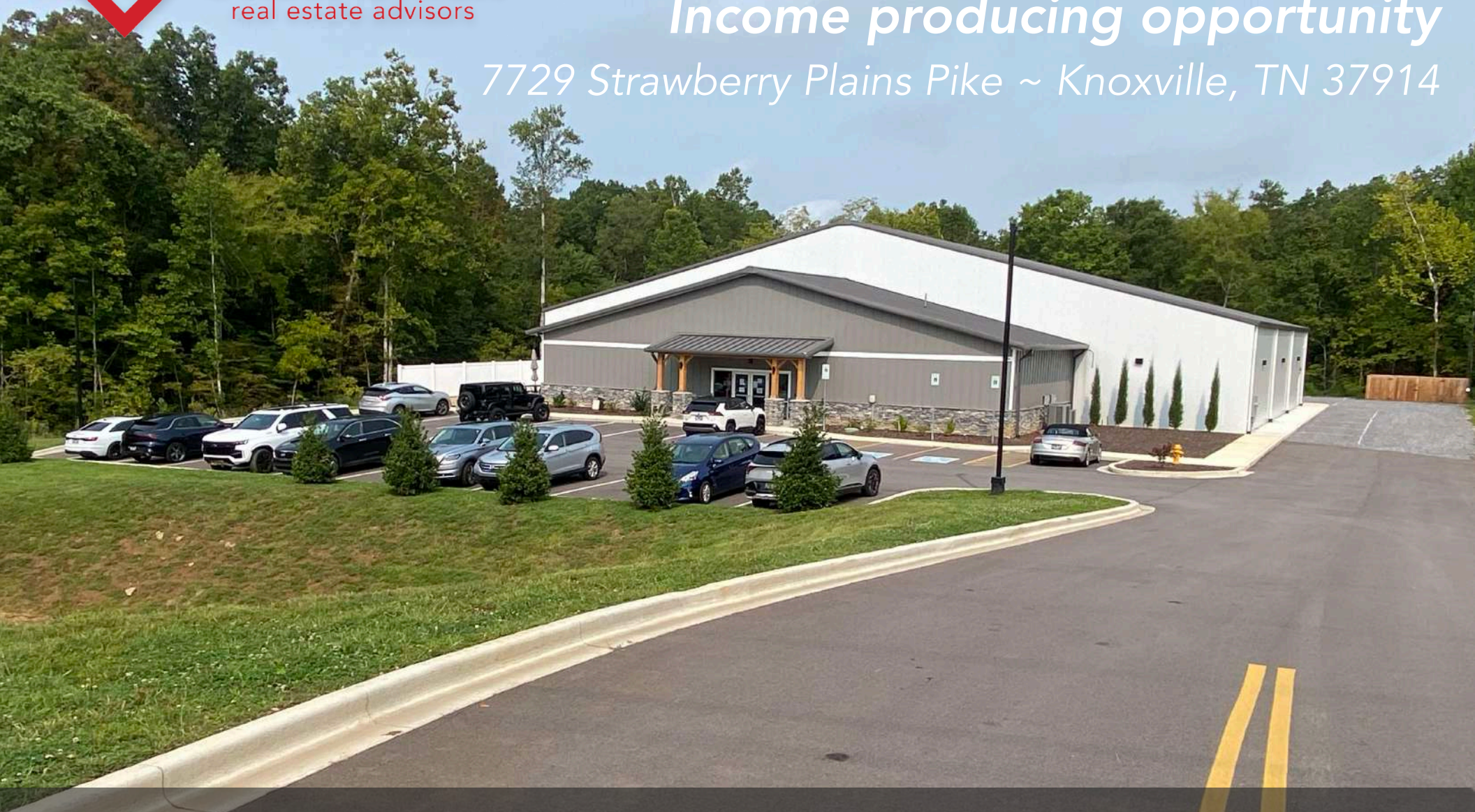




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# Pickle Ball Facility For Sale *Income producing opportunity*

*7729 Strawberry Plains Pike ~ Knoxville, TN 37914*



## Contacts:

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Greenbrier Real Estate Advisors  
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Knoxville, TN 37919  
[www.greenbrier-rea.com](http://www.greenbrier-rea.com)



## Property Details

|                      |  |
|----------------------|--|
| <b>Name</b>          | Pickle Ball Facility for Sale                      |
| <b>Address</b>       | 7729 Strawberry Plains Pike<br>Knoxville, TN 37914 |
| <b>Building Size</b> | 14,740 SF +/-                                      |
| <b>Lot Size</b>      | 6.80 Acres +/-                                     |
| <b>Sale Price</b>    | See Agent  |

