



GREENBRIER
real estate advisors

Downtown Land Available

Hall of Fame Drive
Knoxville, TN 37915

SUBJECT SITE

Hall of Fame Drive
0.71 Ac. +/-

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GREENBRIER
real estate advisors

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Property Details

Name	Downtown Land for Sale - Hall of Fame Drive
Address	Hall of Fame Drive Knoxville, TN 37915
Lot Size	0.71 Acres +/-
Price	\$7,900,000

Demographic Snapshot (*2024 Data)

	1 Mile	3 Mile	5 Mile
Population	11,749	76,023	142,933
Average Household Income	\$64,784	\$60,991	\$67,578

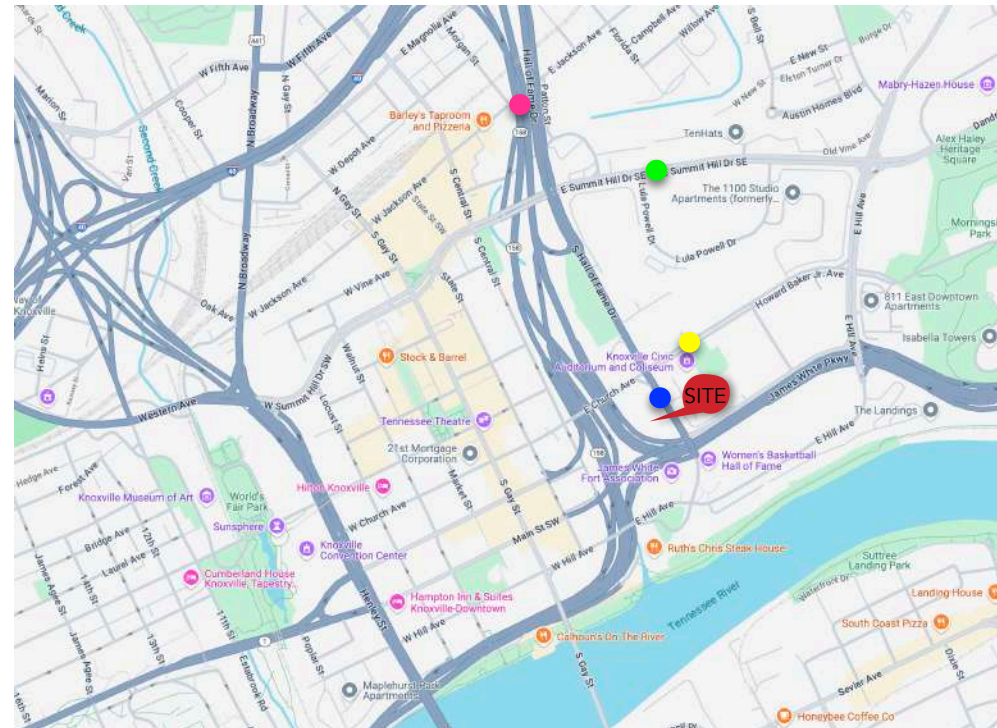
Market Overview

- Property located on Hall of Fame Drive, across from the Knoxville Civic Coliseum in Downtown Knoxville, TN
- Unique opportunity surrounding the retail and commercial growth of Knoxville with the new Covenant Health Park (Home of the Knoxville Smoky's Minor League Baseball Team and One Knoxville Soccer Team), as well as new apartment and condominiums.
- Great visibility and access on Hall of Fame Drive

