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real estate advisors

Interstate Land Available

Gray, TN - Exit 13 @ I-26

Contacts:

Josiah Glafenhein

(865) 206-0180

josiah@greenbrier-rea.com



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Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

www.greenbrier-rea.com

Property Details

Name	Interstate Land Available ~ Gray, TN (exit 13)
Address	Suncrest Drive Gray, TN 37615
Lot Size	14.16 Acres +/-
Price	See Agent

Demographic Snapshot *2024 Data

	1 Mile	3 Mile	5 Mile
Population	1,921	17,094	40,504
Average Household Income	\$78,552	\$104,358	\$114,092

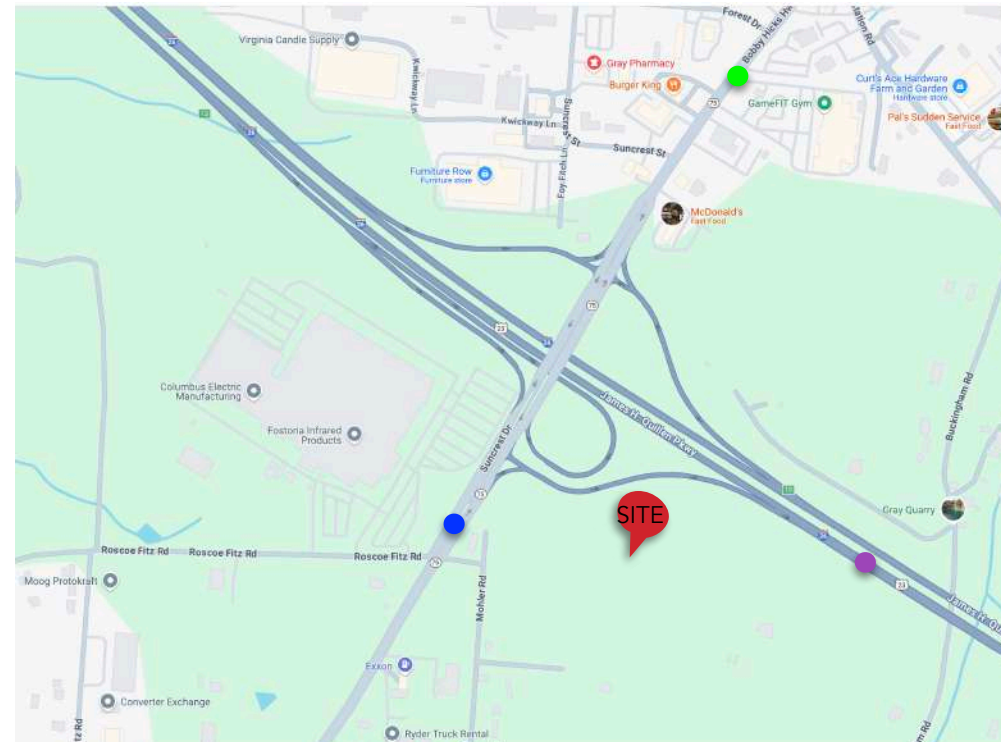
Market Overview

- Gray, TN is located halfway between Johnson City, TN and Kingsport, TN off of I-26 — Part of the greater Tri-City MSA (Johnson City, Kingsport & Bristol)
- Property is located on Suncrest Drive in Gray, TN (Exit 13 off I-26)
- Excellent interstate opportunity with large acreage (14.16 Acres +/-)
- Good visibility from I-26 and easy access off Suncrest Drive