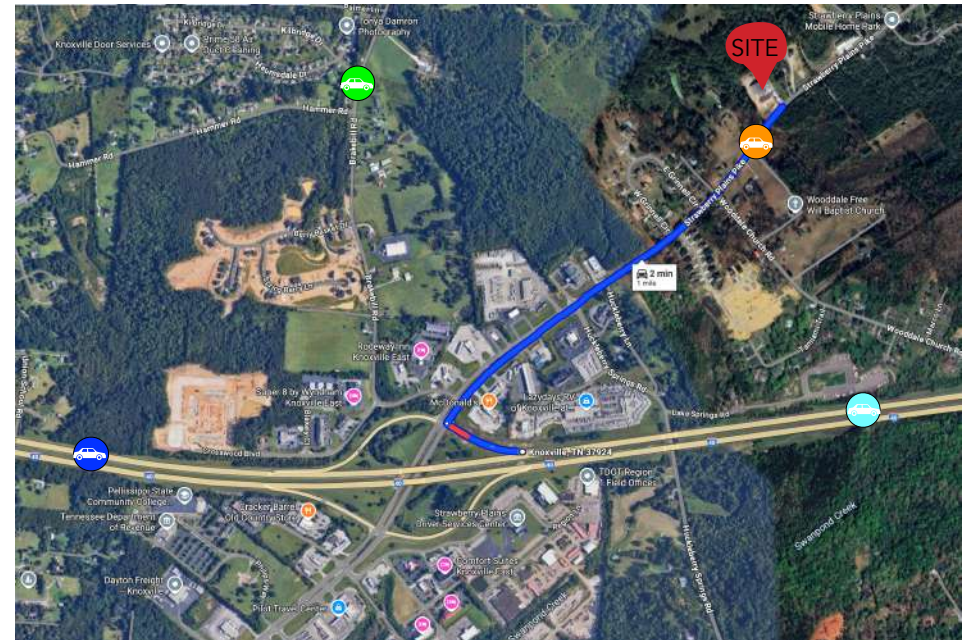
## Market Overview

- Property located on Strawberry Plains Pike in Knoxville, TN
  - 1 mile north of I-40 (*only a 2 minute drive +/-*)
- 14,740 SF +/- building available for sale on 6.80 acres +/-
- Building Includes:
  - 6 courts
  - 2 Bathrooms
  - Entrance/Reception area
  - Staff Room/Office
  - Pro Shop
  - Event Room
- Nearby attractions include the Knoxville Zoo, Holston Hills Country Club, Historic Ramsey House and the New Covenant Health Park
- Only 15 minute +/- drive to Downtown Knoxville (*11.4 miles*)

## Traffic Counts \*2024 Data

|   |            |                                       |
|---|------------|---------------------------------------|
| <b>Strawberry Plains Pike</b>           | 5,232 ADT  | <span style="color: orange;">●</span> |
| <b>Brakebill Road</b>                   | 3,822 ADT  | <span style="color: green;">●</span>  |
| <b>Interstate 40 (West of Exit 398)</b> | 89,456 ADT | <span style="color: blue;">●</span>   |
| <b>Interstate 40 (East of Exit 398)</b> | 88,728 ADT | <span style="color: cyan;">●</span>   |

