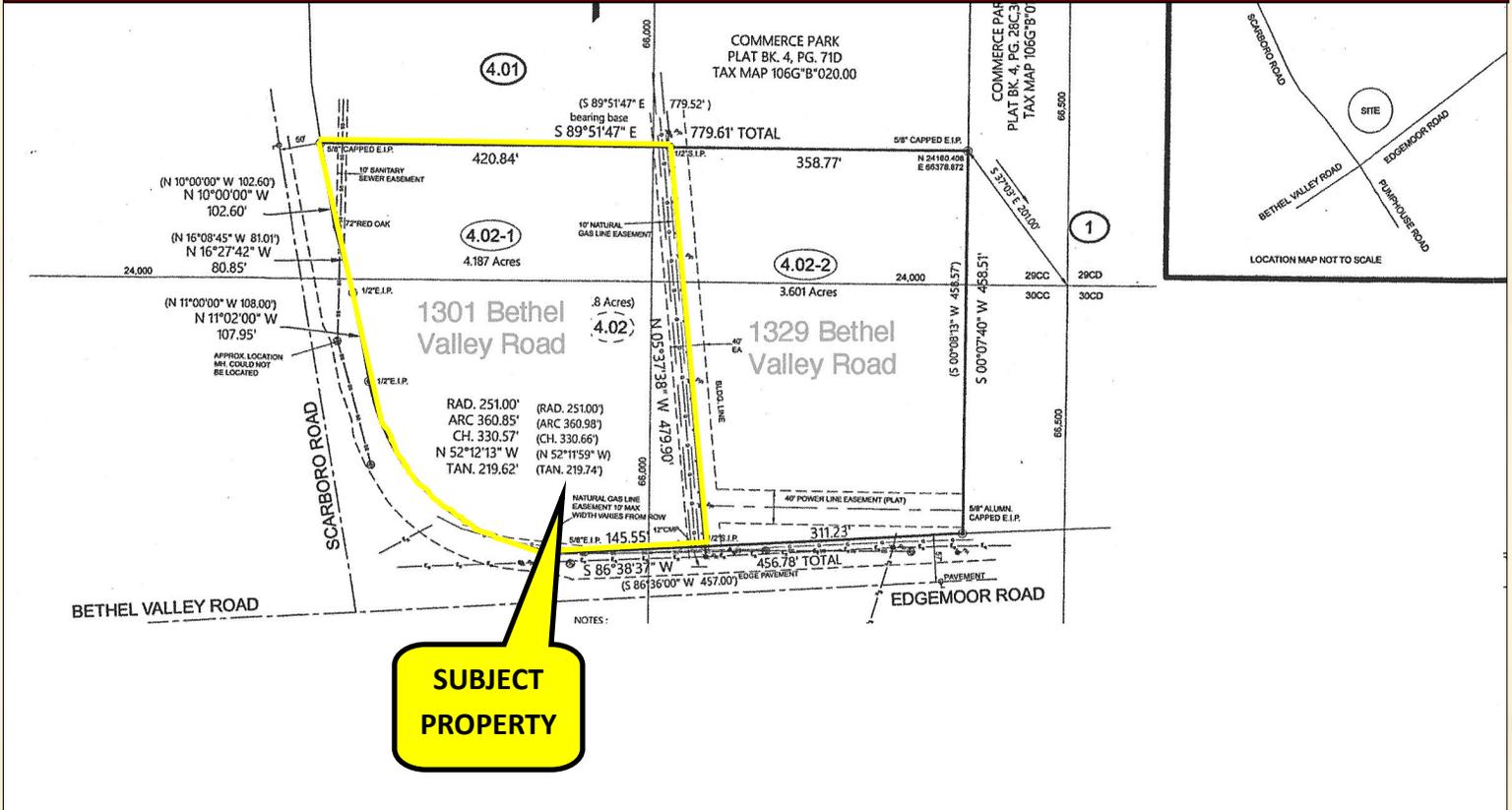


**1301 BETHEL VALLEY ROAD**  
**OAK RIDGE, TN**



**COMMERCIAL LAND FOR SALE**

**Property Information**

- ◆ ±4.18 Acres
- ◆ \$375,000
- ◆ B2 Zoning
- ◆ Traffic Count: 38,712 S Illinois Ave; 11,030 Bethel Valley Road
- ◆ Retail Nearby: Y-12 National Security Complex, Oak Ridge Institute for Science and Education, and multiple other industrial complexes
- ◆ **Demographics:**

