

438 W RACE STREET
KINGSTON, TN



COMMERCIAL TRACT FOR SALE

Property Information

- ◆ **1.49 Acres**
- ◆ **Two parcels including: one ±7,730 SF commercial building (existing church), one ±600 SF office building, and one ±1,431 SF residential building**
- ◆ **\$1,500,000**
- ◆ **Zoned C-2**
- ◆ Existing church space includes: main sanctuary (with basement), welcome lobby, meeting room, daycare area, study area, and kitchen/common area
- ◆ Traffic Count: 58,785 I-40; 12,948 US-70/W Race Street
- ◆ Retail Nearby: Smokehouse Bar and Grill, Sonic, Buddy's Bar-B-Q, Cook Out, McDonald's, Dollar General, Ace Hardware
- ◆ **Demographics:**

	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	11,884	21,194	32,012
Avg Household Income:	\$87,838	\$85,741	\$84,685

Aaron Driskill

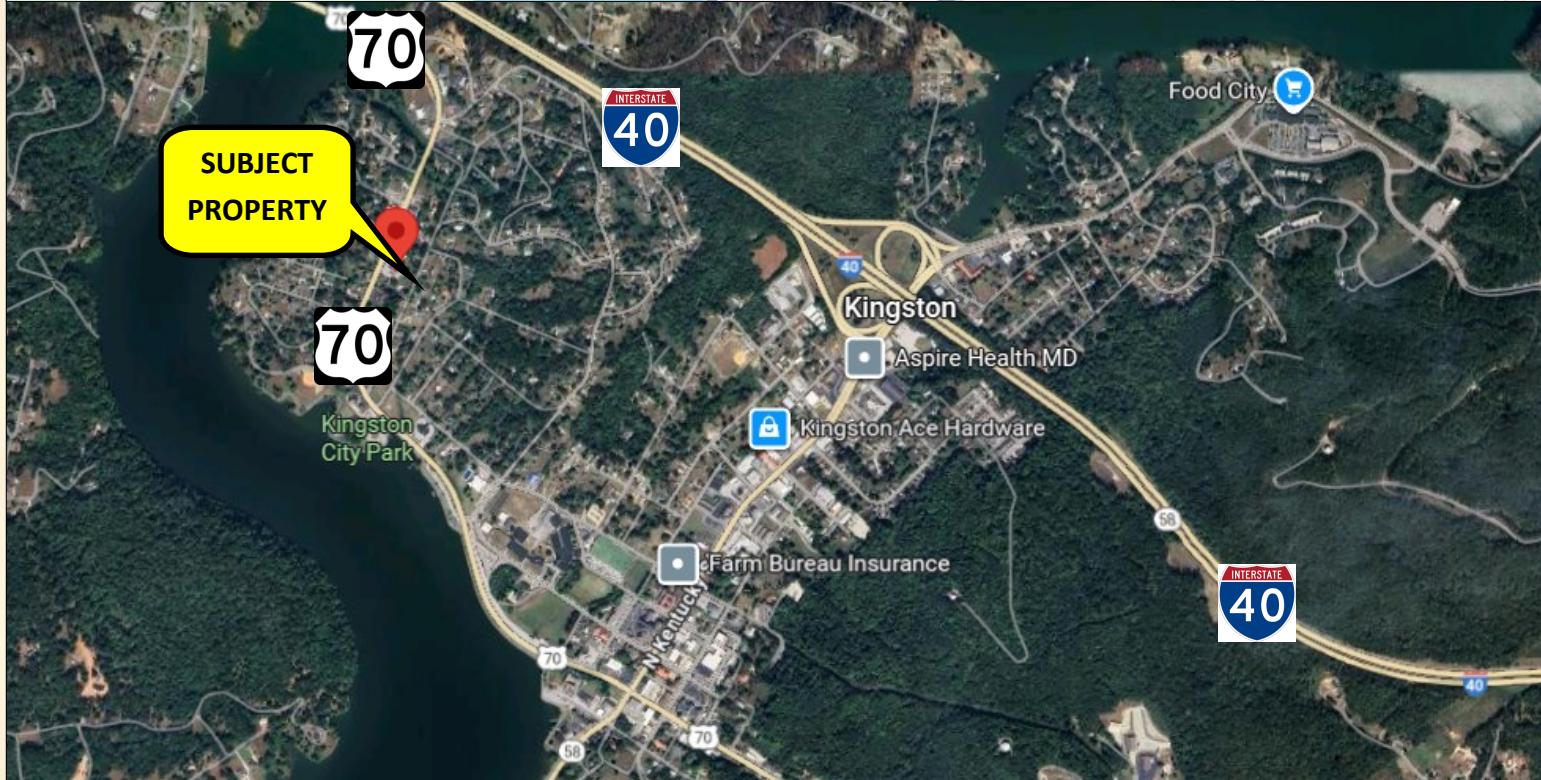
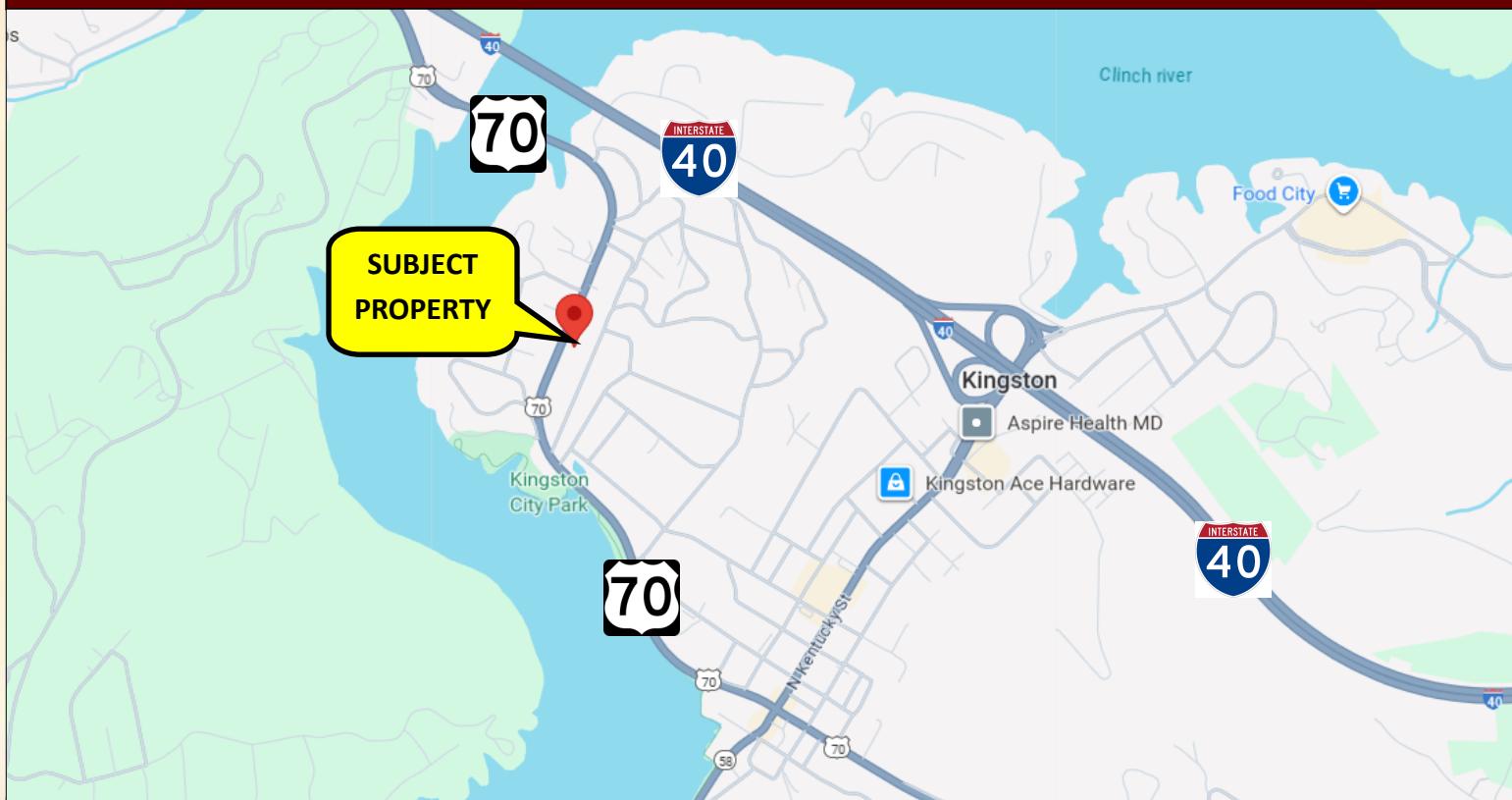
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Regional Map