## Map

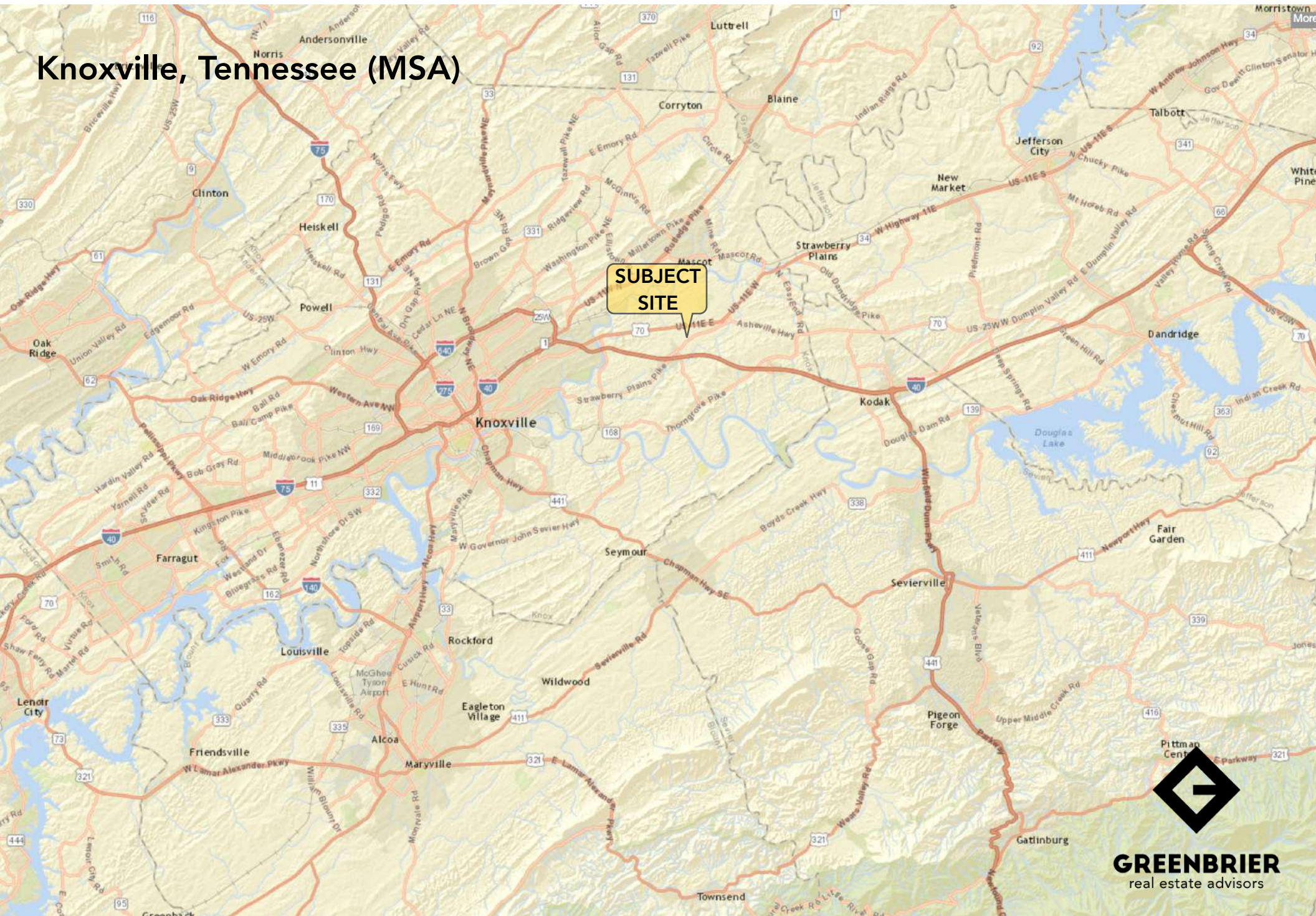


## Demographic Snapshot \*2025 Data

|                                 | 1 Mile    | 3 Mile    | 5 Mile    |
|---------------------------------|-----------|-----------|-----------|
| <b>Population</b>               | 1,016     | 9,062     | 23,152    |
| <b>Average Household Income</b> | \$108,233 | \$111,010 | \$106,373 |