	<u>5-Mile</u>	<u>7-Mile</u>	<u>10-Mile</u>
Population:	43,544	97,061	200,261
Avg Household Income:	\$99,401	\$103,596	\$107,513

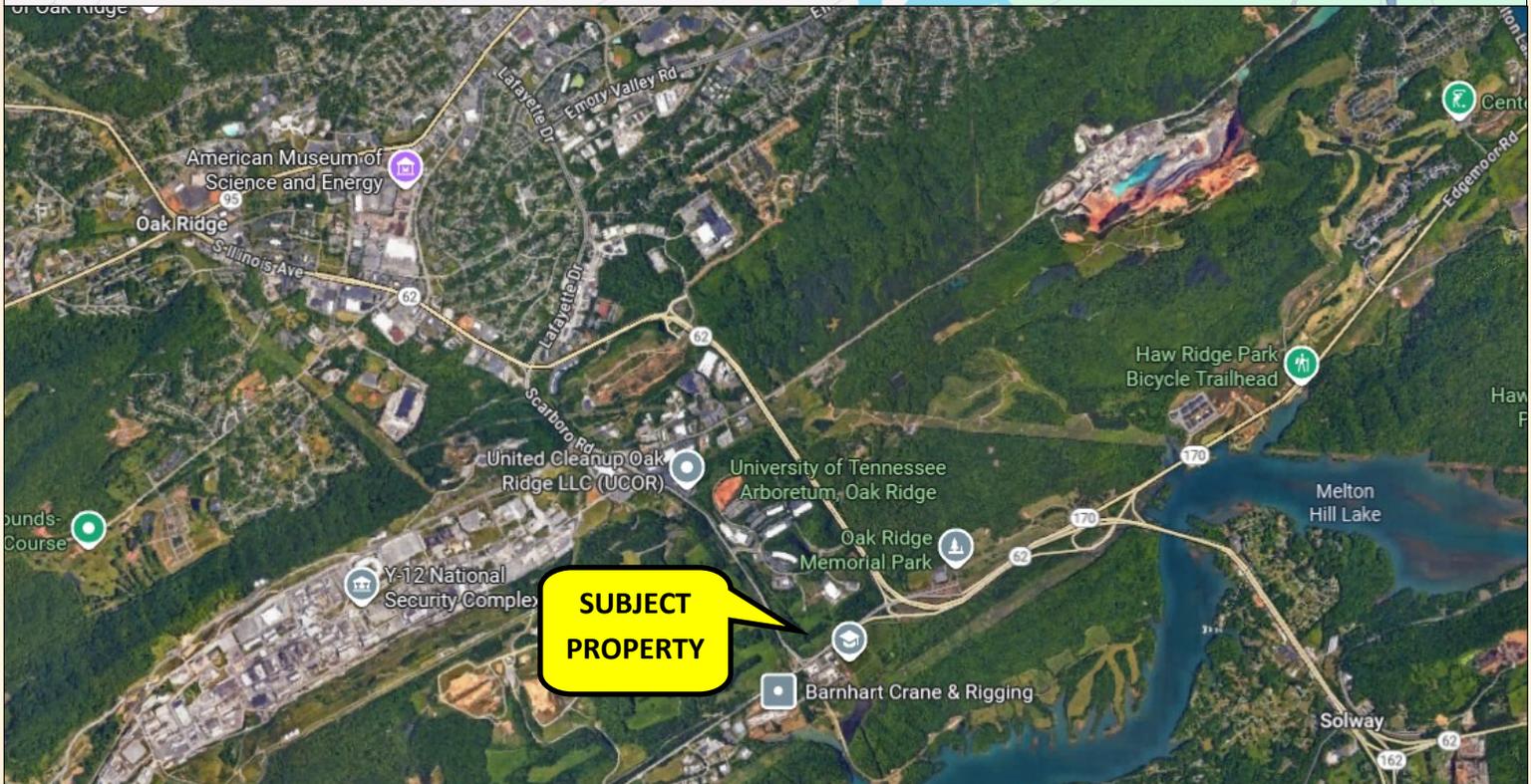
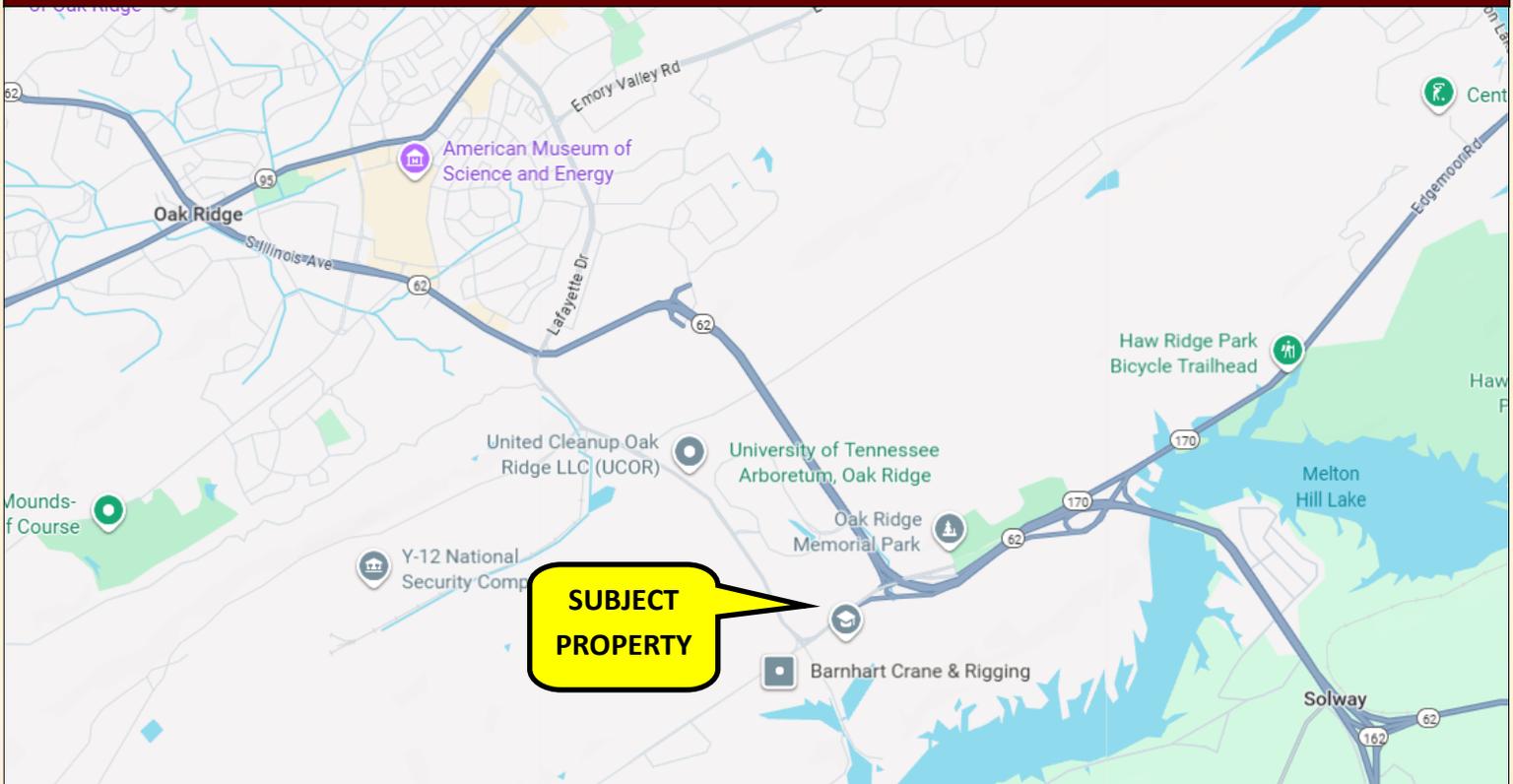
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## Regional Map



