

MULTIFAMILY PROPERTY FOR SALE

1803 CLINCH AVE, KNOXVILLE, TN 37916

1803 Clinch Ave



COHL MORGAN, EXECUTIVE VP
865.603.9887
cohl@pwa-properties.com

KEVIN TIPTON, SENIOR ADVISOR
865.210.0228
kevin@pwa-properties.com



\$2,150,000 | 5,172 SF

WALKING DISTANCE TO THE
UNIVERSITY OF TENNESSEE

 **PWA**
PROPERTIES
PLAN • WORK • ACHIEVE

Property Summary



PROPERTY DESCRIPTION

Originally built in 1930, this historic and meticulously maintained property sits in the heart of the Fort and is walking distance to the University of Tennessee. The property has historically been used as both office and student housing. The property will allow for 10+ bedrooms and has 10 on-site parking spaces.

PROPERTY HIGHLIGHTS

- Historically used as Office or Student Housing
- Built in 1930
- Allows for 10+ bedrooms
- Walking distance to the University of Tennessee



OFFERING SUMMARY

Sale Price:	\$2,150,000
Year Built:	1930
Building Size:	5,172 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,510	2,729	5,047
Total Population	6,961	12,022	18,491
Average HH Income	\$51,263	\$39,976	\$42,680

COHL MORGAN, EXECUTIVE VP
865.603.9887
cohl@pwa-properties.com

KEVIN TIPTON, SENIOR ADVISOR
865.210.0228
kevin@pwa-properties.com

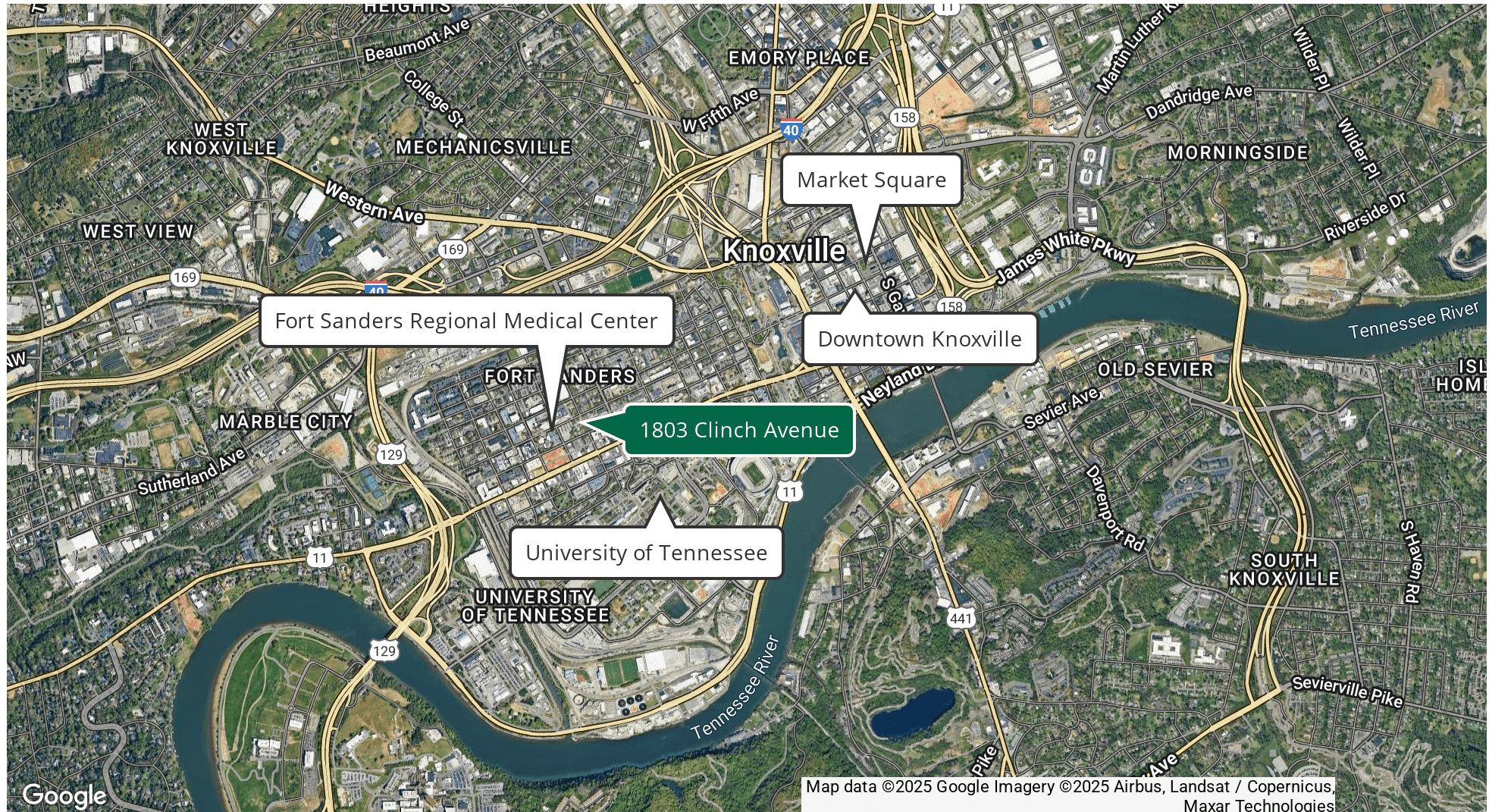
Additional Photos



COHL MORGAN, EXECUTIVE VP
865.603.9887
cohl@pwa-properties.com

KEVIN TIPTON, SENIOR ADVISOR
865.210.0228
kevin@pwa-properties.com

Location Map



COHL MORGAN, EXECUTIVE VP
865.603.9887
cohl@pwa-properties.com

KEVIN TIPTON, SENIOR ADVISOR
865.210.0228
kevin@pwa-properties.com

PWA
PROPERTIES
PLAN • WORK • ACHIEVE

Cohl Morgan



COHL MORGAN

Executive VP

cohl@pwa-properties.com

Direct: **865.603.9887**

PROFESSIONAL BACKGROUND

Cohl Morgan is the co-founder and Executive Vice President of PWA Properties. Cohl is an East Tennessee native and alumni from the University of Tennessee where he majored in Finance. Cohl specializes in multifamily sales and has recently brokered over \$300,000,000 of multifamily properties.