## Knoxville, Tennessee (MSA)

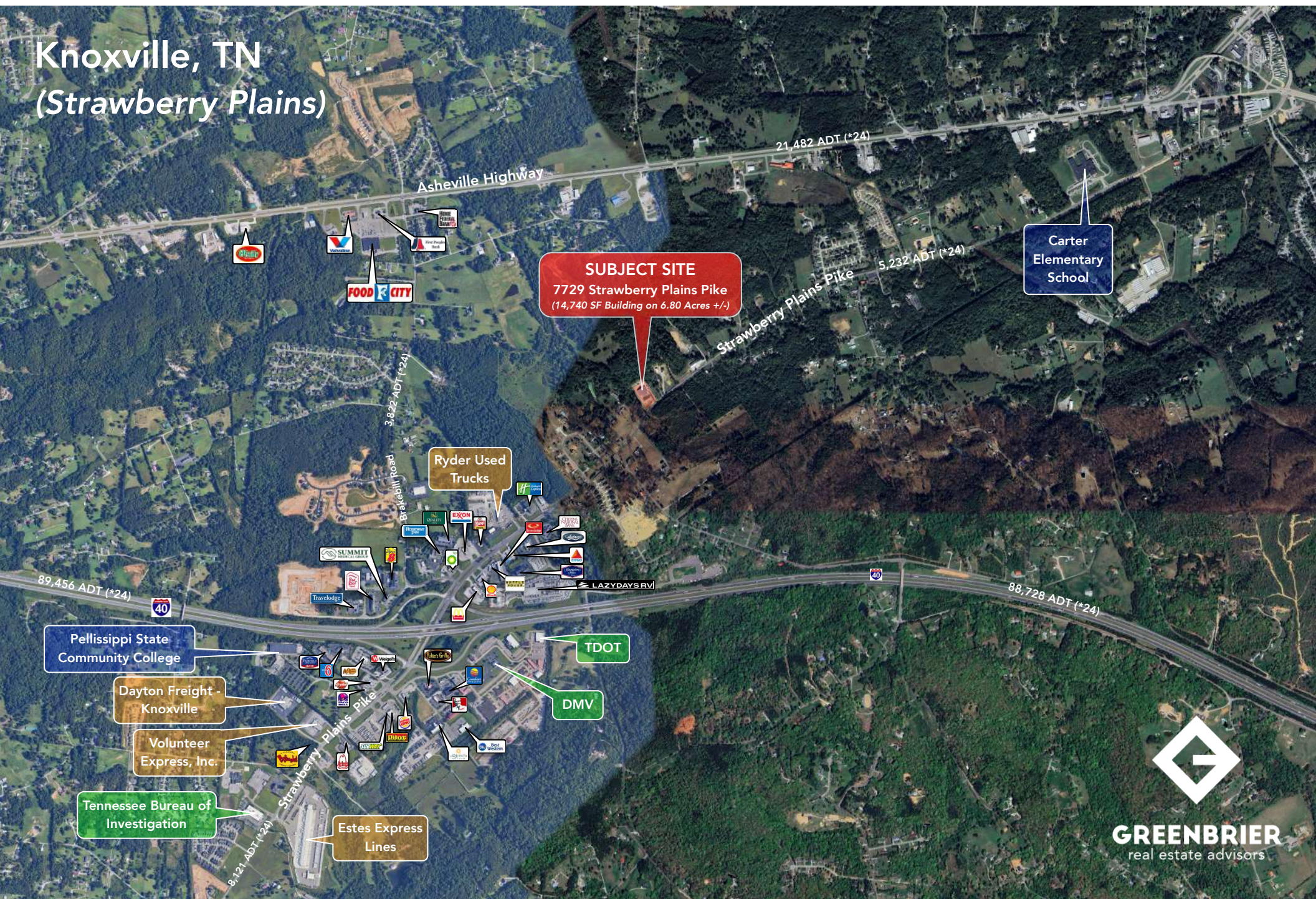






# Knoxville, TN

## (Strawberry Plains)





# Knoxville, TN (Strawberry Plains)

**SUBJECT SITE**  
7729 Strawberry Plains Pike  
(14,740 SF Building on 6.80 Acres +/-)



Pellissippi State  
Community College

Dayton Freight -  
Knoxville

Volunteer  
Express, Inc.

Tennessee Bureau of  
Investigation

Estes Express  
Lines

Ryder  
Used Trucks

TDOT

DMV



Knoxville, TN  
(Strawberry Plains)

**SUBJECT SITE**  
7729 Strawberry Plains Pike  
(14,740 SF Building on 6.80 Acres +/-)

Ryder Used Trucks



Strawberry Plains Pike

CITIZENS NATIONAL BANK

Subway

Hungry Howie's

LAZYSRV

88,728 ADT (\*24)

40

Exit 398

TDOT

DMV

MHC Kenworth - Knoxville

Pellissippi State Community College

3,822 ADT (\*24)

Brakebill Road





# Knoxville, TN (Strawberry Plains)

## SUBJECT SITE

7729 Strawberry Plains Pike  
(14,740 SF Building on 6.80 Acres +/-)



MHC Kenworth -  
Knoxville

Ryder Used  
Trucks



CITIZENS  
NATIONAL BANK

LAZYPAY RV

TDOT

DMV

88,728 ADT (\*24)

Exit 398



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7729 Strawberry Plains Pike ~ Knoxville, TN 37914



## SUBJECT SITE

(7729 Strawberry Plains Pike)  
6.80 Acres +/-



7729 Strawberry Plains Pike ~ Knoxville, TN 37914



**SUBJECT SITE**

(7729 Strawberry Plains Pike)