**Matthew Castle**

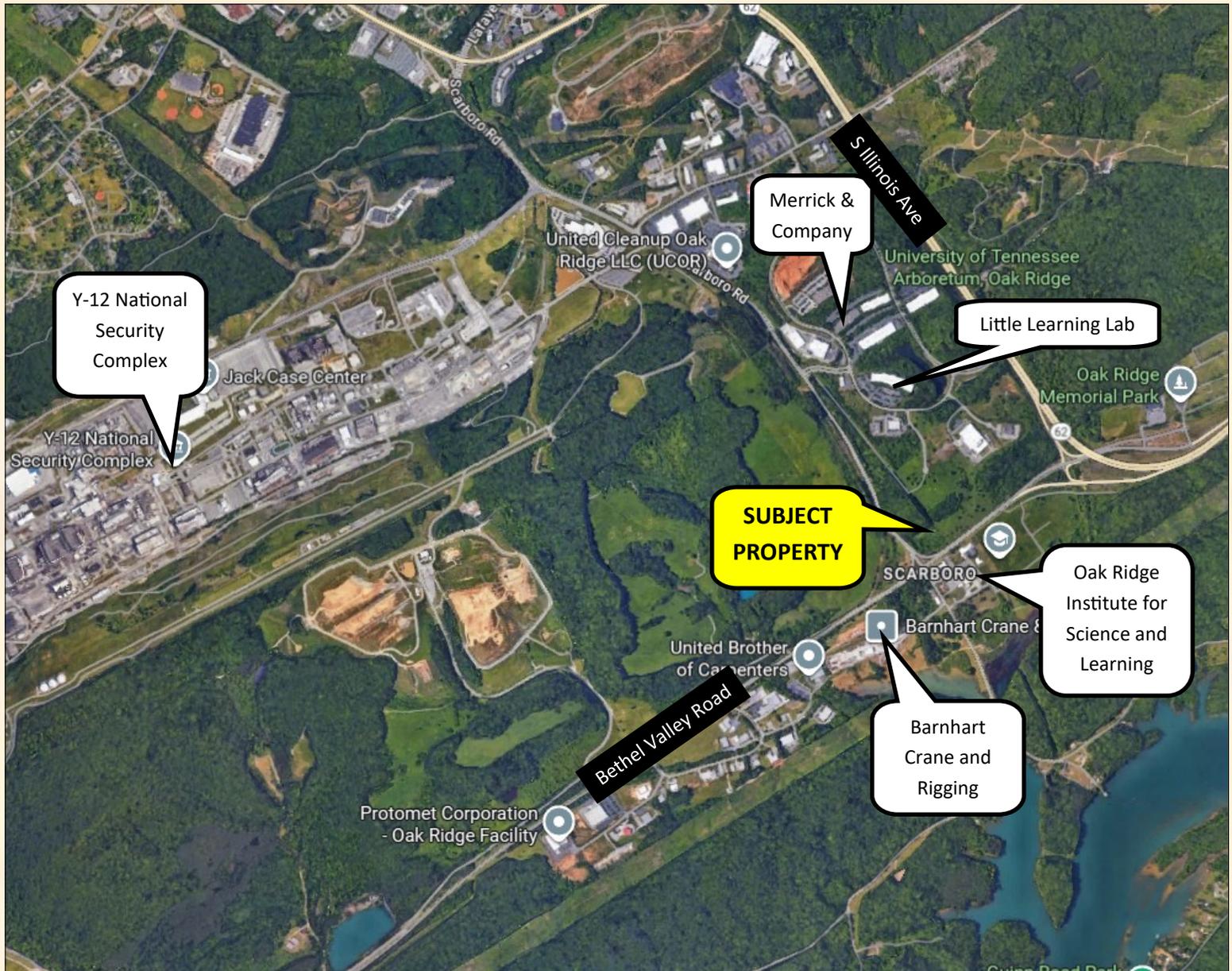
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**Trade Area Aerial**



