



GREENBRIER
real estate advisors

New Commercial Development

Alcoa, TN

Middlesettlements Rd. & Harvest Ln

Alcoa, TN 37701

Subject Site

New Commercial Development



Contacts:

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Greenbrier Real Estate Advisors

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Property Details

Name	New Commercial Development ~ Alcoa, TN
Address	Middlesettlements Road & Harvest Lane
Space Available	9,608 SF (<i>see conceptual site plan</i>)
Lease Price	See Agent

Demographic Snapshot *2024 Data

	1 Mile	3 Mile	5 Mile
Population	4,204	40,127	77,862
Average Household Income	\$89,826	\$86,325	\$95,062

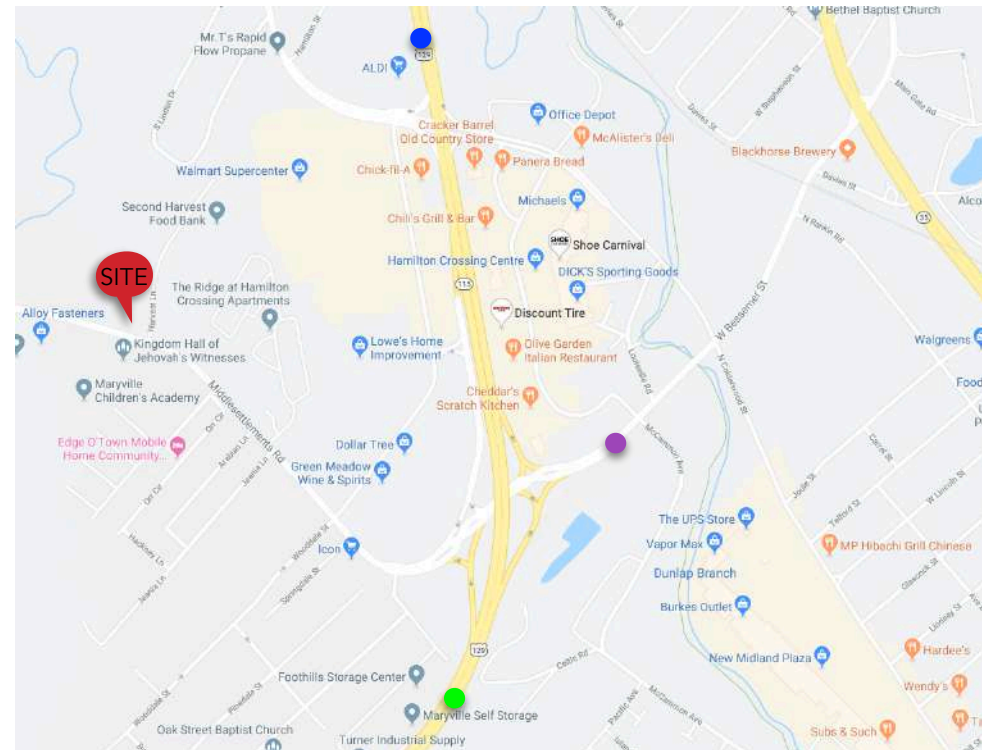
Market Overview

- New commercial development located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Great opportunity for lease or sale
- Lot is adjacent to the newly constructed Turner Homes: Clover Ridge Community (138 Homesites)
- New retail development, including Chipotle, First Watch, Orange Theory, Kay's Jewelers, & Eyeglass World in close proximity
- Great retail synergy in the area with big box retailers including Wal-Mart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New multi-family development recently constructed across the street
- Growth area with strong employment, incomes and schools

