

HWY 411 & HAGLER STREET
MADISONVILLE, TN



COMMERCIAL LOTS FOR SALE

Property Information

- ♦ Lot 1: .78 acres \$375,000; Lot 2: .78 acres \$360,000; Lot 3: 2.2 acres \$500,000
- ♦ Retail, QSR, or mixed-use development opportunity located on Hwy 411
- ♦ Traffic Count: 19,972 Hwy 411; 12,268 Hwy 68
- ♦ Retail Nearby: Taco Bell, Bojangles, Sonic, Walmart, Ingles, Walgreens
- ♦ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
Population:	8,107	15,791	43,751
Avg Household Income:	\$66,299	\$62,716	\$67,070

Brock Warwick

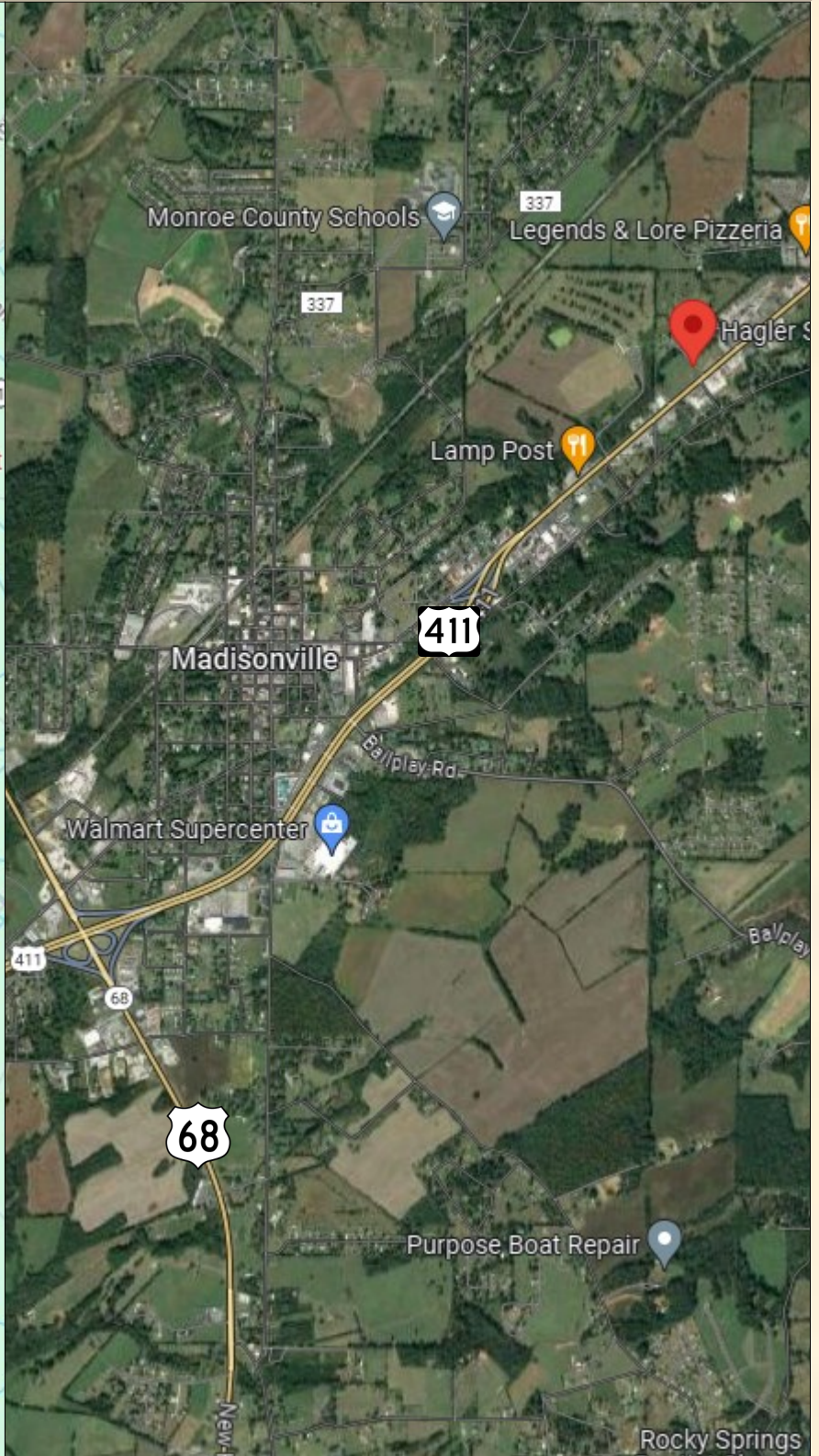
7216 Wellington Drive, Suite One

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Regional Map



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Trade Area Aerial



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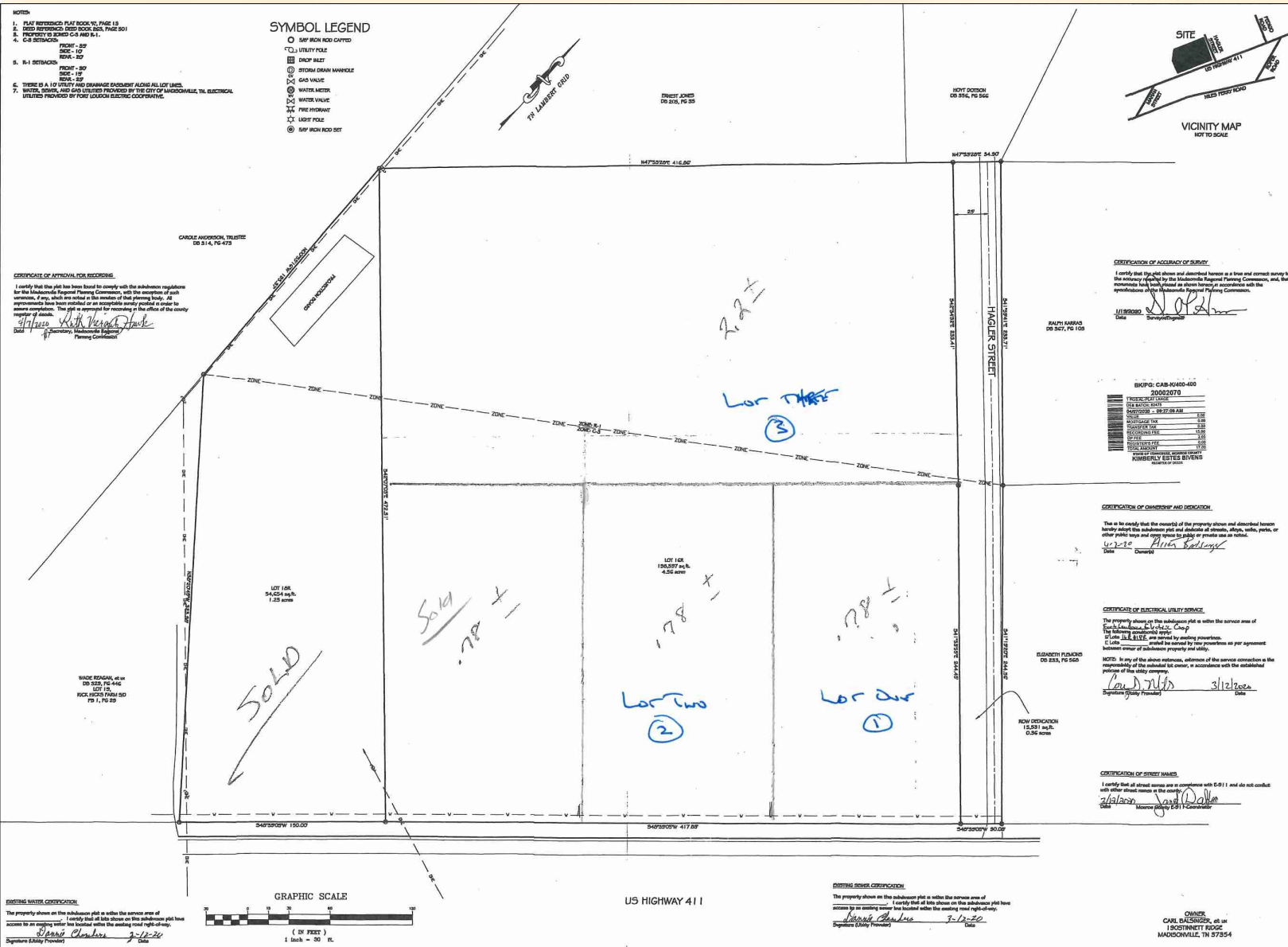
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Survey



