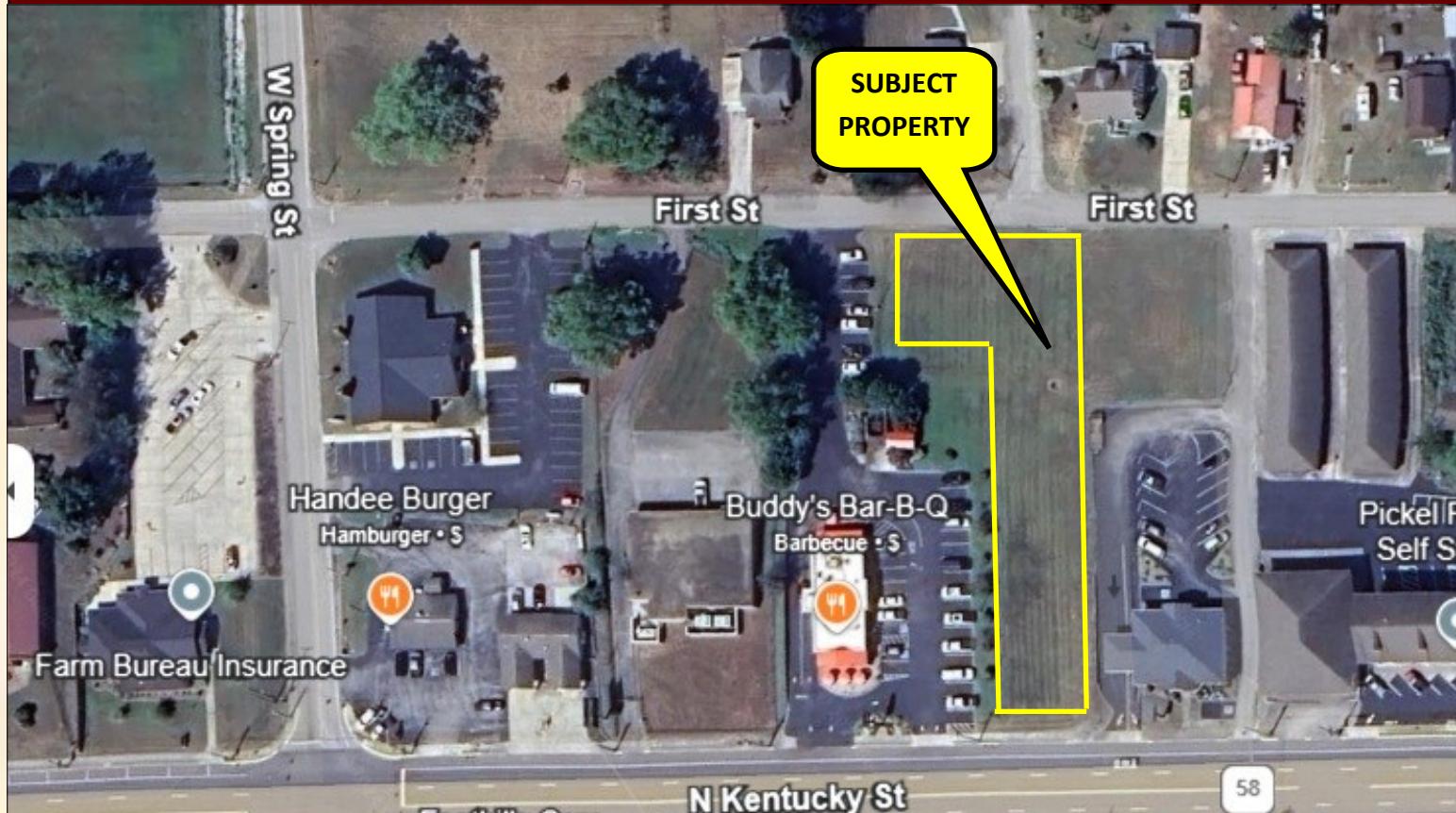


**419 N KENTUCKY STREET
KINGSTON, TN**



COMMERCIAL LOT FOR SALE

Property Information

- ◆ **0.69 Acres**
- ◆ **\$375,000**
- ◆ C-1 General Business District Zoning
- ◆ Traffic Count: 57,862 I-40; 13,381 SR-70; 12,801 N Kentucky Street
- ◆ Retail Nearby: Buddy's Bar-B-Q, Sonic, Valvoline, Dollar Tree, Taco Bell, McDonald's
- ◆ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>
Population:	11,288	21,194
Avg Household Income:	\$87,054	\$85,741

