

Jacksboro Pike

La Follette, TN 37766

Purchase Inquiries:



865-470-4868

PROPERTY HIGHLIGHTS

- 1.5 Acre, 2 Acre, and 2.5 Acre Restaurant, Retail, & Hotel Pads Available
- \$440,000 to \$550,000 per acre
- Divided Highway Access off Jacksboro Pike (31,000 CPD)
- Nearby Royal Blue ATV Trails & Norris Lake
- Adjacent to Roane State Community College, Campbell County High School & National Retailers
- City has plans to develop sports fields on remaining property

ILLUSTRATIVE PLAN

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Independence Lane

Tennis Court
60' x 120'

Youth Soccer Field
55' x 85'

Tennis Court
60' x 120'

Tennis Court
60' x 120'

Youth Soccer Field
90' x 90'

Tennis Court
60' x 120'

Approx. 1.5 Acres
\$550,000/Acre

Hotel
16,386 sf.

Strip Center
9,822 sf.

Approx. 2 Acres
\$440,000/Acre

Playground/
Splash Pod
2,180 sf.

Youth Baseball Field

Restrooms/
Concessions
1,400 sf.

Press Box/
Concessions
1,036 sf.

20' x 10' Dugout

Approx. 2.5 Acres
\$550,000/Acre

30' x 10' Dugout

Youth Baseball Field

Soccer Field
200' x 315'

Restaurant
9,105 sf.