Elevations



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Demographics

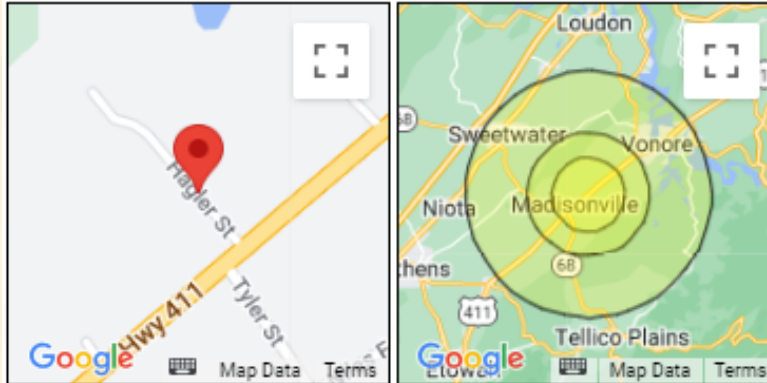


EASI Updated Site Selection Reports & Analysis **Executive Summary**

Address: Hagler Street Madisonville TN

Latitude: 35° : 31' : 51"

Longitude: -84° : 20' : 35"



Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/2000)	5,886	12,016	33,935
Population (4/1/2010)	7,074	14,306	39,331
Population (4/1/2020)	7,777	15,151	41,800
Population (1/1/2023)	8,107	15,791	43,751
Population (1/1/2028)	8,365	16,290	45,200
Percent Growth (2023/2020)	4.24	4.22	4.67
Percent Forecast (2028/2023)	3.18	3.16	3.31
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	2,393	4,780	13,464
Households (4/1/2010)	2,792	5,637	15,799
Households (4/1/2020)	3,172	6,044	17,052
Households (1/1/2023)	3,326	6,340	17,994
Households (1/1/2028)	3,447	6,567	18,679
Percent Growth (2023/2020)	4.85	4.90	5.52
Percent Forecast (2028/2023)	3.64	3.58	3.81
GENERAL POPULATION CHARACTERISTICS			
Median Age	44.5	43.1	46.0
Male	4,047	7,620	21,198
Female	4,060	8,171	22,553
Density	241.0	170.3	149.4
Urban	4,564	5,886	13,439
Rural	3,543	9,905	30,312

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GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2023)	3,326	6,340	17,994
Families	2,083	3,988	11,832
Non-Family Households	1,243	2,352	6,162
Average Size of Household	2.38	2.45	2.40
Median Age of Householder	58.6	57.0	58.7
Median Value Owner Occupied (\$)	159,637	159,134	167,922
Median Rent (\$)	584	569	487
Median Vehicles Per Household	2.4	2.4	2.5
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3,600	6,915	19,846
Housing, Owner Occupied	2,155	4,460	12,513
Housing, Renter Occupied	1,171	1,880	5,481
Housing, Vacant	274	575	1,852
POPULATION BY RACE			
White Alone	7,141	14,105	38,910
Black Alone	177	231	818
Asian Alone	50	95	220
American Indian and Alaska Native Alone	31	63	178
Other Race Alone	118	241	988
Two or More Races	590	1,056	2,637
POPULATION BY ETHNICITY			
Hispanic	254	538	1,950
White Non-Hispanic	7,029	13,849	38,080
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	223,565,838	401,696,575	1,218,108,441
Total Household Income (\$)	220,509,090	397,620,587	1,206,858,068
Median Household Income (\$)	48,241	48,170	51,736
Average Household Income (\$)	66,299	62,716	67,070
Per Capita Income (\$)	27,577	25,438	27,842
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	199,747	260,771	895,765
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	212,227.8	402,115.7	1,166,537.6
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	1,591	2,428	11,627
Establishments, Total (by Place of Work)	183	275	660
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	104	105	106
EASI Total Crime Index (US Avg=100; A=High)	111	111	113
EASI Weather Index (US Avg=100)	114	114	114
BLOCK GROUP COUNT	6	11	30

Footnotes:
 © 2023 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2023 unless otherwise stated.

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