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Trade Area Aerial



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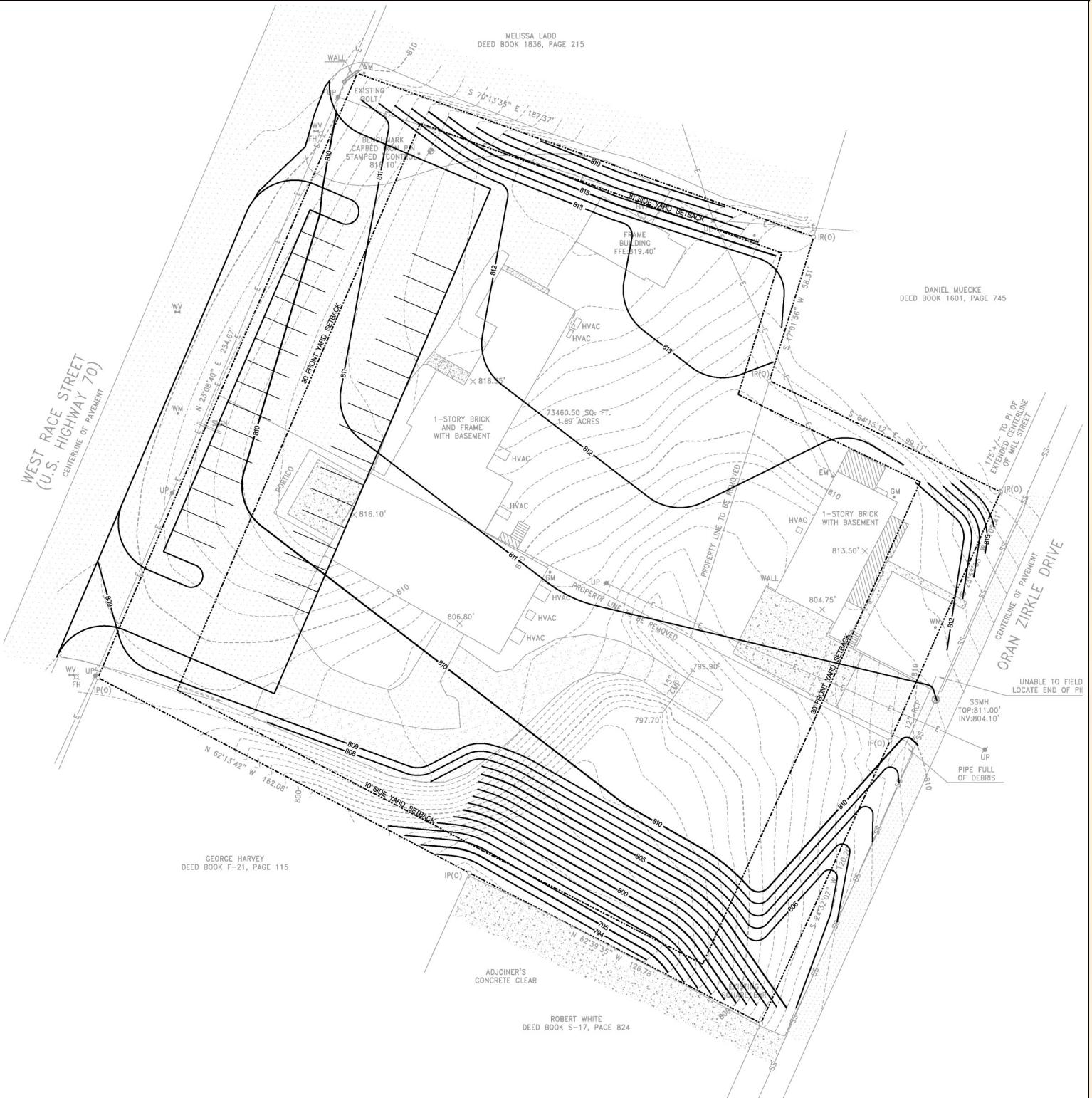
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Site Plan