Matthew Castle

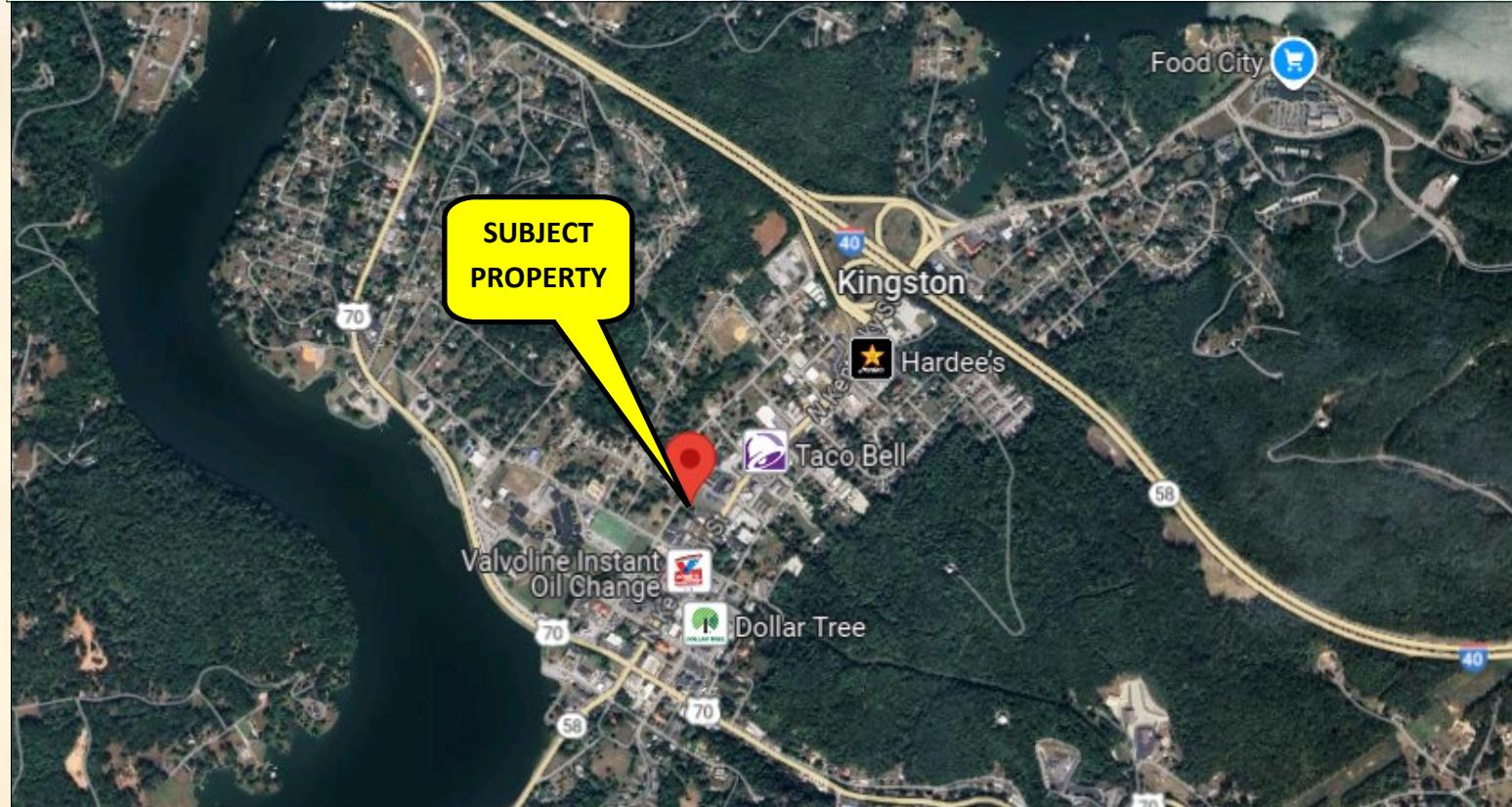
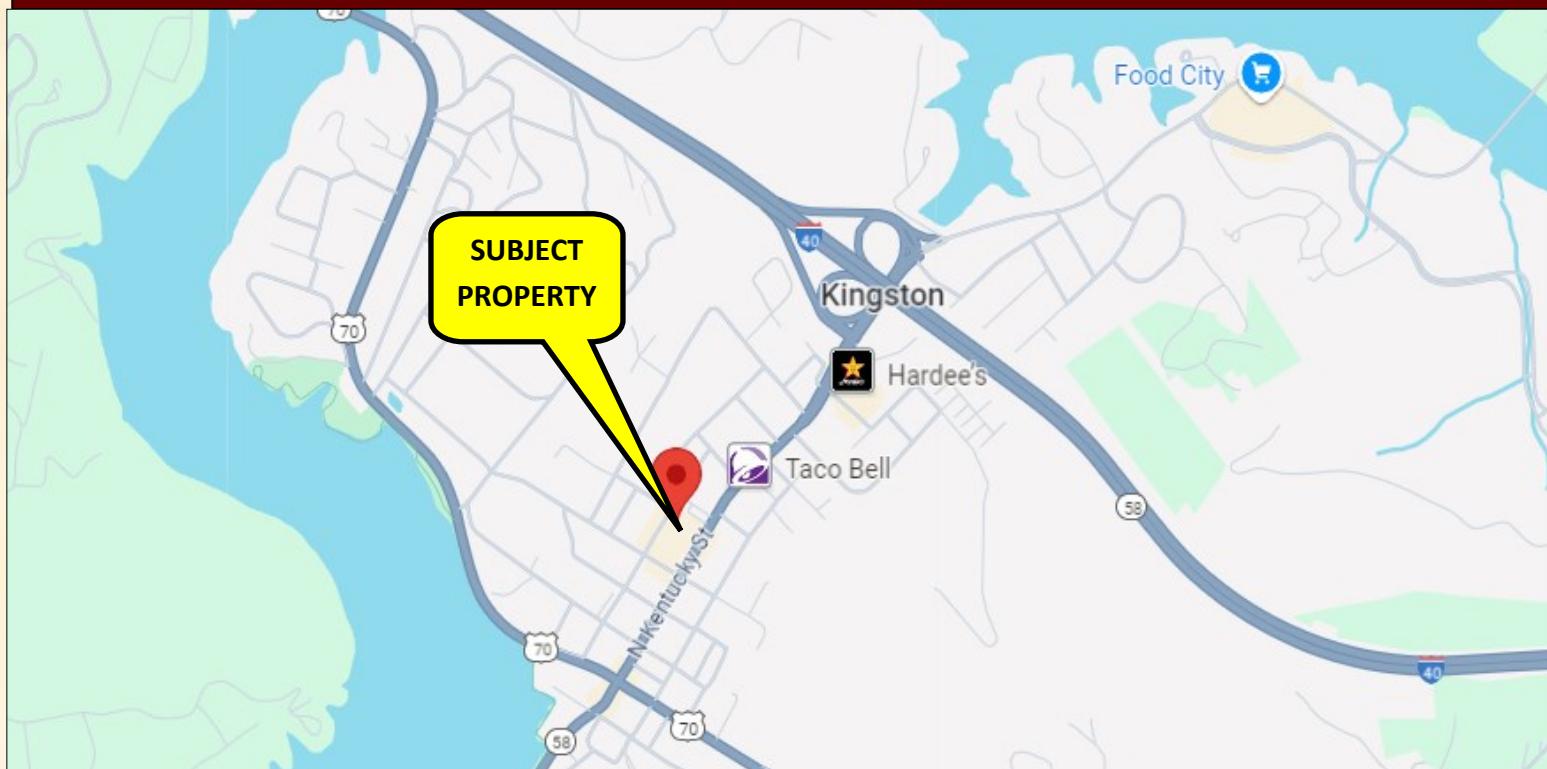
7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Regional Map



Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Trade Area Aerial



Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Site



Matthew Castle

7216 Wellington Drive, Suite One

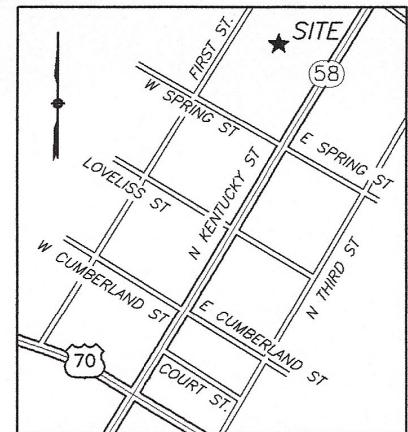
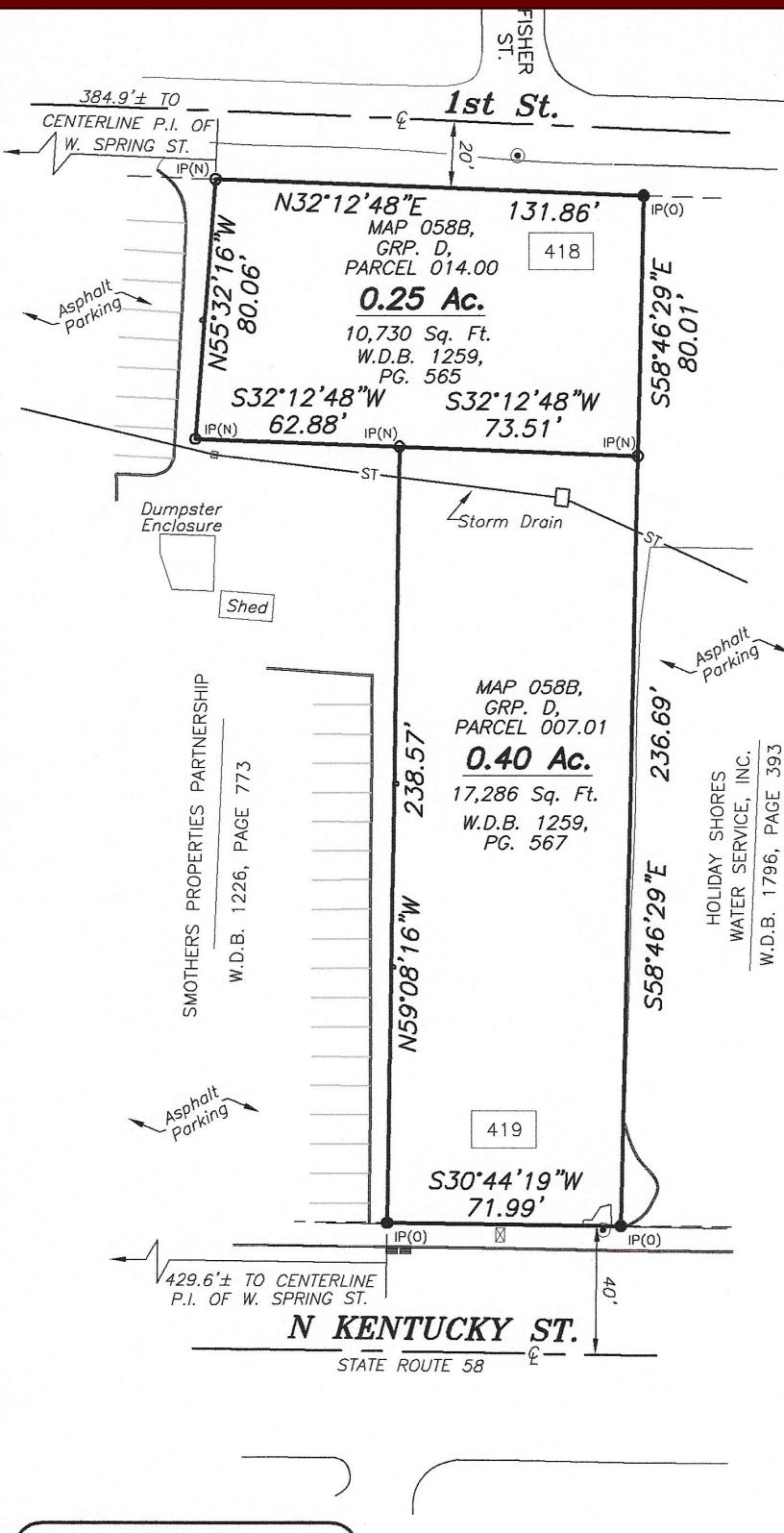
Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