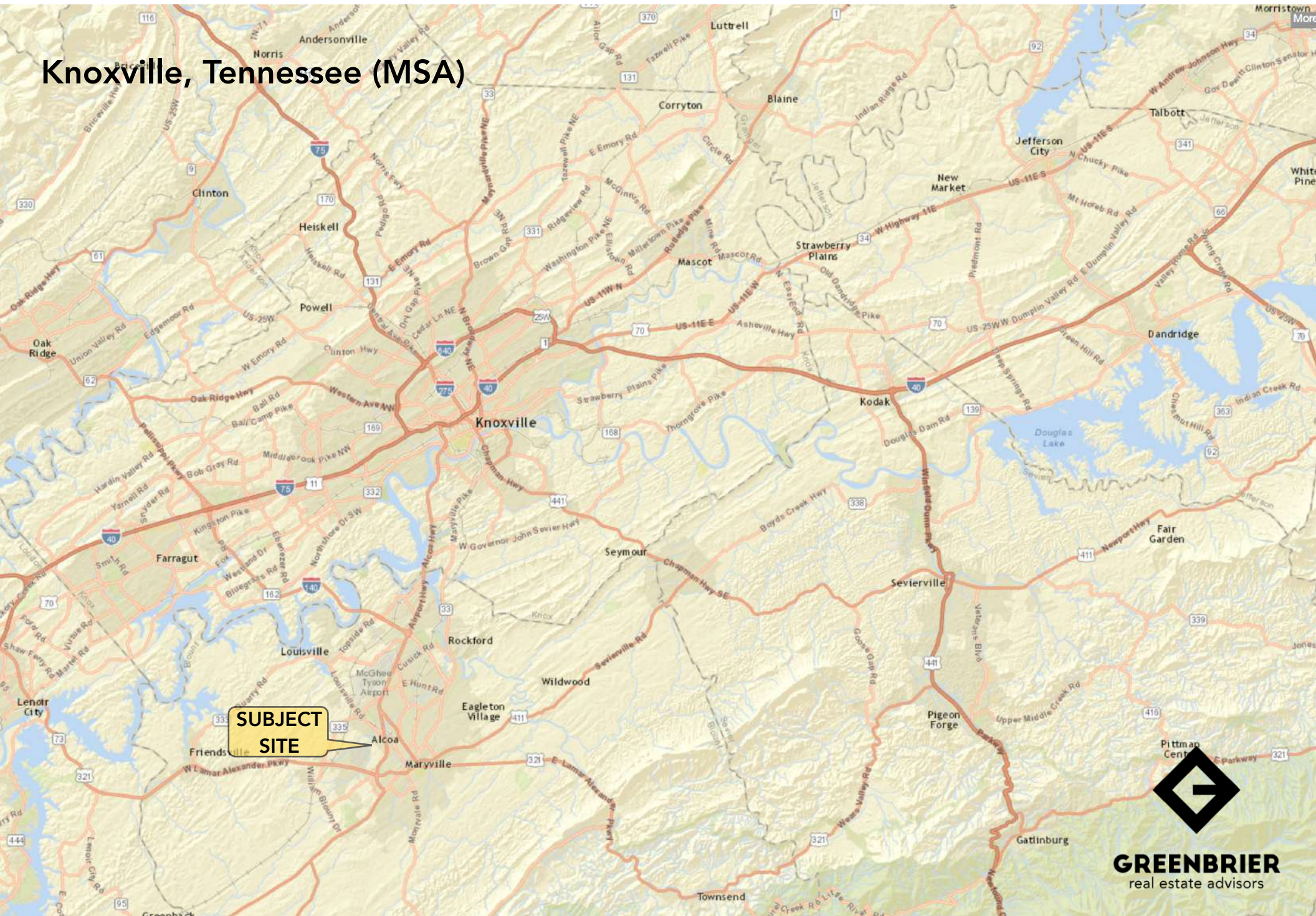
Traffic Counts *2024 Data

Alcoa Highway (North of Site)	41,104 ADT	●
Alcoa Highway (South of Site)	46,522 ADT	●
W Bessemer Street	17,291 ADT	●

Map



Knoxville, Tennessee (MSA)



**SUBJECT
SITE**



Maryville/Alcoa, TN



Maryville/Alcoa, TN



Alcoa, TN



Laurel Branch
Apartments
(92 Units)

138 Homes
TURNER HOMES
CLOVER BRIDGE

Subject Site
Middlesettlements Rd. & Harvest Ln.