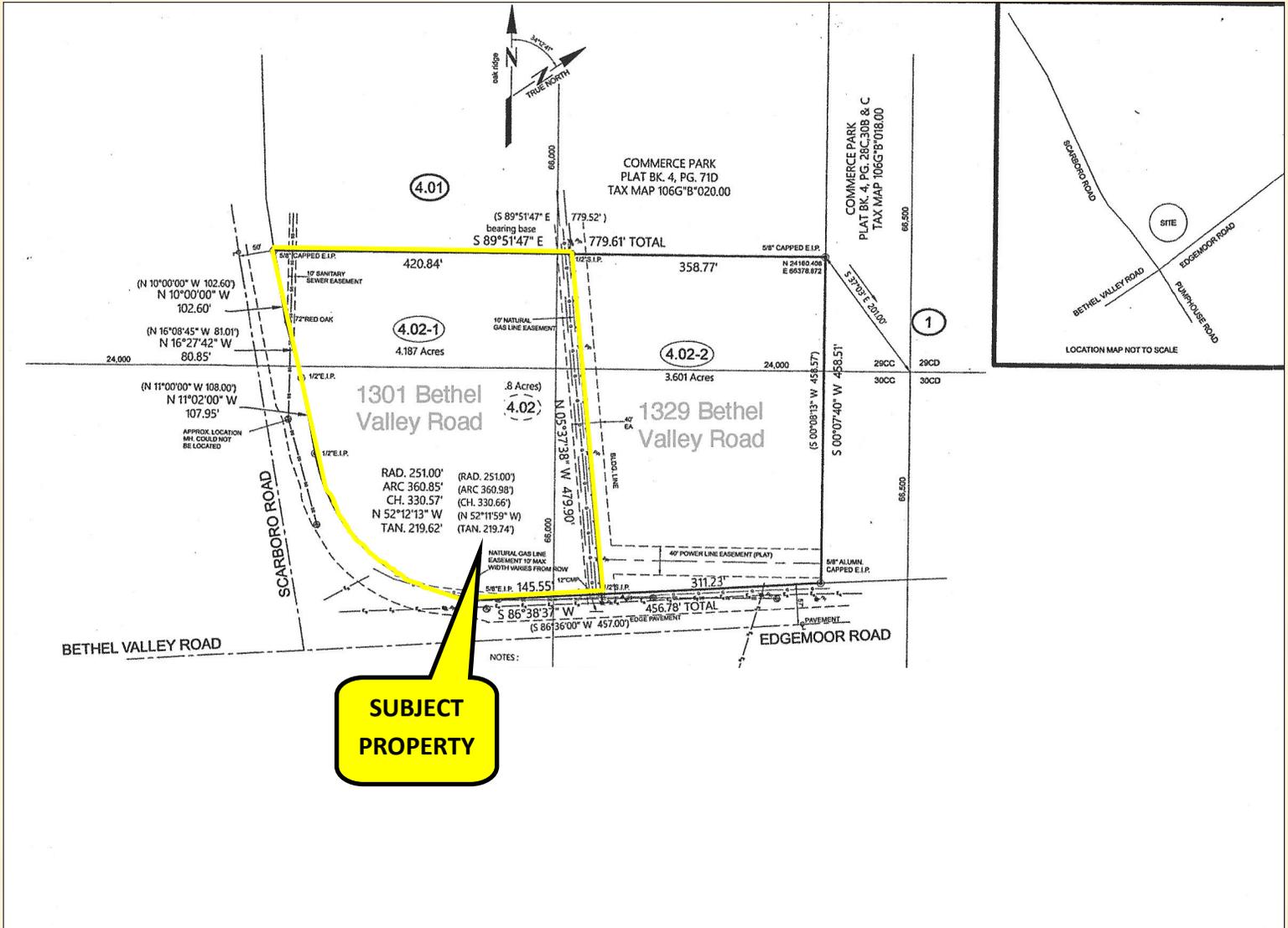
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**Survey**



**SUBJECT  
PROPERTY**

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## **Zoning**

Section 7.03 **B-2, General Business Districts**

The following regulations shall apply in B-2 General Business Districts.

