



**GREENBRIER**  
real estate advisors

# Pad Parcels for Sale ~ Alcoa, TN

## Hunters Crossing

Hunters Crossing Dr. & Middlesettments Rd.

Alcoa, TN 37701



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**GREENBRIER**  
real estate advisors

Greenbrier Real Estate Advisors

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## Property Details

Name	Pad Parcels For Sale ~ Alcoa, TN
Address	Hunters Crossing Drive & Middlesettlements Road
Lot Sizes	Lot 2: 1.374 Acres +/- Lot 3: 1.269 Acres +/-
Price	Lot 2: \$925,000.00 Lot 3: \$825,000.00

## Demographic Snapshot

	1 Mile	3 Mile	5 Mile
Population	4,389	41,448	74,774
Average Household Income	\$56,329	\$69,643	\$73,737

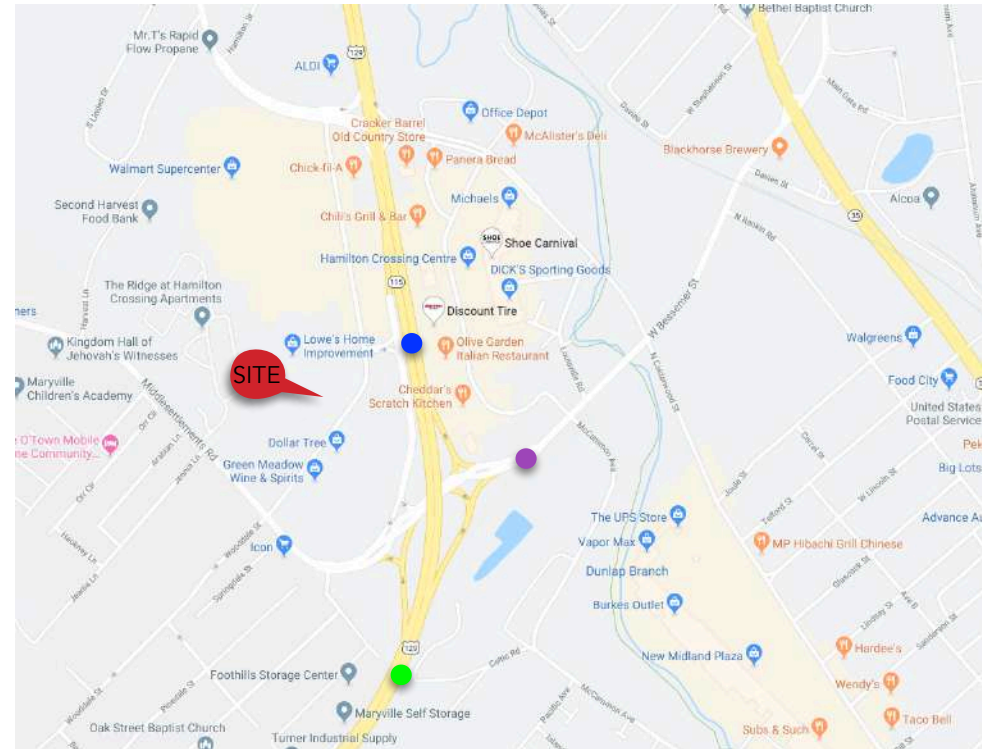
## Market Overview

- Premier Hunters Crossing pad parcels for Sale (Lot 2: 1.37 ac. +/- & Lot 3: 1.27 Ac. +/-) located in Alcoa, TN at the retail epicenter of Blount County (Maryville/Alcoa)
- Lots adjacent to the newly constructed Weigel's
- Great retail synergy in the area with big box retailers including Walmart, Lowe's, Ross, Michael's, Dick's Sporting Goods, etc...
- New multi-family development under construction across the street
- Growth area with strong employment, incomes and schools
- Good access & visibility