6.80 Acres +/-

Strawberry Plains Pike

Strawberry Plains Pike



7729 Strawberry Plains Pike ~ Knoxville, TN 37914





7729 Strawberry Plains Pike ~ Knoxville, TN 37914



Stone sign pylon



Outdoor picnic area



Warehouse door + HVAC Units



Front Parking



Side Parking



Rear Parking



7729 Strawberry Plains Pike ~ Knoxville, TN 37914



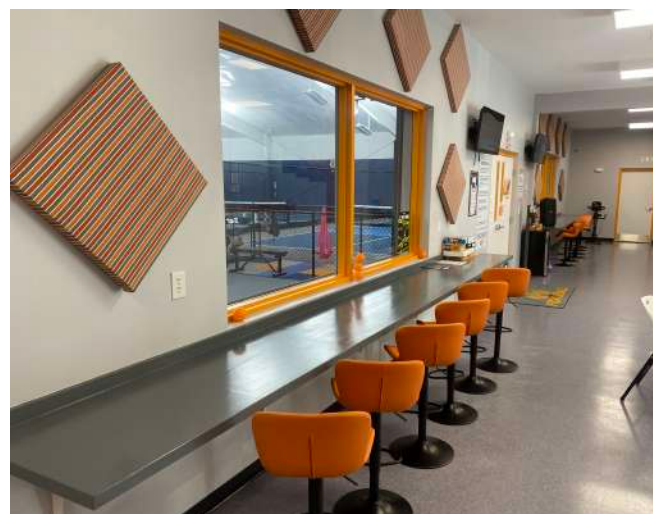
Front Desk + Pro Shop



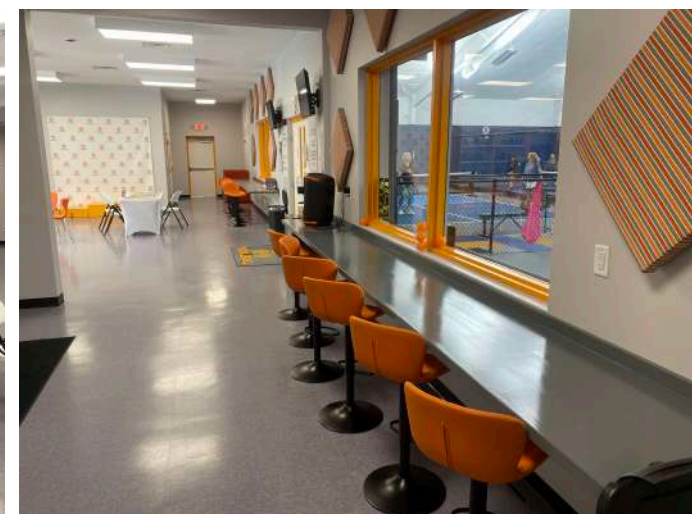