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of new merchandise in an enclosed building.
2. Open air business use as follows:
  - a. Retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
  - b. Retail sale of fruit and vegetables.
  - c. Retail sale of automobiles, house trailers and boats.
  - d. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.
  - e. Rental services for bicycles, trailers, motor vehicles, or home improvement.
  - f. Transient circuses, carnivals, or exhibitions, providing the proposed use will have adequate water supply, waste disposal and other necessary facilities, including off-street parking, and will not cause undue traffic congestion or create a traffic hazard, and further providing that such use is located at least four hundred (400) feet from the nearest residential district line.
3. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts. (Ord. No 5-2014 Revised Effective 6/12/2014)
4. Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
5. Restaurant, tea room, cafe, or other place serving food or beverage.
6. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.

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## **Zoning**

7. Service establishments such as:
  - Laundromat
  - Dry cleaning
  - Shoe repair and shoe shine shops
  - Barber shops
  - Beauty shops
8. Church, school, public library.
9. Clinic, mental health clinic, but excluding penal or correctional institutions.

(Ord. No. 11-06, Revised Effective 8/3/06)
10. Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.
11. Filling station, off-street parking lot, and general garage.
12. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
13. Mortuary establishment.
14. Bus passenger station.
15. Commercial greenhouse or nursery.
16. Hotel, motel, or tourist home.

(Ord. No. 6-99 Revised Effective 5/13/99)
17. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
18. Family day care home, child care center, and private education institution.

(Ord. No. 16-90 Revised Effective 7/5/90)
19. Adult entertainment establishment, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.

(Ord. No. 17-99 Revised Effective 8/26/99)

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## Zoning

20. Escort services, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
  21. Massage establishments, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.  
(Ord. No. 17-99 Revised Effective 8/26/99)
  22. Veterinary clinic and small animal hospital, provided there be no animal pens or runs outside the building.  
(Ord. No. 11-06 Revised Effective 8/03/06)
  23. Fitness and Recreational Centers  
(Ord. No. 5-2016 Added Effective 6/23/16)
  24. Mixed Use Developments provided the following are met:
    - a. Other than residential uses, only those uses already permitted within the B-2 district will be allowed.
    - b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.
    - c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
    - d. All applicable building and fire codes must be met.
  25. Food Truck Parks  
(Ord. No. 3-2019 Revised Effective 1/24/2019)  
(Ord. No. 7-2023 Added Effective 06/22/2023)
- (b) Permitted Accessory Uses:
1. Any use customarily incidental to permitted principal uses.
  2. Signs (see Article XIV).
- (Ord. No. 31-86 Revised Effective 1/1/87)

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## **Zoning**

3. Automobile parking (see Section 11.02).
  4. A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.
- (c) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014) Under such conditions as the Board of Appeals may impose to ensure that the following uses will not cause undue traffic congestion; create a traffic hazard; or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.
1. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.
  2. Public museum.
  3. Hospital, provided that the lots shall have two thousand five hundred (2,500) square feet for each bed in such hospital and precautions of building location and other precautions necessary to preserve the character of the district.
  4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
  5. Self-Storage Facility, as regulated by Section 3.37, provided there shall be no outdoor storage.

(Ord. 3-2020 Revised Effective 6/18/2020)

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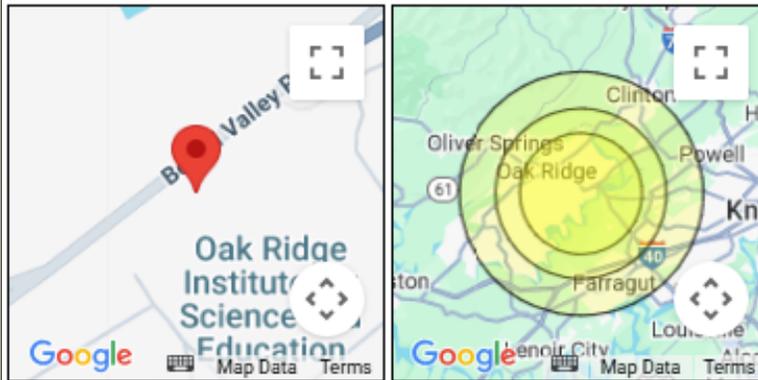
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## Demographics



