

Revised Property Report: 201 Woodland Acres Rd, Maryville, TN

Date: January 10, 2026 **By:** Frank Weiskopf, CCIM **Re:** Updated Property Analysis – Medical Office & Commercial Synergy

Executive Summary This report evaluates the development potential of **201 Woodland Acres Road**, a **4.60-acre** parcel in Maryville, TN, listed at **\$2,145,000** (\$466,304/acre). Positioned directly adjacent to the city-approved **Walmart Supercenter**, the site is a prime development opportunity. Confirmed infrastructure upgrades—specifically the **new traffic signal at US 411**—and the site’s “gently rolling” topography make it highly adaptable. While the layout is uniquely suited for a **medical office campus**, the site’s high-visibility “hard corner” location effectively supports a range of commercial uses typical of Walmart outparcels.

Critical Infrastructure & Access Updates The site’s connectivity is being transformed by city-designed infrastructure, integrating it into a high-volume commercial corridor:

- **New Traffic Signal at US 411:** A confirmed traffic signal at the intersection of US Highway 411 and the relocated Woodland Acres Road provides essential controlled access for high-volume commercial traffic.
- **New Woodland Acres Road:** A new arterial road will be constructed from US 411 to Amerine Station Road, effectively placing this property at the “hard corner” of a major new intersection.
- **Amerine Station Road Extension:** Partially completed with final phases designed, this extension ensures the site captures cross-traffic from the Walmart Supercenter and northern residential zones.

Site Configuration & Topography

- **Acreage & Layout:** The confirmed **4.60 net acres** will be bisected by the new road alignment. This creates two distinct but synergistic tracts, allowing for a multi-pad development or a cohesive campus.
- **Topography:** The site is characterized as **gently rolling**. This terrain allows for prominent signage visibility and interesting architectural elevations while remaining conducive to standard commercial grading.
- **Zoning:** Zoned **Business & Transportation (BT)**, the site permits a broad spectrum of commercial uses.

Highest and Best Use: Medical & Commercial Mix The property offers the flexibility to capture either a single large user or a mix of tenants that thrive on “big box” anchored traffic:

- **1. Medical Office Campus (Primary Ideal Use):** The dual-tract layout is perfect for a “hub-and-spoke” medical model. One tract can house a primary urgent care or multi-specialty

clinic with high visibility, while the second tract serves complementary uses like physical therapy, imaging, or specialized private practice. The signalized access ensures safety for patients, while the separation from the main retail cluster provides a professional atmosphere.

- **2. High-Volume Retail & Service (The "Walmart Advantage"):** Sites adjacent to Supercenters historically command premiums from tenants who rely on the "gravitational pull" of the anchor.
 - **Quick Service Restaurants (QSR):** The new traffic signal and road connection make the hard corners ideal for drive-thru operators (e.g., coffee, chicken, or burger concepts) seeking to capture the morning commuter or evening shopper traffic.
 - **Automotive Services:** National tire centers, express oil change facilities, or car washes frequently co-locate with Walmarts to capture customers during their shopping trips. The "Business & Transportation" zoning specifically supports these uses.
 - **Neighborhood Service Center:** A modern strip center (10,000–15,000 SF) catering to "daily needs" tenants—hair salons, cellular stores, insurance agencies, and shipping centers—that benefit from the constant flow of Walmart traffic.
 - **Financial Institutions:** The visibility and signalized corner appeal to banks or credit unions looking for a new branch location in a growing trade area.

Market Demographics (5-Mile Radius) The demographic profile supports both medical and retail service providers:

- **Population Density:** 47,698 residents within 5 miles.
- **Economic Stability:** Average Household Income is \$56,208, with over \$1 billion in aggregate spending power, indicating a population base with disposable income for retail goods and healthcare services.