Front Desk + Pro Shop



Event Room



Spectator seating



Spectator seating



7729 Strawberry Plains Pike ~ Knoxville, TN 37914



Spectator seating + Staff room door + Bathroom doors + Closet door

Bathroom + Locker 1



Bathroom + Locker 2

Staff Room/Office space



7729 Strawberry Plains Pike ~ Knoxville, TN 37914



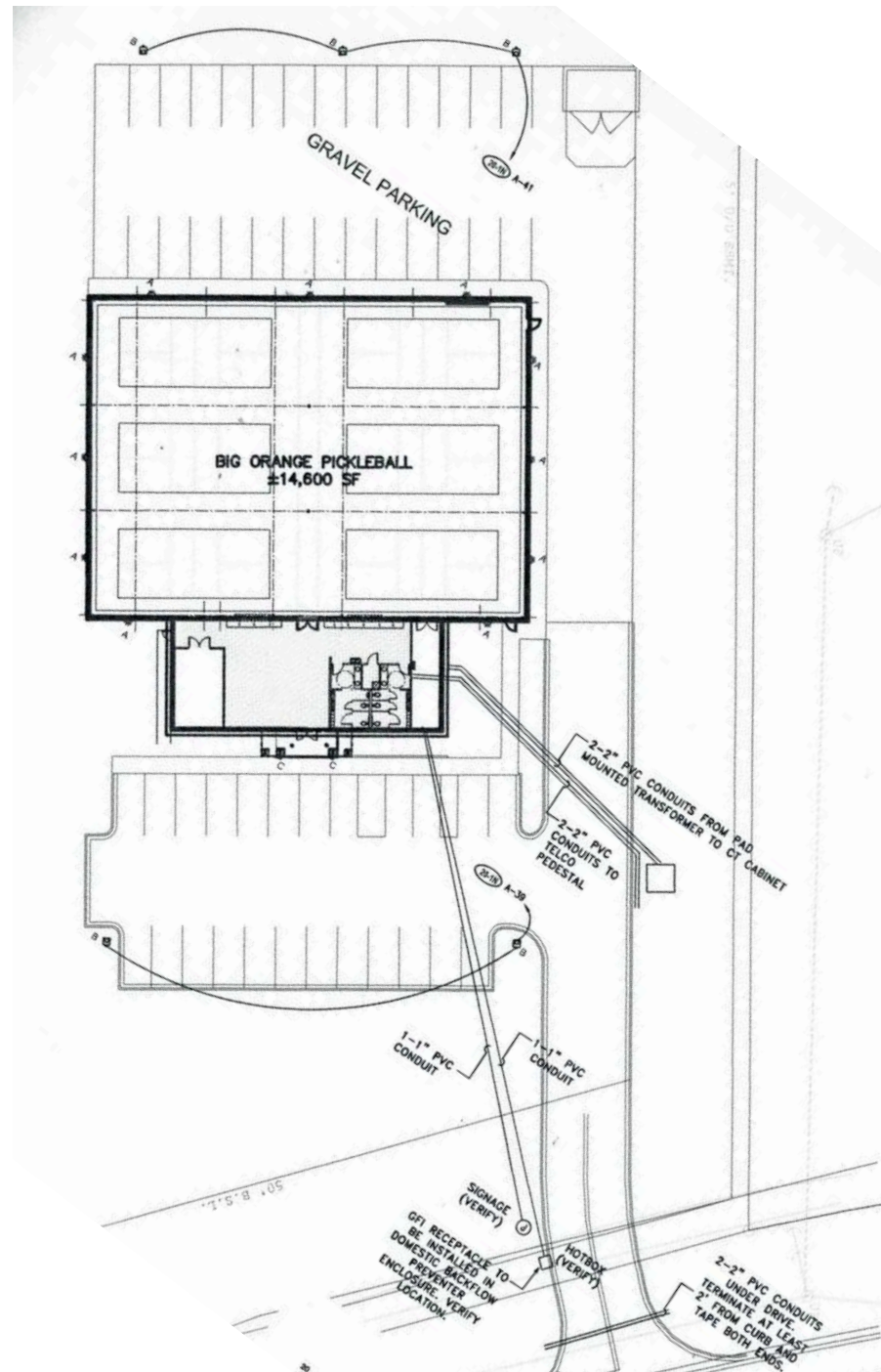
6 Pickle Ball Courts



[illegible]

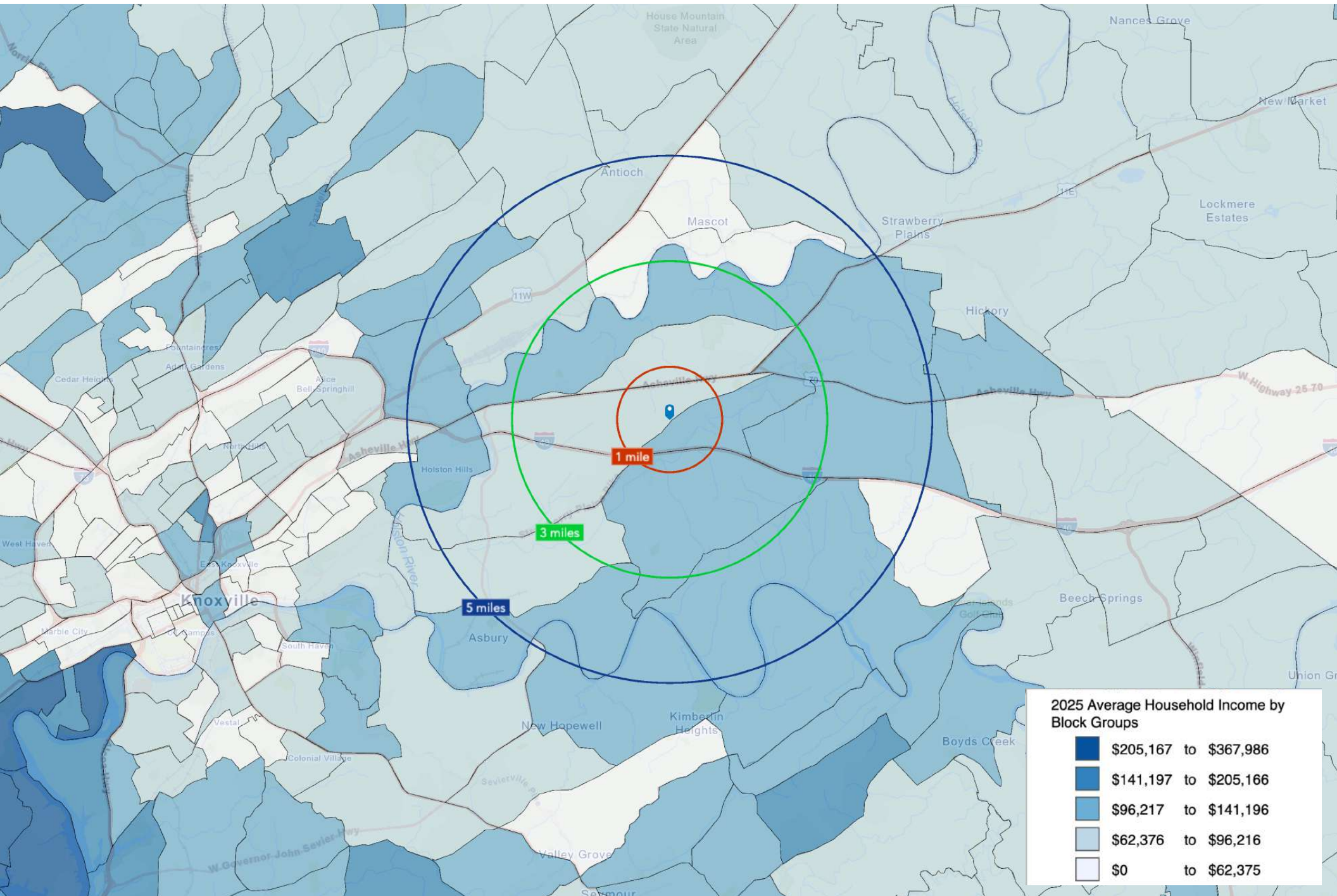
SCALE: 1/8" = 1'-0"