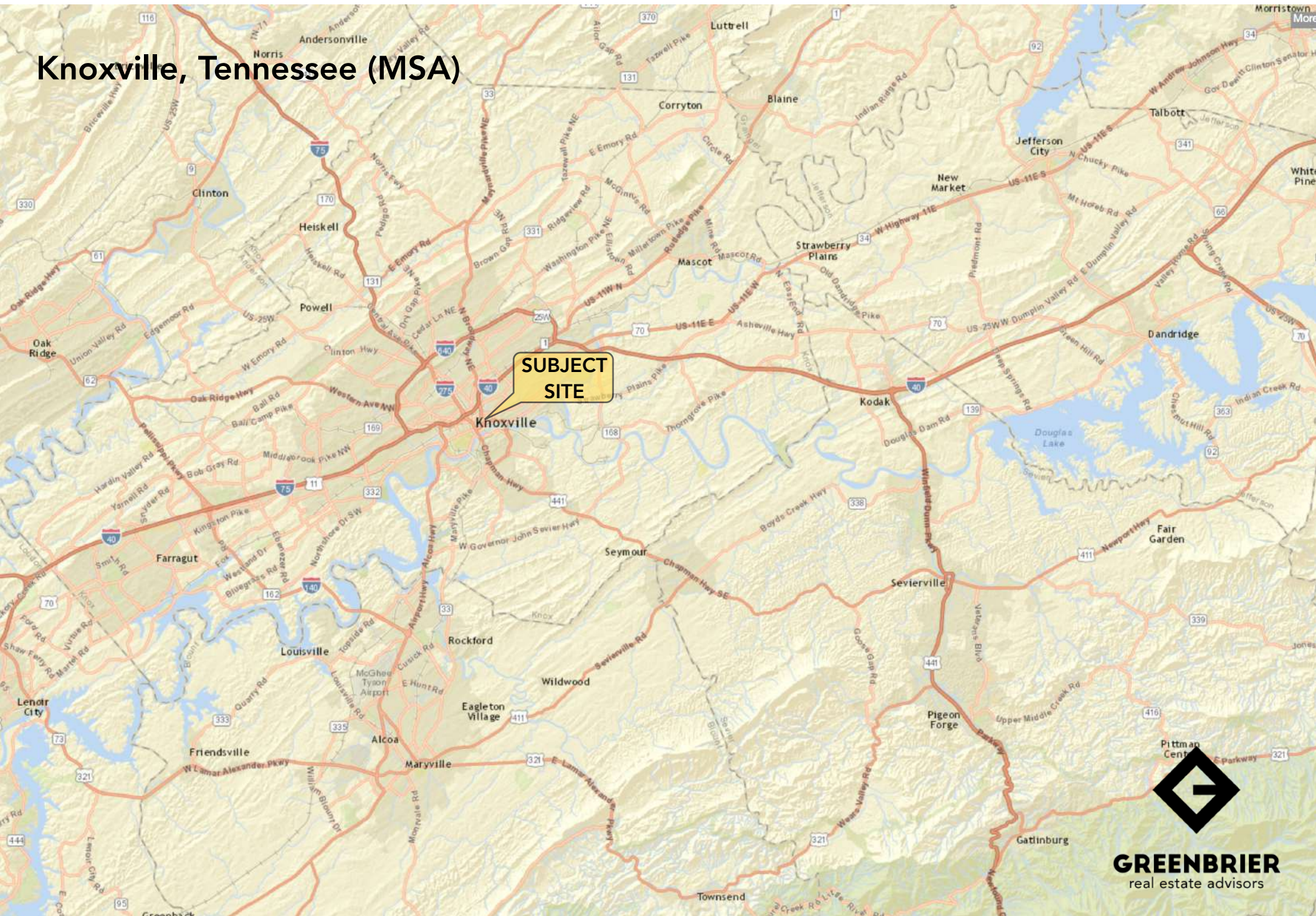
Traffic Counts (*2024 Data)

Hall of Fame Drive	2,420 ADT	●
Howard Baker Jr. Drive	3,847 ADT	●
James White Parkway	40,798 ADT	●
Summit Hill Drive	11,354 ADT	●

Map



Knoxville, Tennessee (MSA)



Knoxville, Tennessee



Fulton High School (890)

Sysco Knoxville

Caswell Park

Pellissippi State Community

Vine Middle School (336)

Green Magnet Academy (390)

SUBJECT SITE
Hall of Fame Drive
0.71 Ac. +/-

Pellissippi State Community College

Tennessee College of Applied

Reily Foods

West High School (1,509)

University of Tennessee

Knoxville, Tennessee



SUBJECT SITE
Hall of Fame Drive
0.71 Ac. +/-

Green Magnet Academy (390)