269 Units
THE Ridge
APARTMENTS

Granite Depot
of Knoxville

DENSO
Manufacturing (4,150)

Orrco
Manufacturing

LOWE'S

Self-Storage Units

W Weigel's

GREEN MEADOW

TireDiscounters

sleep number
KAY FIRST WATCH EYEGLASS WORLD

WAL-MART

Second Harvest

ALDI

T-Mobile

Chick-fil-A

BLAZING PIZZA

BBQ

United

ZACHRY

COLLEGE

Maroon

Aaron's

VINTAGE

goodwill

Anderson Truss
Company

MATTRESS FIRM

Office DEPOT

Louisville Road

Great Clips

MEALSTERS

Michael's
ROSS
DRESS FOR LESS
OLD NAVY

LEE'S

SHOE
CARNIVAL
PET SMART
DICK'S

DISCOUNT
TIRE

Olive Garden

Cheddar's

Carlotta's

AspenDental

Rural King

ups

McDonald's

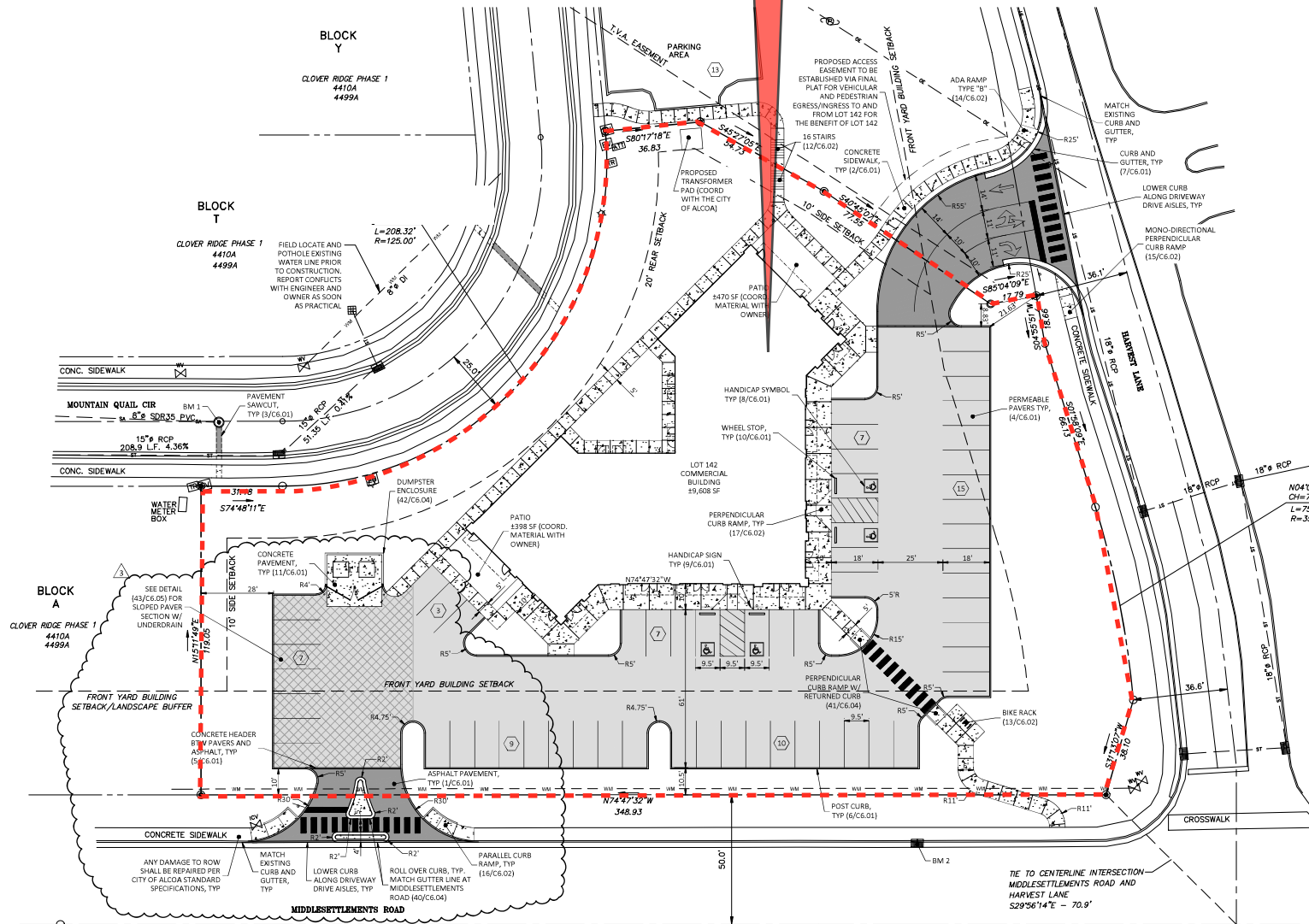
goodwill



Conceptual Site Plan

Middlesettlements Road & Harvest Lane

Subject Site
9,608 SF Available
for Lease



NOTES:

1. THE BOUNDARY DATA WAS TAKEN FROM LYNCH SURVEYS LLC, DATED JULY 15, 2024, NORTH ROTATION: NAD83 (NRS2007).
2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF ALCOA PUBLIC WORKS & ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF ALCOA PUBLIC WORKS & ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
6. PROPERTY CONCERNED REFLECTS PARCEL 0461 C 018.00 AS SHOWN IN BLOUNT COUNTY ZONING MAPS. ZONING FOR THE PROPERTY IS E. GENERAL BUSINESS E. TOTAL AREA = 11.48 AC. TOTAL DISTURBED AREA = 11.72 AC.