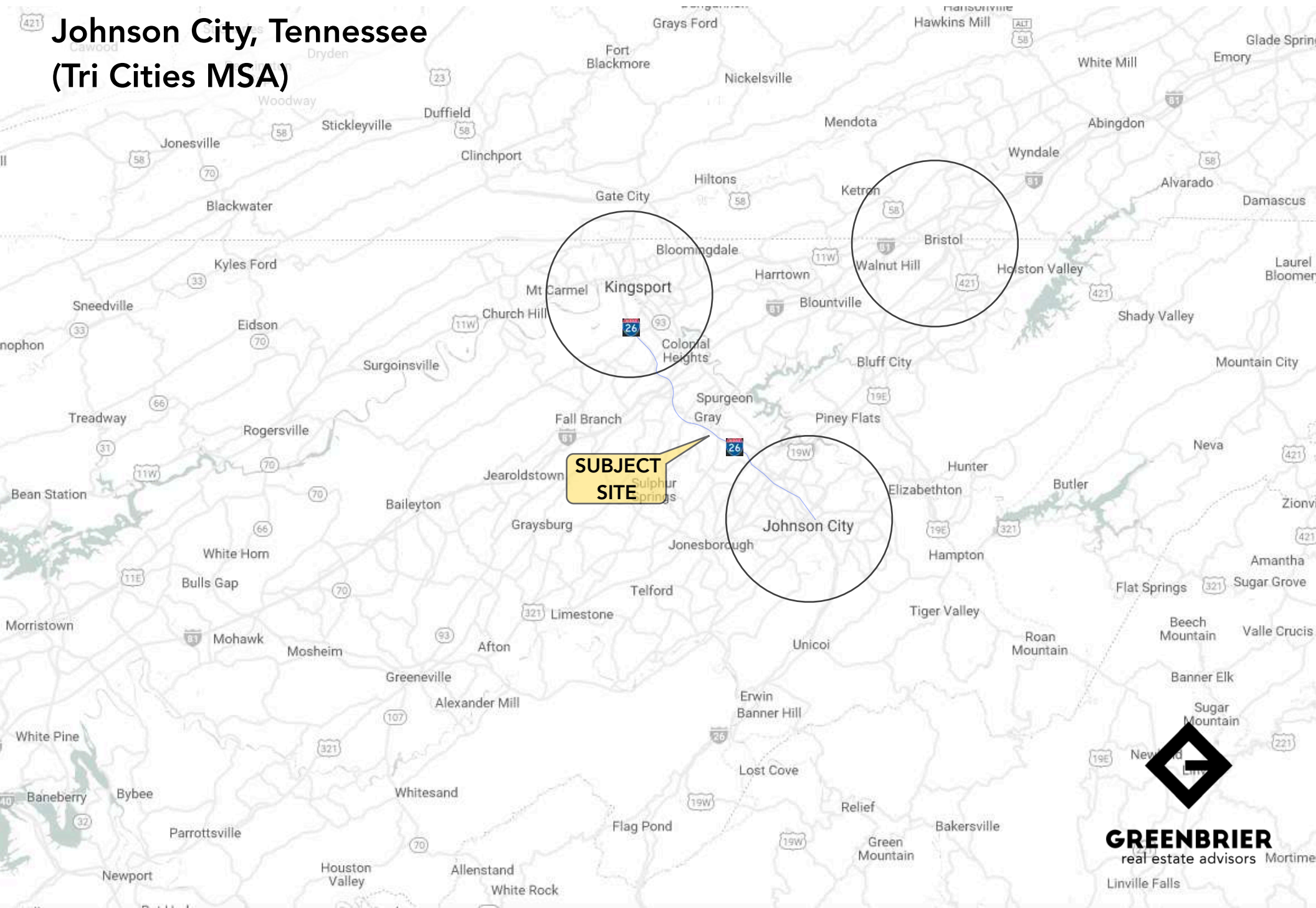
Traffic Counts *2024 Data

Suncrest Drive	20,505 ADT
Interstate I-26	63,934 ADT
Bobby Hicks Highway	15,602 ADT

Map



Johnson City, Tennessee (Tri Cities MSA)



East Tennessee (Tri-Cities MSA)

**Subject Site**

Gray, TN



Gray, TN





Gray, TN

Subject Site
(14.16 Acres +/-)

(14.16 Acres +/-)

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Gray, TN







(5 Mile Radius)

KEY FACTS

40,504



2024 Total Population (Esri)



Average
Household Size

44.2

2024 Median Age (Esri)

\$87,270

Median Household
Income

EDUCATION

4%

No High
School
Diploma



26%

High
School
Graduate



29%

Some
College



41%

Bachelor's/Grad/Prof
Degree

2024 Daytime Population	
2024 Total Daytime Population	34,038
2024 Daytime Population: Workers	11,896
2024 Daytime Population: Residents	22,142

BUSINESS



899

Total Businesses



13,396

Total Employees

EMPLOYMENT



White Collar

73%



Blue Collar

18%



Services

9%

3.4%

Unemployment Rate

Gray, Tennessee ~ Exit 13 @ I-26

Average Household Income



\$114,092

2024 Average Household Income

Total Retail Sales



\$3,942,208,391

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