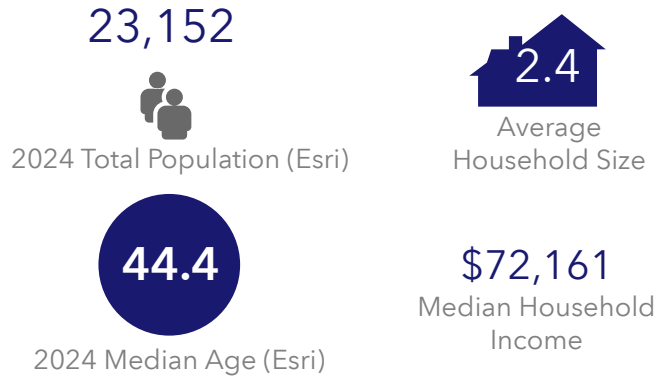
7729 Strawberry Plains Pike ~ Knoxville, TN 37914



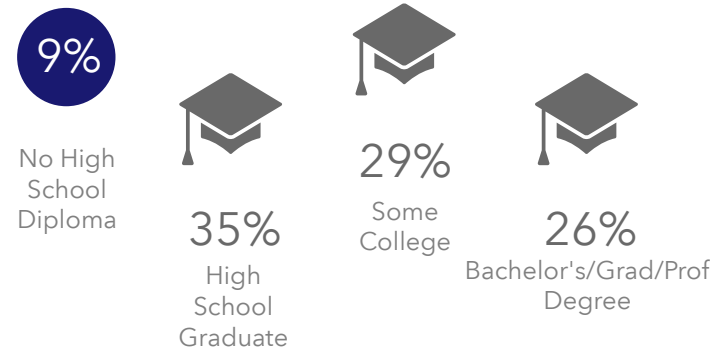


7729 Strawberry Plains Pike ~ Knoxville, TN 37914 (5 Mile Radius)

## KEY FACTS

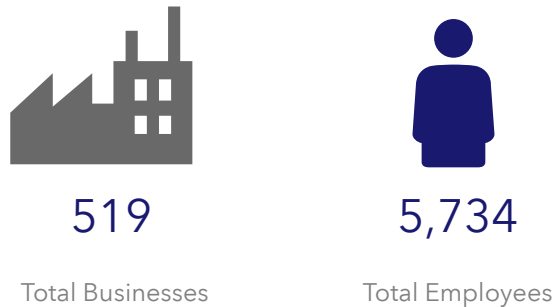


## EDUCATION

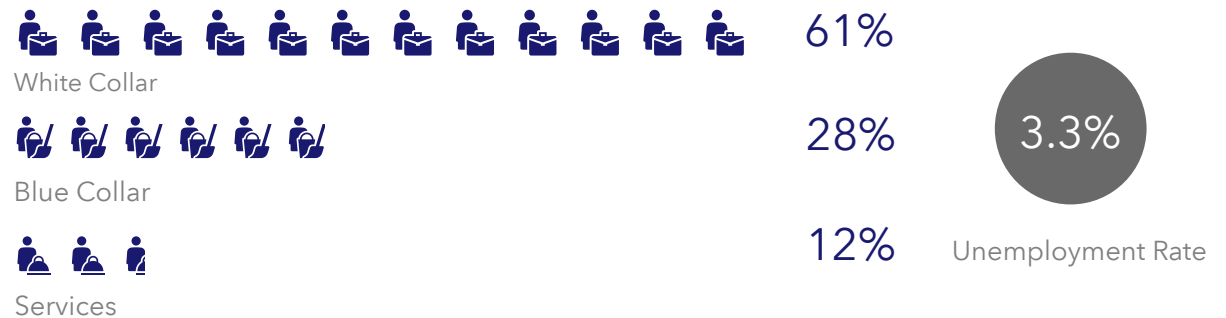


|                                    |        |
|------------------------------------|--------|
| 2024 Daytime Population            |        |
| 2024 Total Daytime Population      | 17,676 |
| 2024 Daytime Population: Workers   | 5,612  |
| 2024 Daytime Population: Residents | 12,064 |