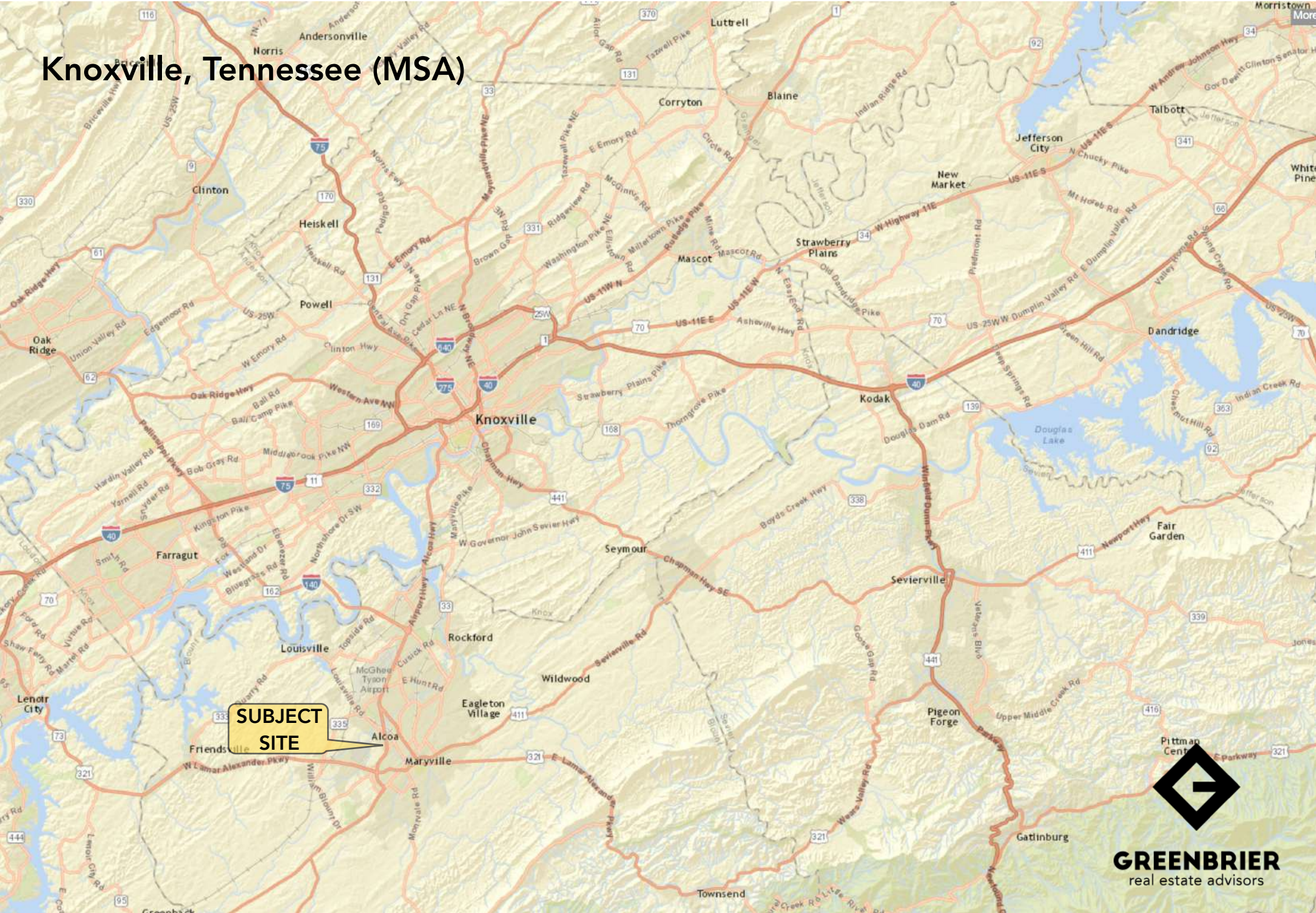
## Traffic Counts

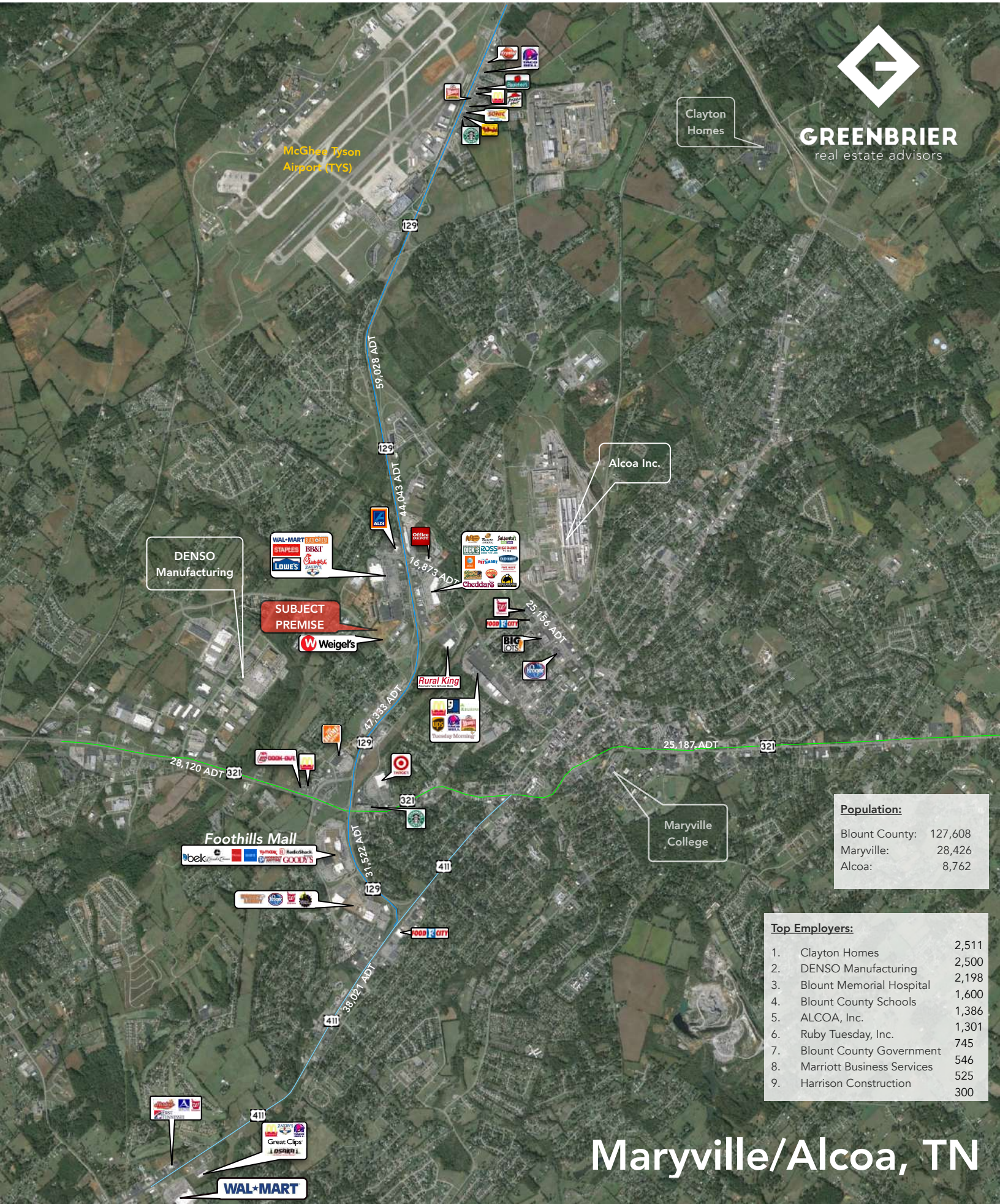
Alcoa Highway (North of Site)	37,899 ADT ●
Alcoa Highway (South of Site)	47,333 ADT ●
W Bessemer Street	14,539 ADT ●
Middlesettlements Road	N/A

## Map



# Knoxville, Tennessee (MSA)





McGhee Tyson  
Airport (TYS)

Clayton  
Homes

Alcoa Inc.

DENSO  
Manufacturing

WAL-MART  
STAPLES  
LOWES  
LEONARDI  
B&K  
Coca-Cola

**SUBJECT  
PREMISE**  
Weigel's

Office  
outpost  
Albert Heijn  
ROSS  
NET SMART  
Cheddars

25,155 ADT  
BIG  
LOTS  
Kroger

Rural King  
Traveling Museum

25,187 ADT

28,120 ADT

COOK-OUT  
Target

Foothills Mall  
bek  
Dixie's  
GOODY'S

31,522 ADT  
Starbucks

Maryville  
College

38,021 ADT  
Kroger

38,021 ADT  
Kroger

411  
Great Clips  
LOSHAK

WAL-MART

**Population:**

Blount County:	127,608
Maryville:	28,426
Alcoa:	8,762

**Top Employers:**

1.	Clayton Homes	2,511
2.	DENSO Manufacturing	2,500
3.	Blount Memorial Hospital	2,198
4.	Blount County Schools	1,600
5.	ALCOA, Inc.	1,386
6.	Ruby Tuesday, Inc.	1,301
7.	Blount County Government	745
8.	Marriott Business Services	546
9.	Harrison Construction	525
		300

