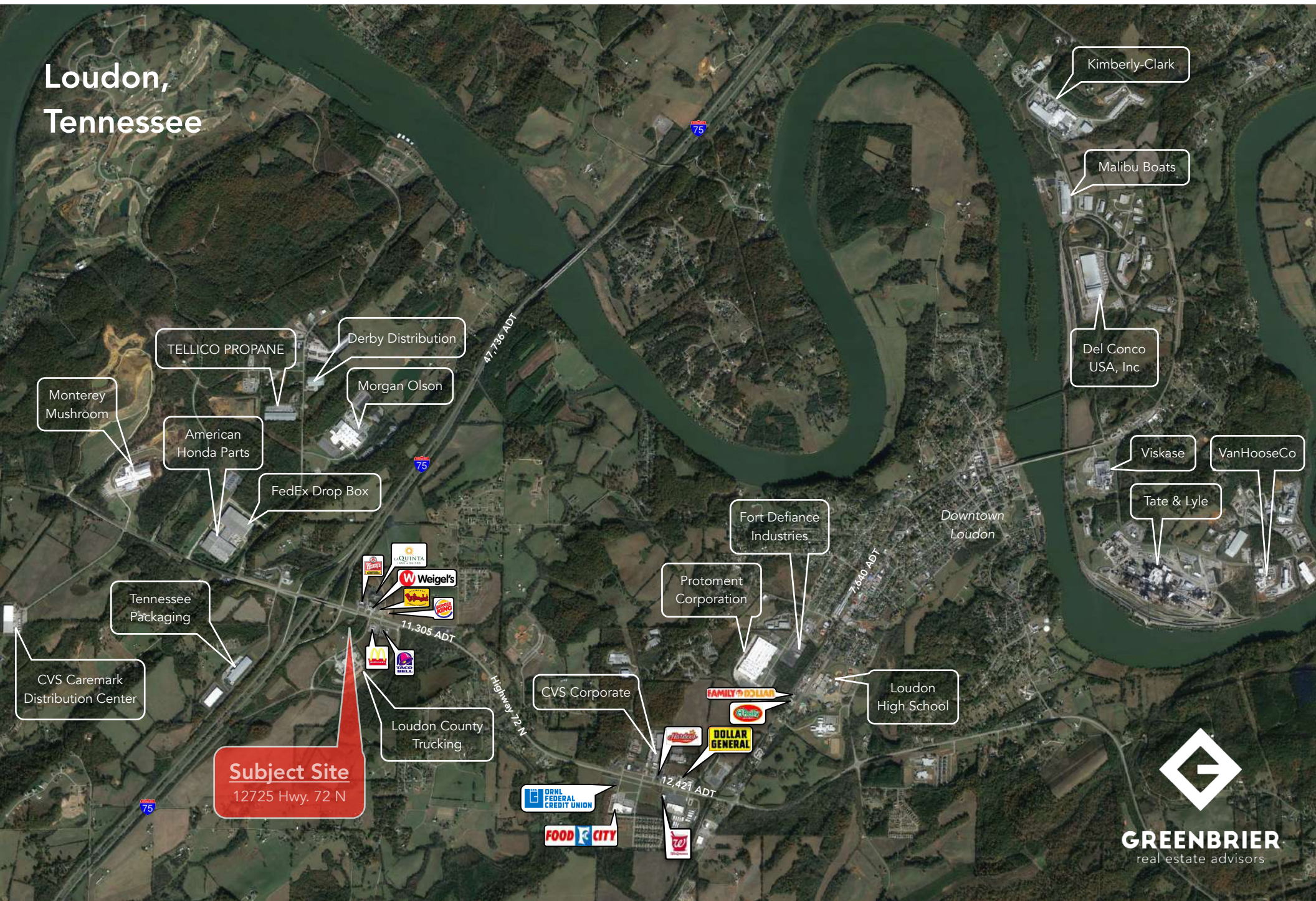
Knoxville, Tennessee (MSA)

The map displays the Knoxville, Tennessee Metropolitan Statistical Area (MSA). A yellow callout box in the bottom left corner points to a specific location and is labeled **SUBJECT SITE**. The map includes major highways (Interstates 40, 75, 76, 81, 95, 61, 9, 11, 11E, 11W, 131, 140, 129, 321, 336, 441, 454, 455, 58, 60, 62, 64, 68, 70, 72, 73, 74, 77, 78, 79, 80, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 86