Cohl has received multiple awards and recognition for his sales performance. He was awarded the East Tennessee Realtors Rising Star Award in 2020. In 2023, Cohl was a member of the Knox News 40 Under 40 Class for his professional achievements and service to the Knoxville community. In 2025, Cohl founded the Vols Beat Cancer Scholarship Endowment at the University of Tennessee following his own battle with cancer. The endowment will provide scholarships to any student at UT who has been affected by a cancer diagnosis.

With a focus on the sale of multifamily properties across the Southeast, Cohl leverages his extensive network, market knowledge, and collaborative approach to deliver optimal results for his clients.

PWA Properties
131 East Broadway Avenue
Maryville, TN 37804
865.233.6441

COHL MORGAN, EXECUTIVE VP
865.603.9887
cohl@pwa-properties.com

KEVIN TIPTON, SENIOR ADVISOR
865.210.0228
kevin@pwa-properties.com



Kevin Tipton



KEVIN TIPTON

Senior Advisor

kevin@pwa-properties.com

Direct: **865.210.0228**

PROFESSIONAL BACKGROUND

Kevin Tipton is a commercial real estate agent at PWA Properties who specializes in multifamily sales. After graduating from South Young High School in Knoxville, Kevin joined the United States Navy and served in Operation Desert Storm aboard the USS Goldsborough DDG-20 sailing out of Pearl Harbor, Hawaii. Kevin obtained his real estate license in May of 2000 and has since specialized in working with investors looking for single and multifamily investment properties in East Tennessee. With over 25 years of experience, Kevin has watched his hometown and surrounding communities be transformed through real estate sales and development.

PWA Properties
131 East Broadway Avenue
Maryville, TN 37804
865.233.6441

COHL MORGAN, EXECUTIVE VP
865.603.9887
cohl@pwa-properties.com

KEVIN TIPTON, SENIOR ADVISOR
865.210.0228
kevin@pwa-properties.com





FOR MORE INFORMATION:



cohl@pwa-properties.com
Phone: 865.603.9887

Executive VP

Cohl Morgan



kevin@pwa-properties.com
Phone: 865.210.0228

Senior Advisor

Kevin Tipton



PWA Properties
131 East Broadway Avenue
Maryville, TN 37804
www.pwa-properties.com