



± 9.5
ACRE

Standard Knitting Mill
COMMERCIAL PROPERTY
FOR SALE
\$8,500,000

CONTACT US:

Frank Peters
843-518-6809
fpeters@wrsrealty.com

- Premium Redevelopment Opportunity
- Current structure +/- 400,000 SF
- Minutes from Downtown Knoxville/UT Campus

Parcel ID: 082PD001

Lot Size: 9.54 Acres

Zoning: Gen. I-MU

County: Knox

**Parcel is located in an
Opportunity Zone.**

5 - Mile Demographics

Population: 163,800

Households: 70,281

**AVG HH
Income:** \$72,827

Employees: 81,082

Businesses: 7,248

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KNOXVILE METRO AREA

2024 Population:

947k

Median Age:

40

2024 Households:

381k

2024 Household
Income:

\$70k

One of the “**Best Places to Rent In America**” (2024) per **WalletHub.com**.

Top 20 in the US per **Realtor.com**’s
“**Emerging Housing Markets**”.

Top 10 in **US News & World Report**’s
“**Best Places to Live**”.

KNOXVILE METRO AREA

Major Employers: Employees:

US Department of Energy	16,975
Covenant Health	11,963
UT Knoxville	11,197
Knox County Schools	10,118
Wal-Mart	6,614
UT Medical Center	5,387
Clayton Homes	5,047
Denso	5,000
Roark Capital	4,608
Dollywood	4,500
Food City	4,023
State of Tennessee	3,811



UNIVERSITY OF TENNESSEE,
KNOXVILLE

40,000+

Students

10,000+

Faculty & Staff

\$1.7 B

**Annual
Economic Impact**

\$1B+

**Ongoing
Development Projects**

TABLE 9-1: USE MATRIX

P = Permitted Use S = Special Use T = Temporary Use

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN- DARD (Section)
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3.H
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3.J
Eating and Drinking Establishment									S	P	P	P	P			P	P	P						

https://library.municode.com/tn/knoxville/codes/code_of_ordinances?nodeId=APXBZOCO_ART9US_9.2USMA

A. I-MU Industrial Mixed-Use Zoning District

The I-MU Industrial Mixed-Use Zoning District is intended to provide for a mix of light industrial uses and a variety of compatible commercial uses such as entertainment, amusement and retail establishments. This mix is designed to promote the reuse of older, character giving structures that may no longer be suitable for their original industrial purposes, but that can accommodate a variety of alternative types of uses. Residential uses are also permitted in the I-MU District, both above the ground floor in mixed-use development, and in multi-family dwellings.

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410 Mill Street, Bldg. 1, Suite
200 Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealestate.com