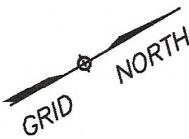
Oliver Smith Realty & Development Co.
www.oliversmithrealty.com

Survey



NOTES:

1. PROPERTY CORNERS MARKED AS NOTED.
2. SOURCE OF TITLE IS WARRANTY DEED BOOK 1259, PAGE 565 AND WARRANTY DEED BOOK 1259, PAGE 567, REGISTER OF DEEDS OFFICE, ROANE COUNTY, TENNESSEE
4. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 47145C0094G, EFFECTIVE DATE NOVEMBER 18, 2009, THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
5. THIS SURVEY AND MAP IS SUBJECT TO NOTES, EASEMENTS AND CONDITIONS OF RECORD AS MAY BE REVEALED BY A CURRENT TITLE SEARCH.
6. EASEMENT OF RECORD, IF ONE EXISTS FOR STORM DRAINAGE LINE THROUGH PARCEL 007.01, WAS NOT RECOVERED BY THE SURVEYOR.



LEGEND

IP(O)	Iron Pin (Old)
IP(N)	1/2" Iron PiN (New)
¢	Centerline
P.I.	Point of Intersection
R.O.W.	Right of Way
W.D.B.	Warranty Deed Book
419	E-911 Address
•	Light Pole
☒	Water Meter
◎	San. Sewer Manhole

Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Oliver Smith Realty & Development Co.
www.oliversmithrealty.com

Photos



Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Demographics



EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 418 First Street Kingston TN

Latitude: 35° : 52' : 32"

Longitude: -84° : 30' : 53"

Description	3 Miles	5 Miles
POPULATION BY YEAR		
Population (4/1/2000)	10,204	19,929
Population (4/1/2010)	10,964	20,304
Population (4/1/2020)	10,778	20,033
Population (1/1/2024)	11,288	21,194
Population (1/1/2029)	11,695	21,962
Percent Growth (2024/2020)	4.73	5.80
Percent Forecast (2029/2024)	3.61	3.62
HOUSEHOLDS BY YEAR		
Households (4/1/2000)	4,289	8,414
Households (4/1/2010)	4,643	8,607
Households (4/1/2020)	4,623	8,554
Households (1/1/2024)	4,885	9,130
Households (1/1/2029)	5,059	9,456
Percent Growth (2024/2020)	5.67	6.73
Percent Forecast (2029/2024)	3.56	3.57
GENERAL POPULATION CHARACTERISTICS		
Median Age	48.0	47.3
Male	5,455	10,458
Female	5,833	10,736
Density	396.9	305.6
Urban	9,260	14,395
Rural	2,028	6,799

Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Demographics

GENERAL HOUSEHOLD CHARACTERISTICS		
Households (1/1/2024)	4,885	9,130
Families	3,190	5,912
Non-Family Households	1,695	3,218
Average Size of Household	2.29	2.31
Median Age of Householder	61.4	59.4
Median Value Owner Occupied (\$)	184,686	183,253
Median Rent (\$)	669	623
Median Vehicles Per Household	2.4	2.5
GENERAL HOUSING CHARACTERISTICS		
Housing, Units	5,304	10,127
Housing, Owner Occupied	3,595	6,730
Housing, Renter Occupied	1,290	2,400
Housing, Vacant	419	997
POPULATION BY RACE		
White Alone	10,090	18,821
Black Alone	359	735
Asian Alone	90	164
American Indian and Alaska Native Alone	46	95
Other Race Alone	85	131
Two or More Races	618	1,248
POPULATION BY ETHNICITY		
Hispanic	235	419
White Non-Hispanic	9,988	18,658
GENERAL INCOME CHARACTERISTICS		
Total Personal Income (\$)	426,657,579	784,686,105
Total Household Income (\$)	425,261,130	782,814,941
Median Household Income (\$)	65,845	61,130
Average Household Income (\$)	87,054	85,741
Per Capita Income (\$)	37,797	37,024
RETAIL SALES		
Total Retail Sales (including Food Services) (\$)	378,876	742,348
CONSUMER EXPENDITURES		
Total Annual Expenditures (\$000)	330,699.2	615,384.2
EMPLOYMENT BY PLACE OF BUSINESS		
Employees, Total (by Place of Work)	3,886	4,830
Establishments, Total (by Place of Work)	358	446
EASI QUALITY OF LIFE		
EASI Quality of Life Index (US Avg=100)	112	108
EASI Total Crime Index (US Avg=100; A=High)	83	103
EASI Weather Index (US Avg=100)	114	114
BLOCK GROUP COUNT	7	14

Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Zoning

11-407. C-1, General Business District. Within the C-1, General Business District as shown on the Zoning Map of Kingston, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply:

1. **Permitted Uses and Structures.**
 - a. All uses permitted or permitted on review in the O-1, Office District.
 - b. Retail trade - including but not limited to: food and drink, general merchandise, apparel and accessories, furniture and home furnishing and equipment.
 - c. Retail trade - drug and proprietary, antiques, books and stationary, sporting goods, farm and garden supplies, jewelry, florists, and optical and photographic supplies.
 - d. Finance, insurance, and real estate services.
 - e. Business services.
 - f. Personal services - laundering and dry cleaning and beauty and barber services.
 - g. Repair services, including automotive and automotive related services, provided, however, that all major repairs, automotive or otherwise, including but not limited to major overhauls, body and fender work, painting (except for minor touch-ups using standard touch-up size paint containers), upholstering and welding shall be conducted within an enclosed building and provided that no outdoor storage of automobile parts or similar materials, or outdoor storage of more than three (3) wrecked or temporarily inoperable motor vehicles awaiting repairs shall be permitted.
 - h. Professional services.
 - i. Governmental services not including correctional institutions and military reservations.
 - j. Entertainment assembly not including drive-in movies.
 - k. Cultural activities.
 - l. Residential hotels and transient lodgings provided that the requirements of 11-309 (1)(d) are met.
 - m. Religious activities and welfare and charitable services.
 - n. Railroad transportation.
2. **Uses and Structures Permitted on Review by the Board of Zoning Appeals.**
 - a. Any use which, in the opinion of the Board of Zoning Appeals, is of the same general character of the above permitted uses and subject to such conditions and safeguards as the BZA may specify to preserve the character of the district.
3. **Area Regulations.** Buildings shall be located so as to comply with the following requirements:
 - a. Minimum depth of front yard: 10 feet.
 - b. Minimum depth of rear yard: 20 feet.
 - c. Minimum width of side yards: 5 feet.

However, commercial buildings may be built next to a common lot line by a common consent, if the lot line walls have a fire resistance rating equal to that required for Fire Districts by the Southern Standard Building Code. Evidence of common consent must be filed in writing with the building inspector upon application for a building permit.

Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com

Disclosure

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. The information contained in the following Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Oliver Smith Realty & Development Company Inc. and should not be made available to any other person or entity without the written consent of Oliver Smith Realty & Development Co. Inc. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Oliver Smith Realty & Development Co. Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Oliver Smith Realty & Development Co. Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied. Photos herein are the property of their respective owners and use of these images without the express written consent of the Owner is prohibited. Recipient also agrees not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Oliver Smith Realty & Development Co. Inc. The information contained in this Memorandum has been obtained from sources we believe to be reliable; however, Oliver Smith Realty & Development Co. Inc. has not verified, and will not verify, any of the information contained herein, nor has Oliver Smith Realty & Development Co. Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures and efforts to verify all the information set forth herein or provided by Oliver Smith Realty & Development Co. Inc.

Matthew Castle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (865) 405-3709

Email: matthewcastle@oliversmithrealty.com