7. OWNER: TURNER HOMES LLC 11543 KINGSTON PIKE KNOXVILLE, TN 37934
8. BUILDING SETBACKS ARE 40-FT. IN FRONT, 20-FT. ON SIDE AND REAR.
9. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERSTAIR LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB).
10. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
11. SIGNAGE TO BE SUBMITTED, REVIEWED AND APPROVED BY CITY OF ALCOA PLANNING.

CITY OF ALCOA GENERAL NOTES:

1. CONTRACTOR IS REQUIRED TO PLACE A TENNESSEE ONE-CALL PRIOR TO BEGINNING CONSTRUCTION. TN-1-CALL TICKET NUMBER MUST BE KEPT KNOWN BY ALL EXCAVATION OPERATORS.
2. DEVELOPMENT CERTIFICATION IS REQUIRED FOR UNDERGROUND STONE MEDIA STORAGE SYSTEMS. VERIFICATION WILL NEED TO BE CERTIFIED BY A REGISTERED LAND SURVEYOR OR A PROFESSIONAL ENGINEER. VERIFICATION SHOULD INCLUDE THE FOLLOWING ITEMS:
 - A. ELEVATION OF THE BOTTOM OF THE PIT (TO BE SHOT BEFORE NO. 2 STONE IS PLACED)
 - B. LENGTH AND WIDTH OF THE PIT
 - C. ELEVATION OF THE TOP OF THE PIT (WHEN NO. 2 STONE FILL IS COMPLETE)
 - D. GEOTEXTILE FABRIC IS INSTALLED ON SIDES OF THE PIT
 - E. USE OF CLEAN STONE
3. ALL PAVEMENT MARKINGS WITHIN THE ROW SHALL BE THERMOPLASTIC.
4. ALL SIDEWALK, CURB RAMP, AND CROSSINGS SHALL MEET PROWAG REQUIREMENTS.