Youth Baseball Field

Jacksboro Pike / U.S. Highway

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TOPOGRAPHY



SITE

Cumberland Mountains

Roane State
Community College

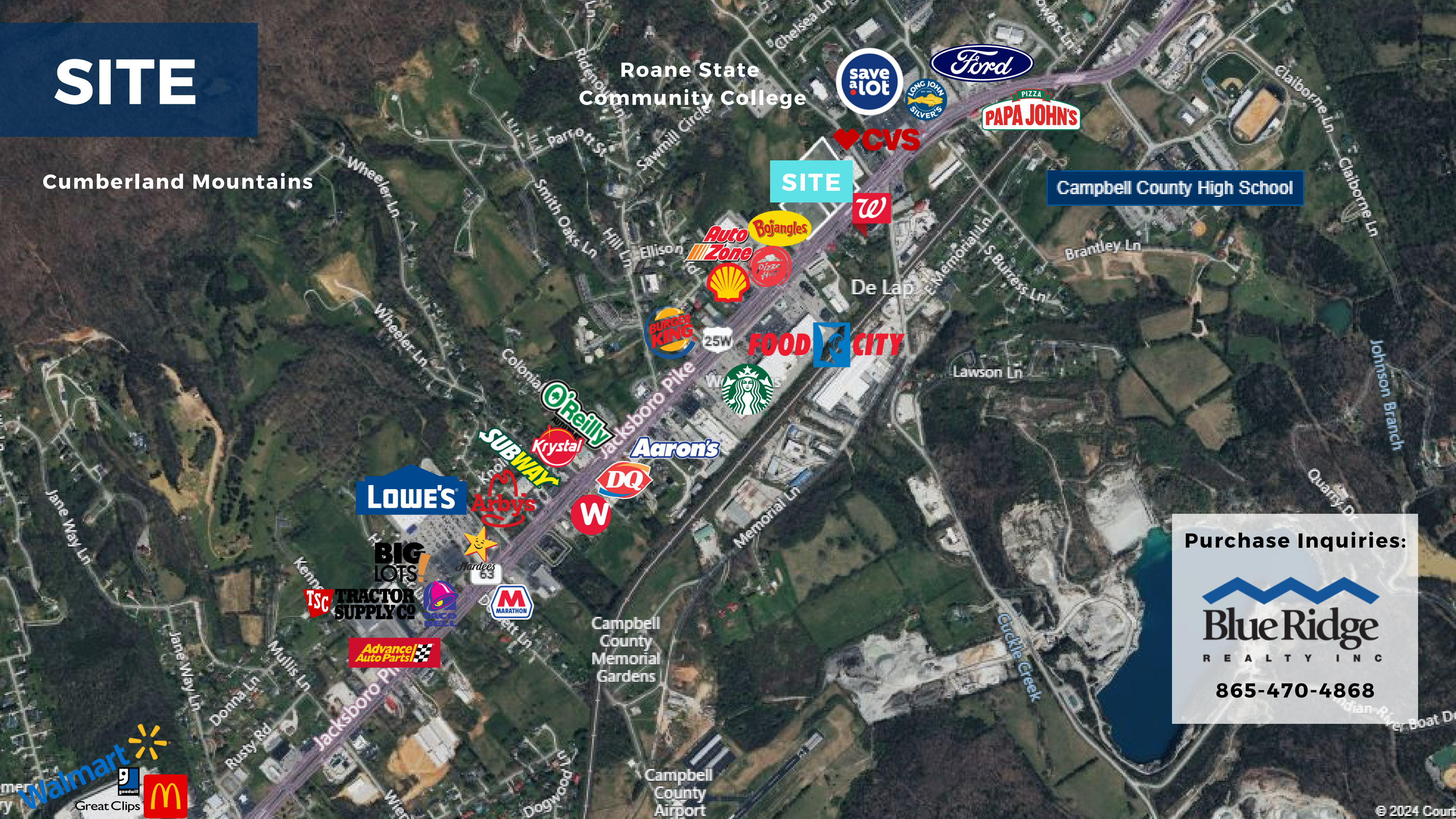
SITE

Campbell County High School

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Purchase Inquiries:



Blue Ridge
REALTY INC

865-470-4868



TRAFFIC COUNT

according to data provided
by TDOT

Purchase Inquiries:

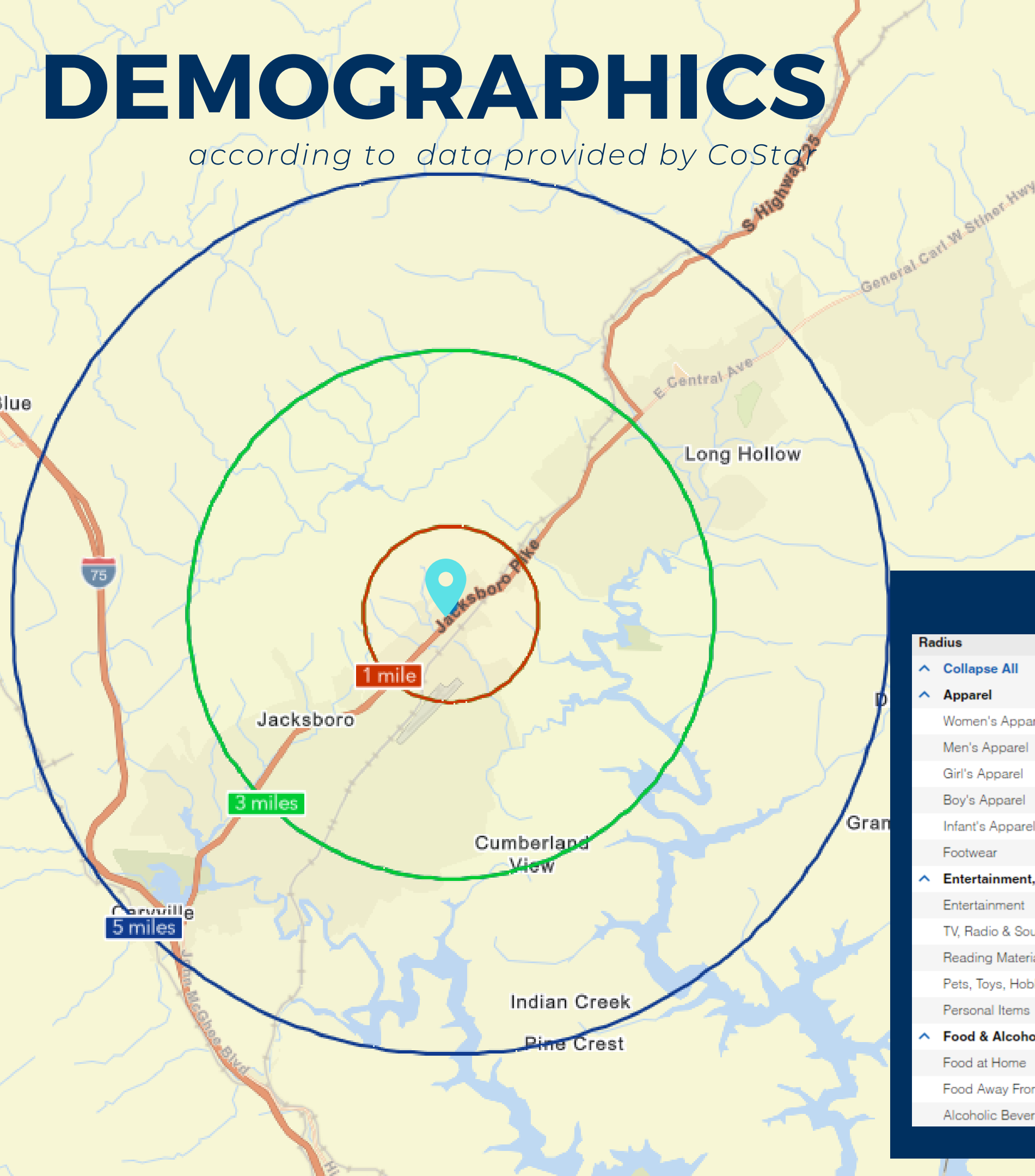


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DEMOGRAPHICS

according to data provided by CoStar



Households	1 mile	3 mile	5 mile
2010 Households	602	4,597	8,585
2023 Households	591	4,455	8,270
2028 Household Projection	590	4,438	8,228
Annual Growth 2010-2023	0.3%	0.3%	0.2%
Annual Growth 2023-2028	0%	-0.1%	-0.1%
Owner Occupied Households	312	2,824	5,312
Renter Occupied Households	278	1,614	2,916
Avg Household Size	2.3	2.5	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$14.8M	\$117.7M	\$222.6M

CONSUMER SPENDING

Radius	1 mile			3 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Apparel	\$781,006	\$1,321	\$523	\$6,103,642	\$1,370	\$541
Women's Apparel	\$292,843	\$496	\$196	\$2,294,194	\$515	\$203
Men's Apparel	\$152,804	\$259	\$102	\$1,211,089	\$272	\$107
Girl's Apparel	\$55,405	\$94	\$37	\$430,001	\$97	\$38
Boy's Apparel	\$45,193	\$76	\$30	\$346,114	\$78	\$31
Infant's Apparel	\$41,541	\$70	\$28	\$324,278	\$73	\$29
Footwear	\$193,220	\$327	\$129	\$1,497,966	\$336	\$133
Entertainment, Hobbies & P...	\$2,508,641	\$4,245	\$1,679	\$19,606,813	\$4,401	\$1,739
Entertainment	\$273,578	\$463	\$183	\$2,146,346	\$482	\$190
TV, Radio & Sound Equipment	\$568,227	\$961	\$380	\$4,426,284	\$994	\$393
Reading Material	\$29,575	\$50	\$20	\$231,345	\$52	\$21
Pets, Toys, Hobbies	\$432,918	\$733	\$290	\$3,392,550	\$762	\$301
Personal Items	\$1,204,343	\$2,038	\$806	\$9,410,288	\$2,112	\$835
Food & Alcohol	\$4,129,120	\$6,987	\$2,764	\$32,231,929	\$7,235	\$2,858
Food at Home	\$2,305,575	\$3,901	\$1,543	\$17,981,578	\$4,036	\$1,595
Food Away From Home	\$1,571,362	\$2,659	\$1,052	\$12,301,508	\$2,761	\$1,091
Alcoholic Beverages	\$252,183	\$427	\$169	\$1,948,843	\$437	\$173