




0 Westfield Rd., Knoxville, TN 37919



This vacant office-zoned lot offers a rare opportunity to develop in the heart of West Knoxville, just off Papermill Drive and Kingston Pike—a location known for its accessibility, visibility, and proximity to major retail and professional hubs. Surrounded by established office buildings and thriving businesses, this parcel is ideal for medical, professional, or administrative office use. The site benefits from easy access to I-40/I-75, and is minutes from Whole Foods, REI, Papermill Plaza, and a variety of restaurants, banks, and hotels. Please note a portion of the property is in a flood hazard area.

Offering Summary

Parcel Size:	.37 acres
Zoning:	office
Asking Price:	\$100,000
Topography:	Raw land, level
Utilities:	yes

 POPULATION	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	5,773	57,588	153,028
2029 Population - Five Year Projection	5,856	58,696	159,112
2020 Population - Census	5,715	56,093	146,370
2010 Population - Census	5,285	52,552	135,859
2020-2024 Annual Population Growth Rate	0.19%	0.50%	0.85%
2024-2029 Annual Population Growth Rate	0.29%	0.38%	0.78%
 HOUSEHOLDS			
2024 Households - Current Year Estimate	2,792	26,652	63,179
2029 Households - Five Year Projection	2,851	27,347	66,250
2020 Households - Census	2,677	25,613	59,828
2010 Households - Census	2,513	24,366	56,555
2020-2024 Compound Annual Household Growth Rate	0.80%	0.76%	1.04%
2024-2029 Annual Household Growth Rate	0.42%	0.52%	0.95%
2024 Average Household Size	2.03	2.13	2.27
 HOUSEHOLD INCOME			
2024 Average Household Income	\$133,346	\$118,841	\$109,525
2029 Average Household Income	\$146,579	\$132,402	\$122,451
2024 Median Household Income	\$74,673	\$72,176	\$69,634
2029 Median Household Income	\$95,153	\$87,336	\$81,626
2024 Per Capita Income	\$64,152	\$54,874	\$45,173
2029 Per Capita Income	\$71,044	\$61,547	\$50,911

John Adams**First Vice Principal**

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