Vine Middle School (336)

Knoxville Animal Control

811 EAST
DOWNTOWN
Apartments

kat
KNOXVILLE
KNOXVILLE

UNIVERSITY
DIAGNOSTICS

ADOPC

MILL & MINE

THE MELTING POT

CHRYSLER

STOCKYARD LOFTS

MARBLE ALLEY

CROWN PLAZA

MAST GENERAL STORE

LMU
Lutheran Medical University

WALGREEN

CVS

CVS

HILTON

HILTON

KNOXVILLE
KNOXVILLE

Coming Soon!

SMOKIES

JARDNEY
FLATS

DELANEY

ABC PLACE

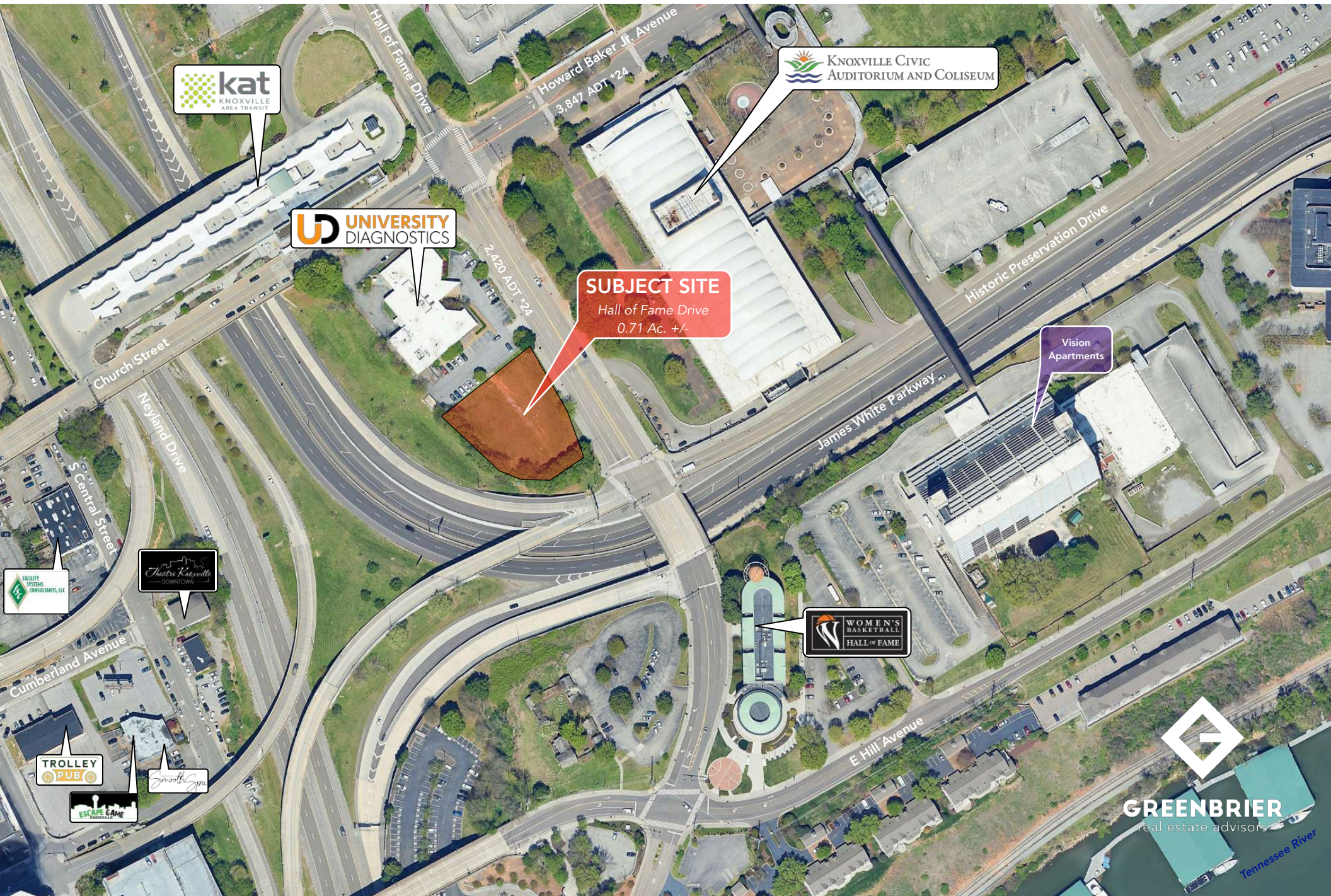
PARADE PLACE

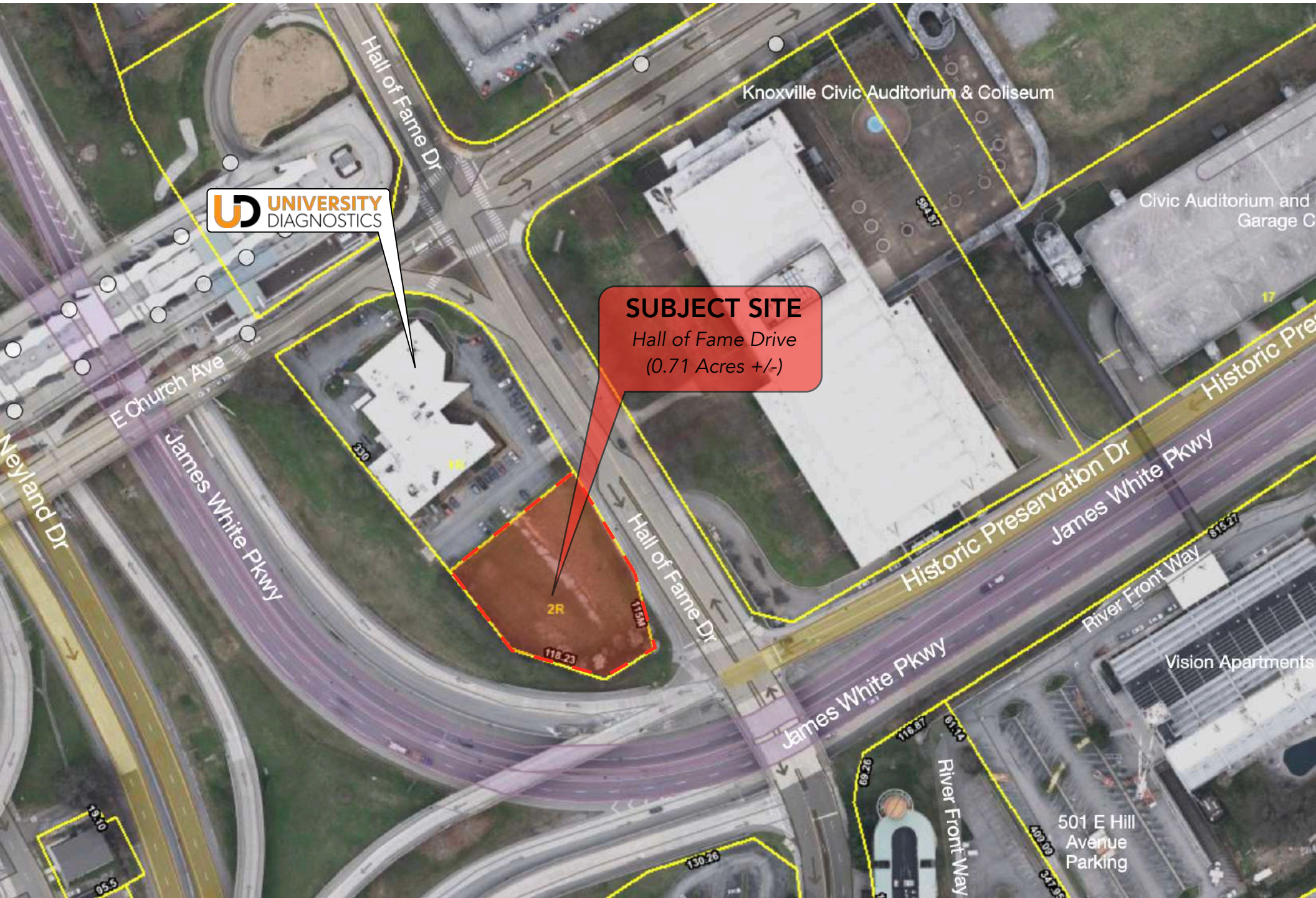
KNOXVILLE CIVIC
AUDITORIUM AND COLISEUM

WALKER CENTER

RETIRES
OWNERS
DEAN HOUSE







 **UNIVERSITY**
DIAGNOSTICS

SUBJECT SITE

Hall of Fame Drive
(0.71 Acres +/-)

2R

Knoxville Civic Auditorium & Coliseum

Civic Auditorium and
Garage C

E Church Ave

James White Pkwy

Hall of Fame Dr

Historic Preservation Dr

James White Pkwy

James White Pkwy

River Front Way

Vision Apartments

501 E Hill
Avenue
Parking

Historic Pre

17

615.27

6114

118.87

92.89

130.26

409.89

347.95

19.10

85.5



Austin Homes
Development
Project

**YARDLEY
FLATS**

Coming Soon!



DELANEY

 KNOXVILLE CIVIC
AUDITORIUM AND COLISEUM



 **UNIVERSITY
DIAGNOSTICS**

Site
Hall of Fame Drive
(0.71 Acres +/-)