PARKING SUMMARY

REQUIRED PARKING:	65 SPACES
RESTAURANT (9,608 SF @ 1 SPACE PER 150 SF)	6 SPACES
PATIOS (868 SF @ 1 SPACE PER 150 SF)	6 SPACES
TOTAL REQUIRED PARKING:	77 SPACES
TOTAL PARKING PROVIDED:	54
STANDARD SPACES (9.5x18')	4
HANDICAP (VAN) SPACES	58 SPACES
TOTAL (INCLUDING 13 CLOVER RIDGE SPACES)	77 SPACES

IMPERVIOUS AREA:

PARKING IMPERVIOUS	20,365 SF
OTHER IMPERVIOUS	19,699 SF
TOTAL IMPERVIOUS	40,064 SF
TOTAL AREA	164,469 SF
PERCENTAGE OF IMPERVIOUS	63%

LEGEND:

	HEAVY DUTY ASPHALT PAVEMENT
	SLOPED PERVIOUS PAVERS
	PERVIOUS PAVERS
	PROPOSED CONCRETE PAVEMENT
	PROPERTY/ROW LINE
	BUILDING SETBACK
	NUMBER OF PARKING SPACES
	DETAIL REF (DETAIL NO./SHT NO.)
	TYPICAL



TURNER HOMES, LLC
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
MR. ANDREW FRASER
ANDREW.FRASER@TURNERHOMES.COM
865.777.1200

NO.	DATE	REVISION
1	01/14/25	REVISED PER CITY OF ALCOA COMMENTS
2	01/14/25	REVISED PER CITY OF ALCOA COMMENTS
3	01/14/25	REVISED PER CITY OF ALCOA COMMENTS

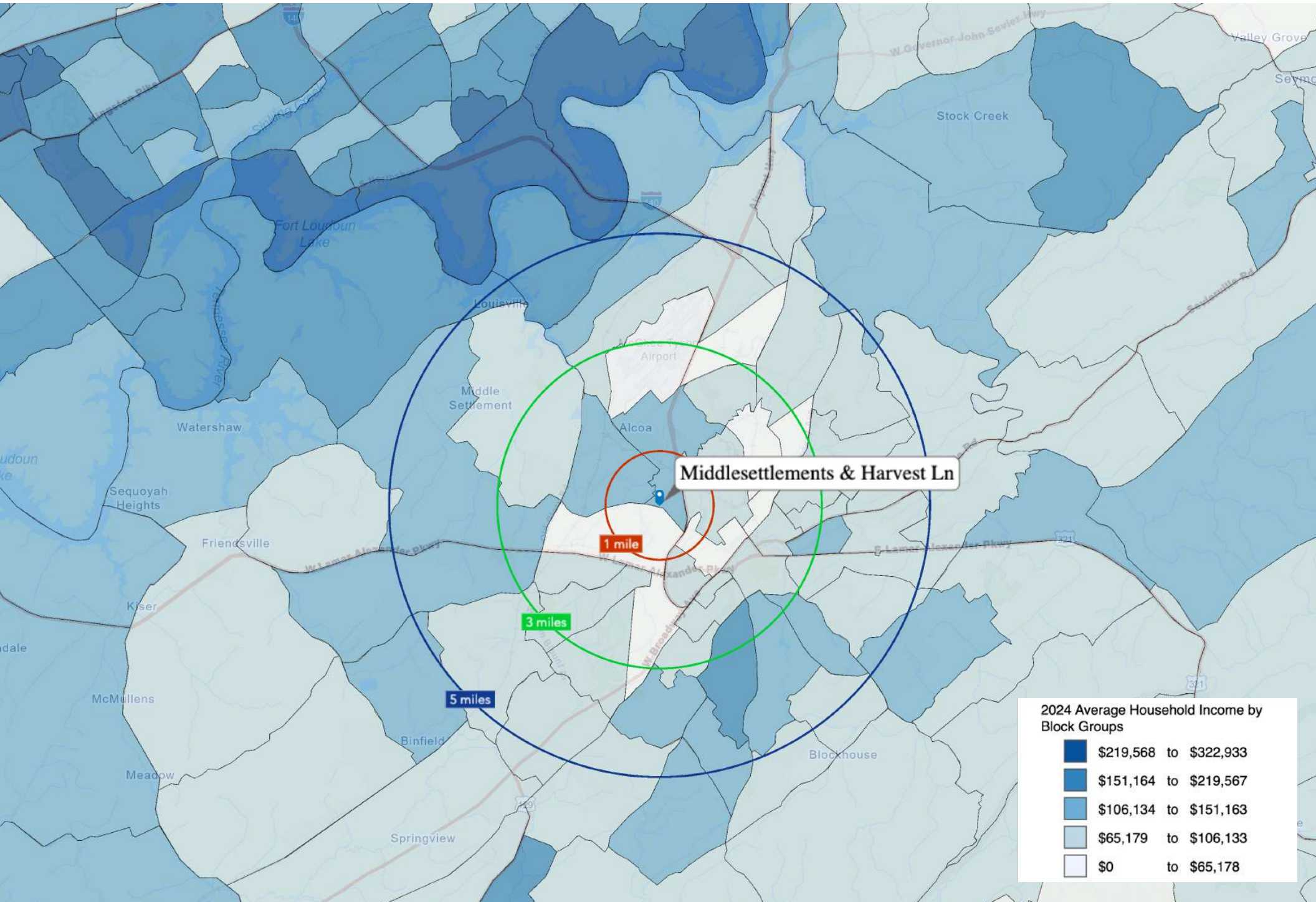
DEV-2024-044 THE SHOPS AT CLOVER RIDGE
NW CORNER OF MIDDLESSETTLEMENTS AND
HARVEST IN MARYVILLE, TN 37801
LAYOUT & PAVING PLAN