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

**Address: 1301 Bethel Valley Road Oak Ridge TN**  
**Latitude: 35° : 59' : 04"**  
**Longitude: -84° : 13' : 12"**



Description	5 Miles	7 Miles	10 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/2000)	30,408	62,700	141,967
Population (4/1/2010)	35,055	77,556	165,914
Population (4/1/2020)	41,080	91,387	187,912
Population (1/1/2025)	43,544	97,061	200,261
Population (1/1/2030)	44,739	99,722	206,000
Percent Growth (2025/2020)	6.00	6.21	6.57
Percent Forecast (2030/2025)	2.74	2.74	2.87
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/2000)	13,114	25,799	57,862
Households (4/1/2010)	14,857	31,868	68,049
Households (4/1/2020)	16,956	37,122	76,036
Households (1/1/2025)	18,400	40,237	82,627
Households (1/1/2030)	19,133	41,797	85,901
Percent Growth (2025/2020)	8.52	8.39	8.67
Percent Forecast (2030/2025)	3.98	3.88	3.96
<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	39.7	40.0	40.4
Male	21,236	47,430	97,507
Female	22,308	49,631	102,754
Density	623.8	671.5	681.7
Urban	35,678	79,903	176,447
Rural	7,866	17,158	23,814

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## Demographics

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2025)	18,400	40,237	82,627
Families	11,392	26,658	54,747
Non-Family Households	7,008	13,579	27,880
Average Size of Household	2.33	2.39	2.40
Median Age of Householder	53.4	53.6	53.2
Median Value Owner Occupied (\$)	246,849	268,751	283,870
Median Rent (\$)	904	1,005	1,004
Median Vehicles Per Household	2.3	2.4	2.4
<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	19,804	42,791	87,672
Housing, Owner Occupied	12,103	28,874	59,466
Housing, Renter Occupied	6,297	11,363	23,161
Housing, Vacant	1,404	2,554	5,045
<b>POPULATION BY RACE</b>			
White Alone	33,186	76,900	158,886
Black Alone	3,104	5,119	9,620
Asian Alone	1,485	3,162	7,742
American Indian and Alaska Native Alone	175	330	671
Other Race Alone	1,261	2,644	6,009
Two or More Races	4,333	8,906	17,333
<b>POPULATION BY ETHNICITY</b>			
Hispanic	3,050	5,792	12,201
White Non-Hispanic	32,190	75,187	155,478
<b>GENERAL INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	1,843,168,899	4,187,372,619	8,927,018,705
Total Household Income (\$)	1,828,986,699	4,168,411,232	8,883,509,535
Median Household Income (\$)	72,471	81,176	82,355
Average Household Income (\$)	99,401	103,596	107,513
Per Capita Income (\$)	42,329	43,142	44,577
<b>RETAIL SALES</b>			
Total Retail Sales (including Food Services) (\$)	769,950	1,730,657	7,139,892
<b>CONSUMER EXPENDITURES</b>			
Total Annual Expenditures (\$000)	1,508,436.6	3,375,189.7	7,017,104.8
<b>EMPLOYMENT BY PLACE OF BUSINESS</b>			
Employees, Total (by Place of Work)	25,751	47,085	82,906
Establishments, Total (by Place of Work)	1,116	2,245	4,518
<b>EASI QUALITY OF LIFE</b>			
EASI Quality of Life Index (US Avg=100)	105	106	105
EASI Total Crime Index (US Avg=100; A=High)	95	75	74
EASI Weather Index (US Avg=100)	111	111	111
BLOCK GROUP COUNT	26	54	109

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## **Disclosure**

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