**STOCKYARD
LOFTS**

 **STIR**

SOUTHERN BOWL

 **Kaizen**



 **LND**
LINDSEY TYPE

S Central Street

The Melting Pot

Hall of Fame Drive

James White Parkway

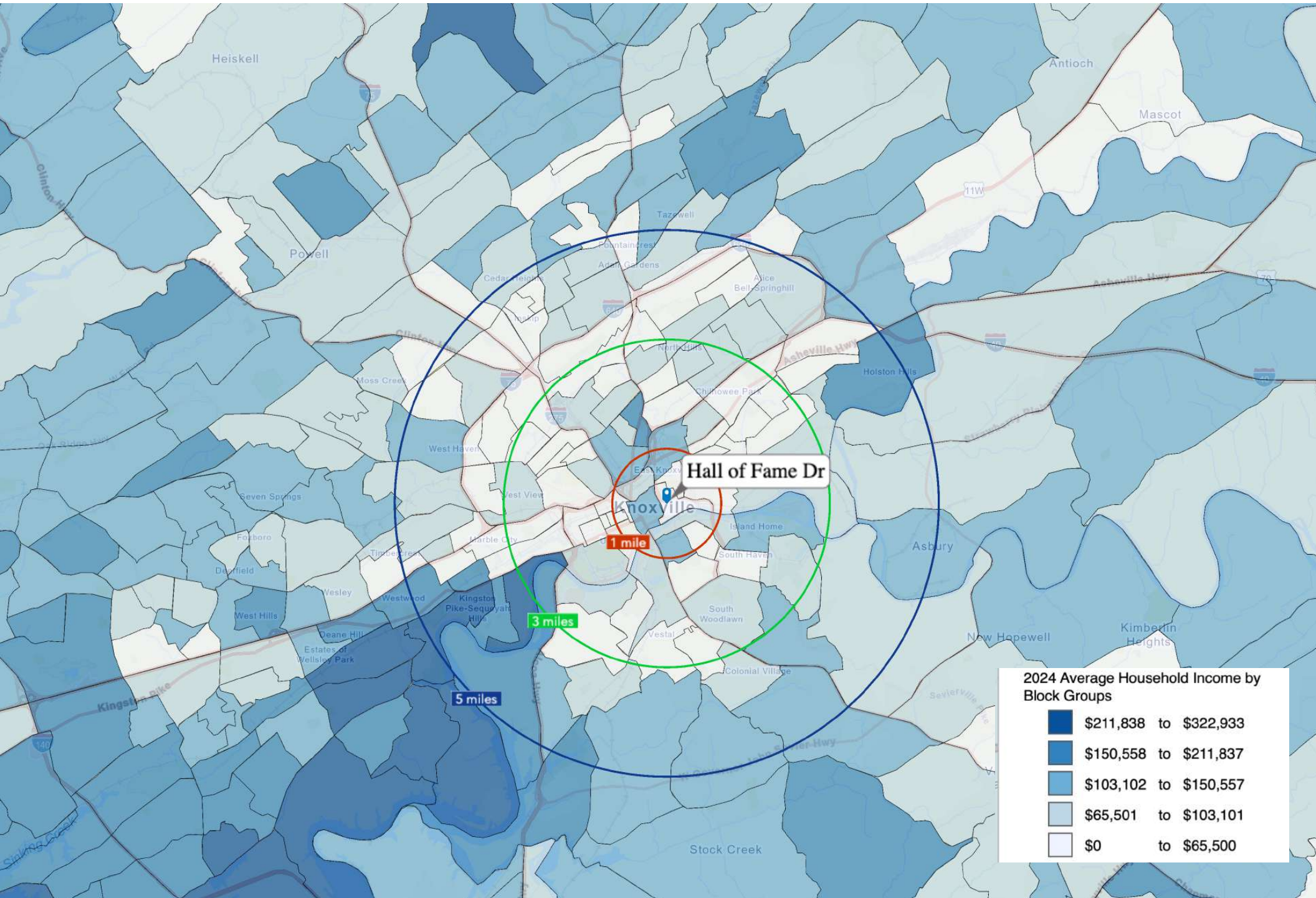
Summit Hill Drive

E Jackson Avenue

Old City

W Depot Street