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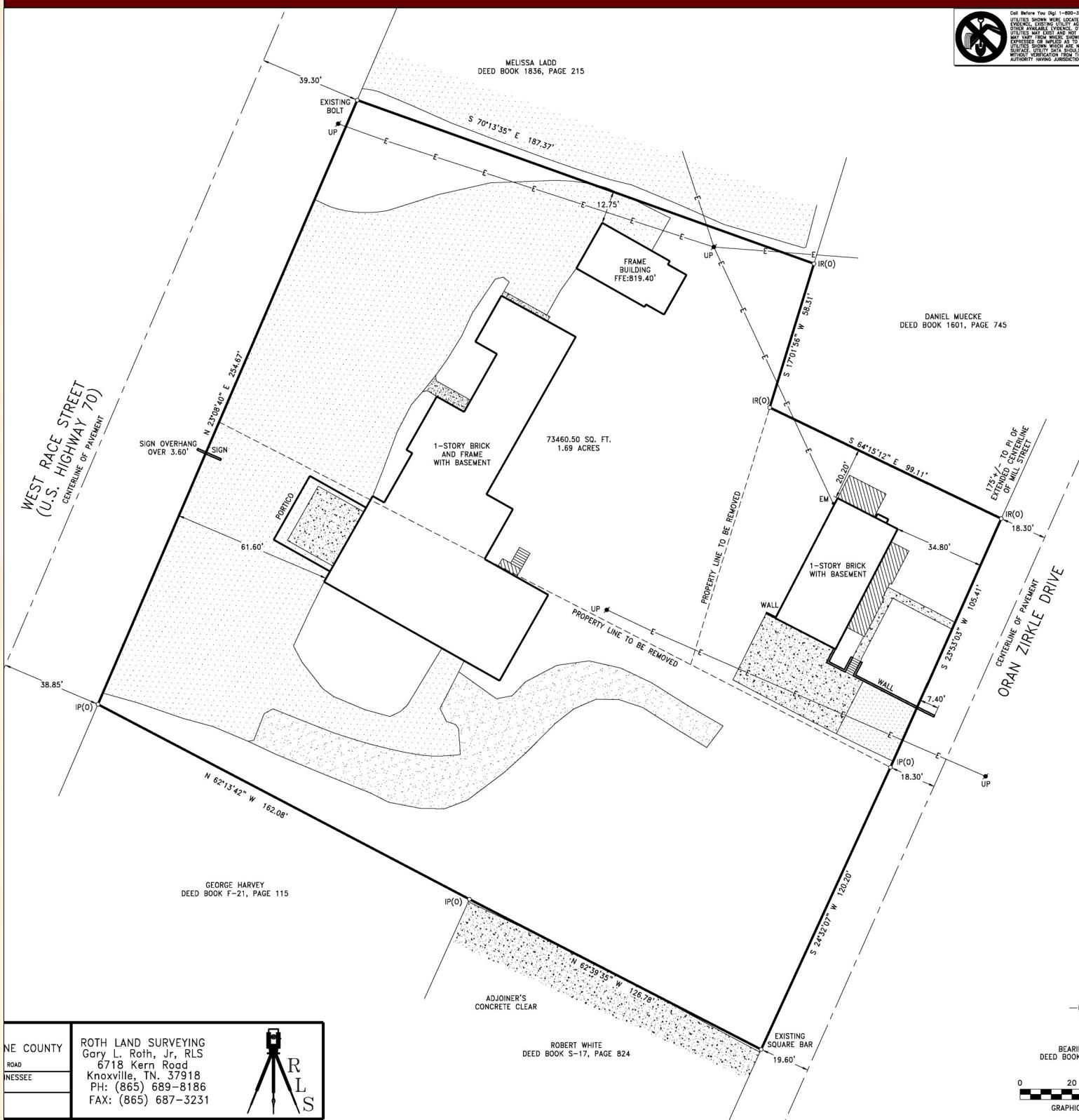
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Survey



NE COUNTY
ROAD
NESSEE



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Exterior Photos



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Interior Photos



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Interior Photos



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Residential Building Photo



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C-2 Zoning

11-408. C-2, Highway Business District. The purpose of this district is to provide for highway-oriented commercial uses. Within the C-2, Highway 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 C-1, General Business District.
- b. Wholesale trade.
- c. Retail trade such as building materials, hardware, farm equipment, fuel and ice, automotive, marine craft, aircraft and accessories.
- d. Repair services - automobile repair and service.
- e. Contract construction services.
- f. Educational services.
- g. Amusements and recreational activities.
- h. Light manufacturing activities, provided that all activities excluding loading and unloading occur within the confines of an enclosed building and provided that no outdoor storage of finished or other materials is permitted.
- i. Utilities not including sewage disposal and solid waste disposal.
- j. Motor vehicle transportation.
- k. Animal husbandry services, provided that all animals are maintained within a closed, air conditioned structure.
- l. Signs and billboards subject to the provisions of Section 11-604.
- m. Any use or structure customarily incidental to the above permitted uses.