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Loudon,
Tennessee



Kimberly-Clark

Malibu Boats

Del Conco
USA, Inc

Viskase

VanHooseCo

Tate & Lyle

Downtown
Loudon

7,640 ADT

Fort Defiance
Industries

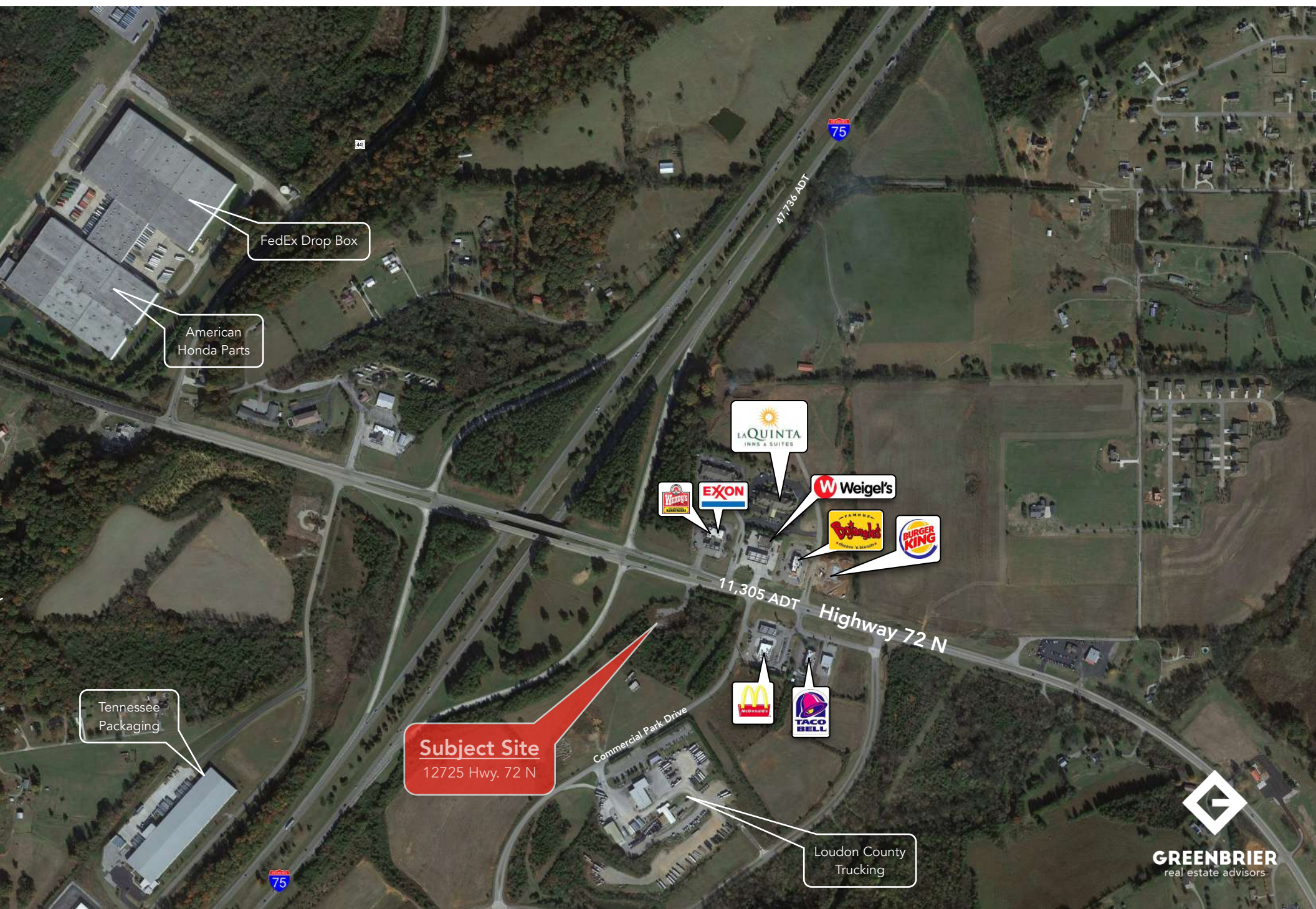
Protomont
Corporation

CVS Corporate

Loudon
High School

Subject Site
12725 Hwy. 72 N







Subject Site

12725 Hwy. 72 N
(1.5 +/- Acres)



Subject Site
12725 Hwy. 72 N

1.5 +/- Acres

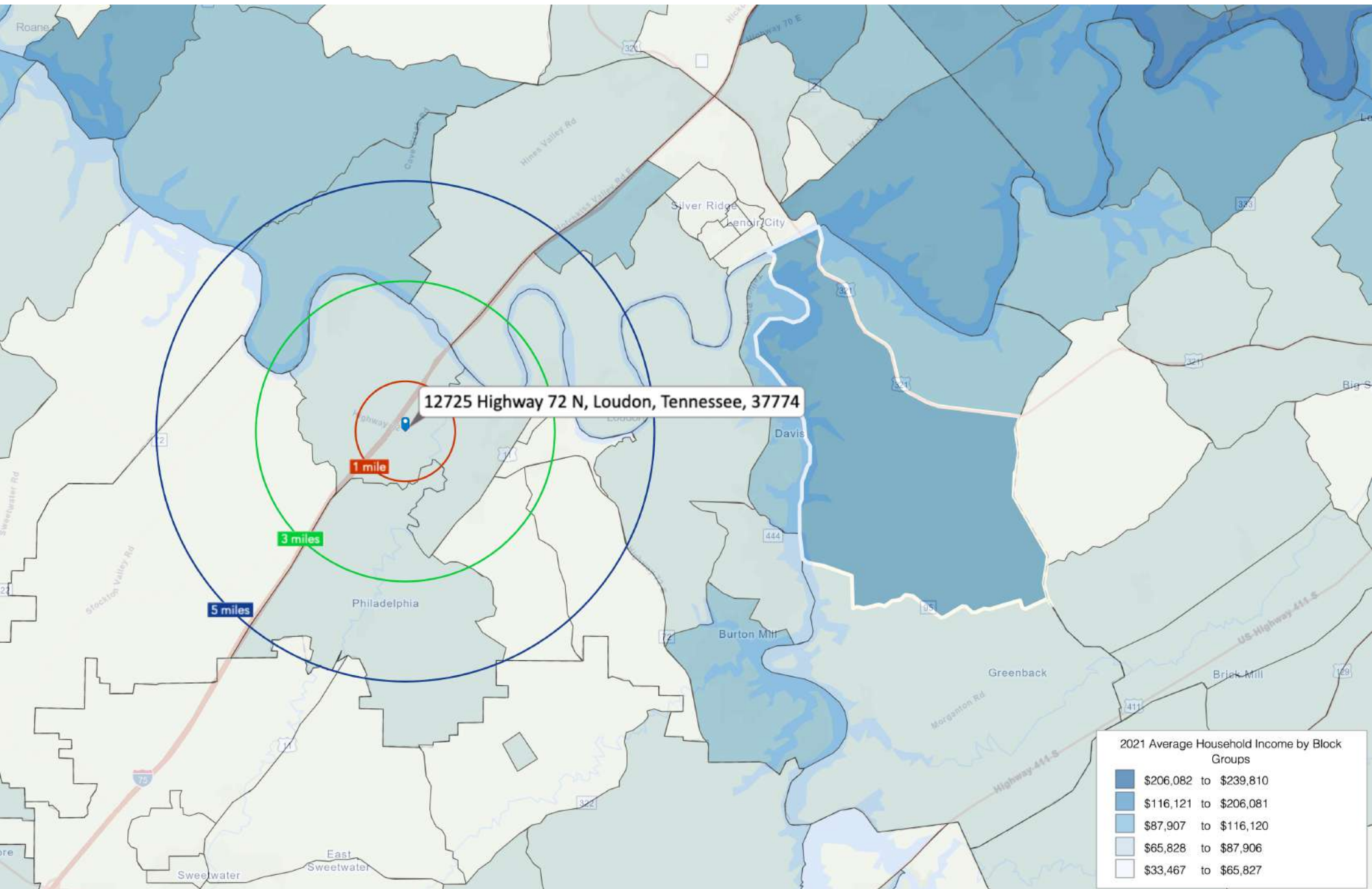
Lot 1
1.58 +/- Acres

Lot 3
2.39 +/- Acres

Lot 2
1.18 +/- Acres

Also Available for Sale
116 & 130 Commercial Park Drive
(5.15 +/- Acres Collectively)

12725 Highway 72 N, Loudon, TN 37774



(5 Mile Radius)

KEY FACTS

13,278

Population

44.9

Median Age

\$51,863

Median Household Income



Average Household Size

EDUCATION

21%

No High School Diploma



35%

High School Graduate



26%

Some College



18%

Bachelor's/Grad/Prof Degree

2021 Daytime Population

2021 Total Daytime Population

13,427

2021 Daytime Population: Workers

5,894

2021 Daytime Population: Residents

7,533

BUSINESS



391

Total Businesses



5,468

Total Employees

Total Retail Sales



\$103,454,515

Total Retail Sales

EMPLOYMENT



White Collar

47%



Blue Collar

37%



Services

16%

5.2%

Unemployment Rate

12725 Highway 72 N, Loudon, Tennessee, 37774

Average Household Income



\$68,461

2021 Average Household Income

ANNUAL HOUSEHOLD SPENDING



\$1,559

Apparel & Services



\$115

Computers & Hardware



\$2,850

Eating Out



\$4,352

Groceries



\$5,376

Health Care