C1.01

10/07/2024



Middlesettlements Road & Harvest Lane



(5 Mile Radius)

KEY FACTS

77,862



2024 Total Population (Esri)



Average
Household Size

41.1

2024 Median Age (Esri)

\$71,996

Median Household
Income

EDUCATION



No High
School
Diploma



35%

High
School
Graduate



27%

Some
College



31%

Bachelor's/Grad/Prof
Degree

2024 Daytime
Population

2024 Total Daytime
Population 89,492

2024 Daytime
Population: Workers 47,719

2024 Daytime
Population: Residents 41,773

BUSINESS



2,931

Total Businesses



50,956

Total Employees

EMPLOYMENT



White Collar

62%



Blue Collar

24%



Services

13%

Unemployment Rate

3.9%

105-107 Harvest Ln, Alcoa, Tennessee, 37701

Average Household Income



\$95,062

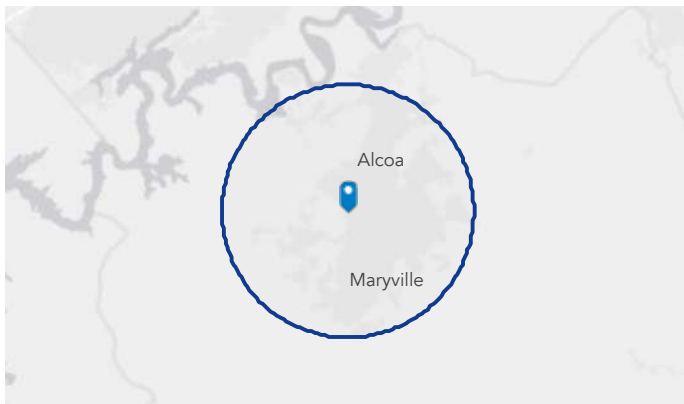
2024 Average Household Income

Total Retail Sales



\$11,544,520,709

2024 Total (SIC01-99) Sales (\$000)





KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

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

Trade Area	Population	Avg HH Inc.	Median Age
OAK RIDGE	34,265	\$93,000	45.6
POWELL / NORTH SECTOR	82,027	\$84,704	38.5
CEDAR BLUFF	84,210	\$126,262	40.2
TURKEY CREEK / FARRAGUT	67,705	\$152,802	46.0
LENOIR CITY	32,803	\$87,188	45.7
HALLS / FOUNTAIN CITY	82,846	\$88,693	41.7
NORTHEAST	25,715	\$79,493	42.5
STRAWBERRY PLAINS	15,129	\$84,433	45.6
SOUTH	40,422	\$73,824	39.2
DOWNTOWN / INNER CIRCLE	77,177	\$54,306	31.5
MARYVILLE / ALCOA	99,965	\$84,836	43.4
BEARDEN	28,293	\$131,714	41.5

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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



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