2. Uses and Structures Permitted on Review by the Board of Zoning Appeals. Any use which, in the opinion of the BZA, 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.

- a. Minimum lot width at building line: 50 feet.
- b. Minimum depth of front yard: 30 feet.
- c. Minimum width of side yards:
 - 1-story building...10 feet each
 - 2-story building...15 feet each
 - 3-story building...20 feet each

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Demographics

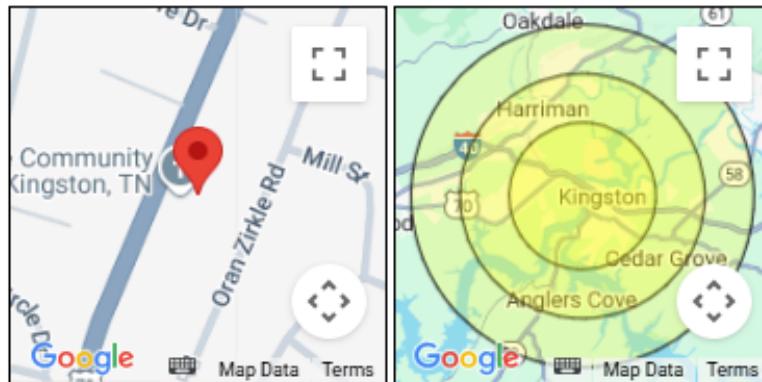


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 438 W Race Street Kingston TN

Latitude: 35° : 52' : 54"

Longitude: -84° : 31' : 25"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	10,924	19,929	29,263
Population (4/1/2010)	11,545	20,304	30,582
Population (4/1/2020)	11,357	20,033	30,262
Population (1/1/2024)	11,884	21,194	32,012
Population (1/1/2029)	12,310	21,962	33,168
Percent Growth (2024/2020)	4.64	5.80	5.78
Percent Forecast (2029/2024)	3.58	3.62	3.61
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	4,581	8,414	11,990
Households (4/1/2010)	4,894	8,607	12,623
Households (4/1/2020)	4,876	8,554	12,698
Households (1/1/2024)	5,148	9,130	13,557
Households (1/1/2029)	5,330	9,456	14,040
Percent Growth (2024/2020)	5.58	6.73	6.76
Percent Forecast (2029/2024)	3.54	3.57	3.56
GENERAL POPULATION CHARACTERISTICS			
Median Age	47.8	47.3	47.2
Male	5,784	10,458	15,644
Female	6,100	10,736	16,368
Density	354.9	305.6	213.7
Urban	9,421	14,395	18,602
Rural	2,453	6,799	13,410

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GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2024)	5,148	9,130	13,557
Families	3,374	5,912	9,384
Non-Family Households	1,774	3,218	4,173
Average Size of Household	2.29	2.31	2.34
Median Age of Householder	61.1	59.4	59.2
Median Value Owner Occupied (\$)	182,353	183,253	186,108
Median Rent (\$)	673	623	624
Median Vehicles Per Household	2.4	2.5	2.5
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	5,586	10,127	14,998
Housing, Owner Occupied	3,830	6,730	10,364
Housing, Renter Occupied	1,318	2,400	3,193
Housing, Vacant	438	997	1,441
POPULATION BY RACE			
White Alone	10,631	18,821	28,494
Black Alone	372	735	1,097
Asian Alone	91	164	205
American Indian and Alaska Native Alone	49	95	145
Other Race Alone	86	131	203
Two or More Races	655	1,248	1,868
POPULATION BY ETHNICITY			
Hispanic	241	419	661
White Non-Hispanic	10,524	18,658	28,209
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	453,587,079	784,686,105	1,157,287,129
Total Household Income (\$)	452,190,630	782,814,941	1,148,080,979
Median Household Income (\$)	66,481	61,130	62,956
Average Household Income (\$)	87,838	85,741	84,685
Per Capita Income (\$)	38,168	37,024	36,152
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	378,876	742,348	974,980
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	350,982.5	615,384.2	923,669.4
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	3,886	4,830	5,481
Establishments, Total (by Place of Work)	358	446	524
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	112	108	109
EASI Total Crime Index (US Avg=100; A=High)	84	103	94
EASI Weather Index (US Avg=100)	114	114	114
BLOCK GROUP COUNT	8	14	21

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Disclosure

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