## BUSINESS



## EMPLOYMENT



7729 Strawberry Plains Pike, Knoxville, Tennessee, 37924

## Average Household Income

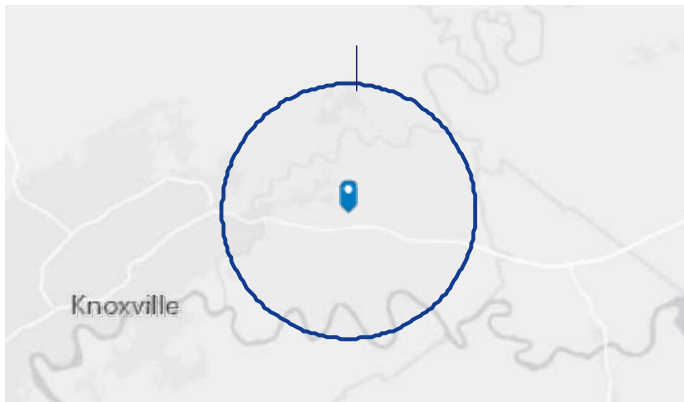


\$91,423  
2024 Average Household Income

## Total Retail Sales



\$1,246,761,430  
2024 Total (SIC01-99) Sales (\$000)





## MARKET ECONOMIC INFORMATION (\*2023)

### POPULATION FIGURES

|  |           |
|--|-----------|
| Knoxville, TN DMA                          | 1,443,661 |
| Ranked 62nd out of 210 DMA markets in U.S. |           |
| Knoxville, TN MSA                          | 903,964   |
| City of Knoxville Population               | 195,343   |
| Knox County Population                     | 494,293   |

### TOP EMPLOYERS

| Employees                                |        |
|--|--------|
| 1. U.S. Department of Energy – Oak Ridge | 16,175 |
| 2. Covenant Health                       | 11,913 |
| 3. Knox County Schools                   | 10,047 |
| 4. University of Tennessee               | 9,299  |
| 5. Wal-Mart Stores                       | 6,863  |
| 6. University Health Systems             | 5,387  |
| 7. Clayton Homes                         | 5,047  |
| 8. Denso Manufacturing                   | 5,000  |
| 9. Dollywood                             | 4,500  |
| 10. K-VA-T Food Stores (Food City)       | 4,302  |
| 11. Roark Capital Group                  | 3,873  |
| 12. State of Tennessee                   | 3,122  |
| 13. Sevier County Schools                | 3,000  |
| 14. Knoxville County Government          | 2,941  |
| 15. Tennova Healthcare                   | 2,927  |
| 16. Blount Memorial Hospital             | 2,688  |

### MSA SECTOR BREAKDOWN ON EMPLOYMENT

| Industry (by SIC Codes *2023)                      | Employees |
|--|-----------|
| Construction                                       | 19,424    |
| Finance, Insurance, Real Estate                    | 24,705    |
| Government   | 20,377    |
| Manufacturing                                      | 34,819    |
| Services   | 194,269   |
| Wholesale Trade                                    | 18,711    |
| Retail Trade                                       | 89,129    |
| Transportation, Communications, & Public Utilities | 15,804    |

### UNIVERSITIES & COLLEGES

| Enrollment                           |        |
|--------------------------------------|--------|
| The University of Tennessee          | 36,304 |
| Pellissippi State Community College  | 8,710  |
| Roane State Comm. College (Harriman) | 4,457  |
| Walters State Community College      | 5,379  |
| Tusculum University (Greeneville)    | 1,111  |
| Carson Newman                        | 2,735  |
| Bryan College (Dayton)               | 1,587  |
| Maryville College                    | 1,147  |
| Tennessee Wesleyan College           | 1,052  |
| South College                        | 4,175  |

### AREA HOSPITALS

| # of Beds                              |     |
|--|-----|
| University of Tennessee Medical Center | 710 |
| Fort Sanders Regional Medical Center   | 541 |
| Parkwest Medical Center                | 492 |
| Blount Memorial Hospital               | 304 |
| Methodist Medical Center of Oak Ridge  | 283 |
| Tennova Healthcare – North Knoxville   | 219 |
| East Tennessee Children's Hospital     | 152 |
| Turkey Creek Medical Center            | 107 |

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference