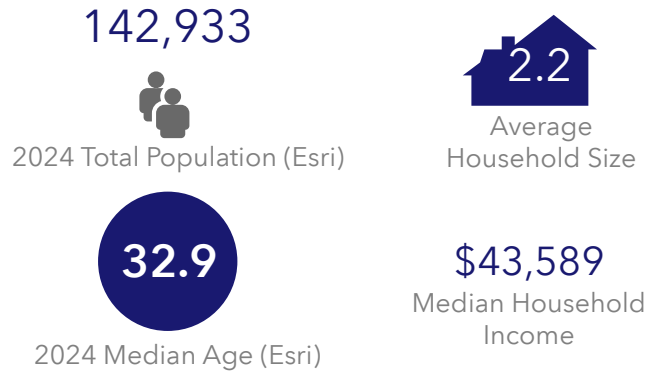


2024 Average Household Income by Block Groups

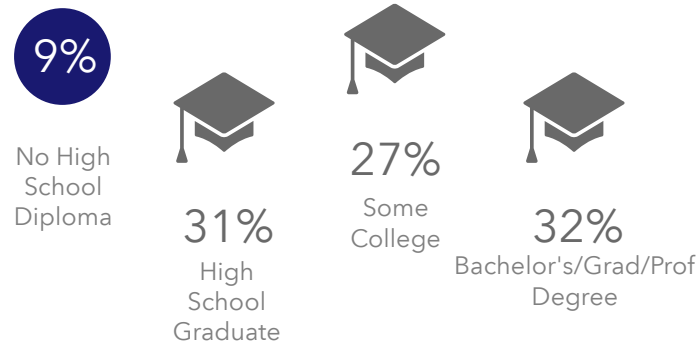
	\$211,838 to \$322,933
	\$150,558 to \$211,837
	\$103,102 to \$150,557
	\$65,501 to \$103,101
	\$0 to \$65,500

(5 Mile Radius)

KEY FACTS

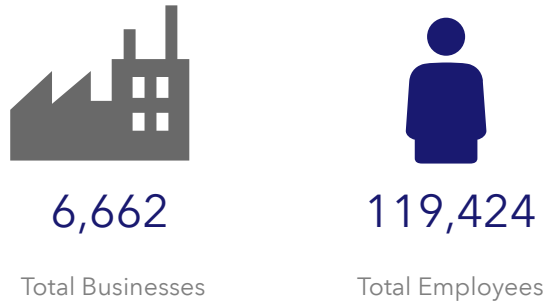


EDUCATION

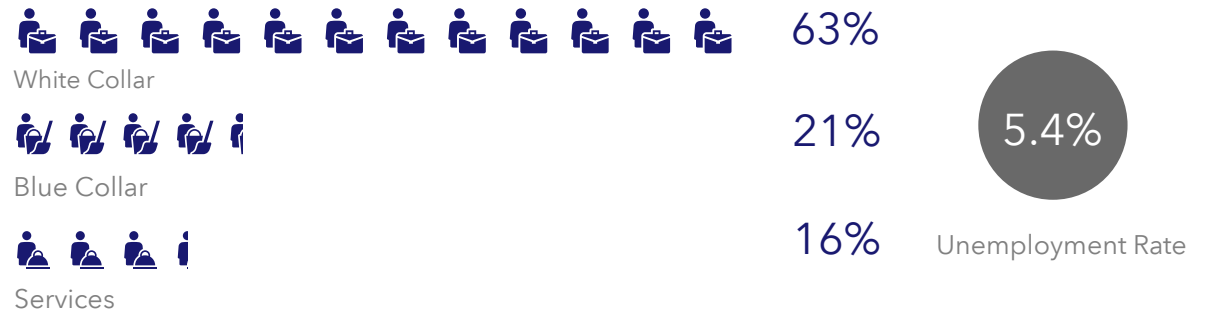


2024 Daytime Population	
2024 Total Daytime Population	195,418
2024 Daytime Population: Workers	118,639
2024 Daytime Population: Residents	76,779

BUSINESS



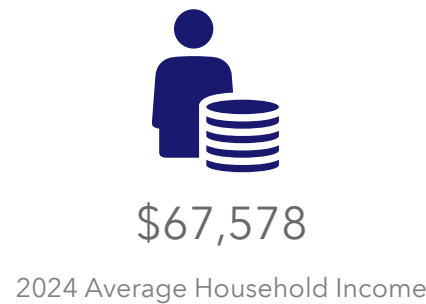
EMPLOYMENT



681-723 Hall of Fame Dr, Knoxville, Tennessee, 37915



Average Household Income



Total Retail Sales



MARKET ECONOMIC INFORMATION (~2023)

POPULATION FIGURES

Knoxville, TN DMA	1,443,661
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	903,964
City of Knoxville Population	195,343
Knox County Population	494,293

TOP EMPLOYERS

	Employees
1. U.S. Department of Energy – Oak Ridge	16,175
2. Covenant Health	11,913
3. Knox County Schools	10,047
4. University of Tennessee	9,299
5. Wal-Mart Stores	6,863
6. University Health Systems	5,387
7. Clayton Homes	5,047
8. Denso Manufacturing	5,000
9. Dollywood	4,500
10. K-VA-T Food Stores (Food City)	4,302
11. Roark Capital Group	3,873
12. State of Tennessee	3,122
13. Sevier County Schools	3,000
14. Knox County Government	2,941
15. Tennova Healthcare	2,927
16. Blount Memorial Hospital	2,688

MSA SECTOR BREAKDOWN ON EMPLOYMENT Industry (by SIC Codes *2023)

Industry	Employees
Construction	19,424
Finance, Insurance, Real Estate	24,705
Government	20,377
Manufacturing	34,819
Services	194,269
Wholesale Trade	18,711
Retail Trade	89,129
Transportation, Communications, & Public Utilities	15,804

UNIVERSITIES & COLLEGES

University/College	Enrollment
The University of Tennessee	36,304
Pellissippi State Community College	8,710
Roane State Comm. College (Harriman)	4,457
Walters State Community College	5,379
Tusculum University (Greeneville)	1,111
Carson Newman	2,735
Bryan College (Dayton)	1,587
Maryville College	1,147
Tennessee Wesleyan College	1,052
South College	4,175

AREA HOSPITALS

Hospital	# of Beds
University of Tennessee Medical Center	710
Fort Sanders Regional Medical Center	541
Parkwest Medical Center	492
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
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