Maryville/Alcoa, TN



WAL\*MART

LOWE'S

Subject Site

Weigel's

GREEN MEADOW  
LIVING AT GREEN MEADOW

Louisville Road

ADT 37,899

Alcoa Highway US-129

ADT 16-873

Coming Soon!!  
Bungalow Lofts

ALDI

MATTRESS FIRM

Office DEPOT

T-Mobile

gpa

Chick-fil-A

BLAZE PIZZA

BB&T

United

ZACHRY

COLLIER TREE

Storm Pond

Mattress Firm

Aaron's

Office DEPOT

Wendy's

Panera BREAD

Jet Setters

Chili's

FIVE GUYS

Wendy's

Office DEPOT

DISCOUNT TIRE

Olive Garden's

Cheddar's

Carlson's

Great Clips

McALISTERS

Michael's

Where Creativity Happens

ROSS

DRESS FOR LESS

OLD NAVY

LEE'S

Famous Recipe Creations

SHOE CARNIVAL

PET SMART

EVERY SEASON STARTS AT

DICK'S

SPORTING GOODS

Message Easy NOIRE

AspenDental

Rural King

Message Easy NOIRE



**LOWE'S**

**Subject Site**  
Lot 2: 1.37 ac. +/-  
Lot 3: 1.27 ac. +/-

**DOLLAR TREE**

**KNOXVILLE  
EMPLOYER  
CREDIT UNION**

**Olive Garden**  
ITALIAN RESTAURANT

**Cheddar's**

**Mattress Direct**  
The Best Rest FOR LESS!

**Aaron's**

**Calver's**

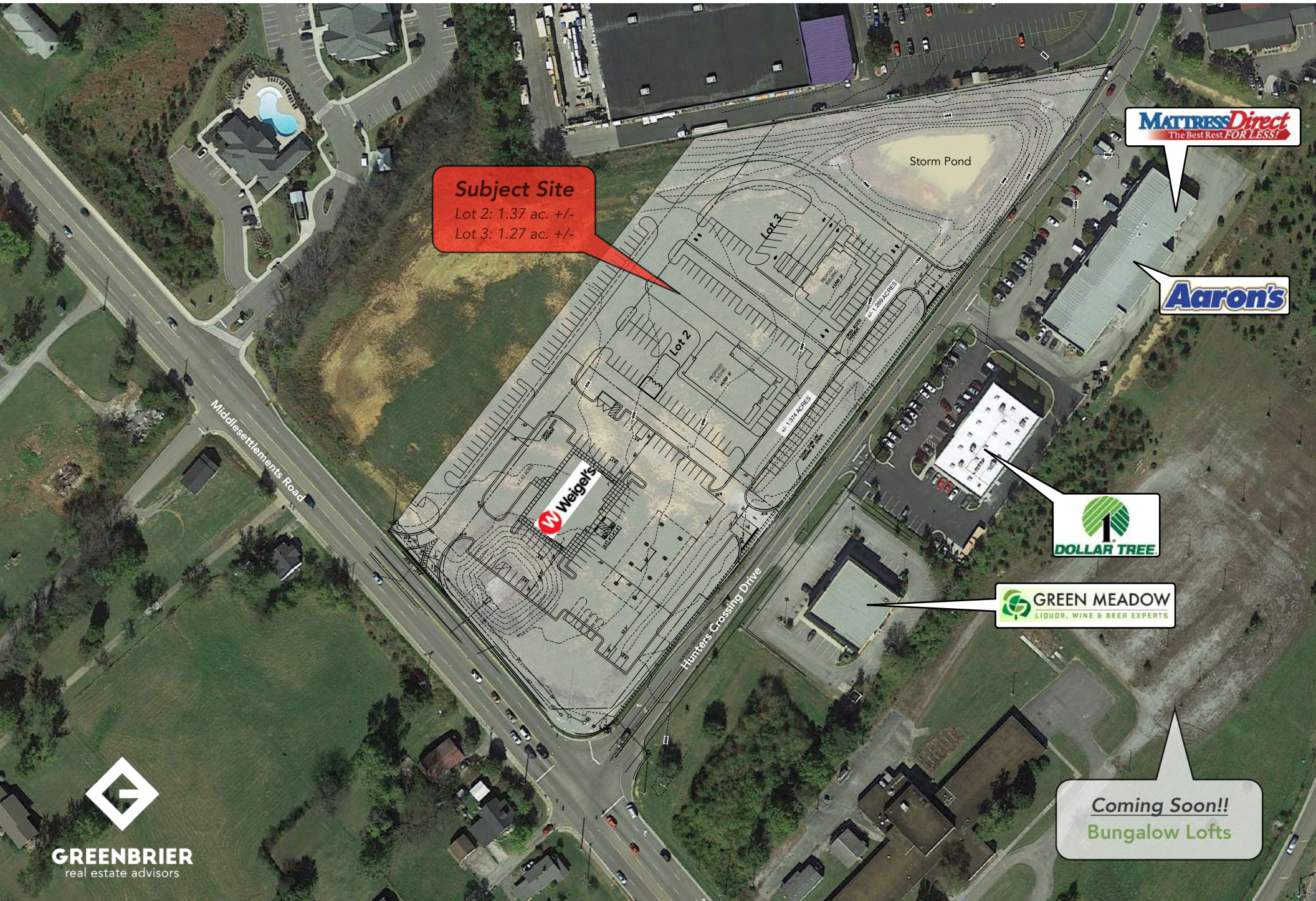
**Weigel's**

**GREEN MEADOW**  
LIQUOR, WINE & BEER EXPERTS

**Massage Envy SPA** NOIRE  
**AspenDental**

**Coming Soon!!**  
**Bungalow Lofts**

**Rural King**  
America's Farm & Home Store



**Subject Site**  
Lot 2: 1.37 ac. +/-  
Lot 3: 1.27 ac. +/-

**Mattress Direct**  
The Best Rest FOR LESS!

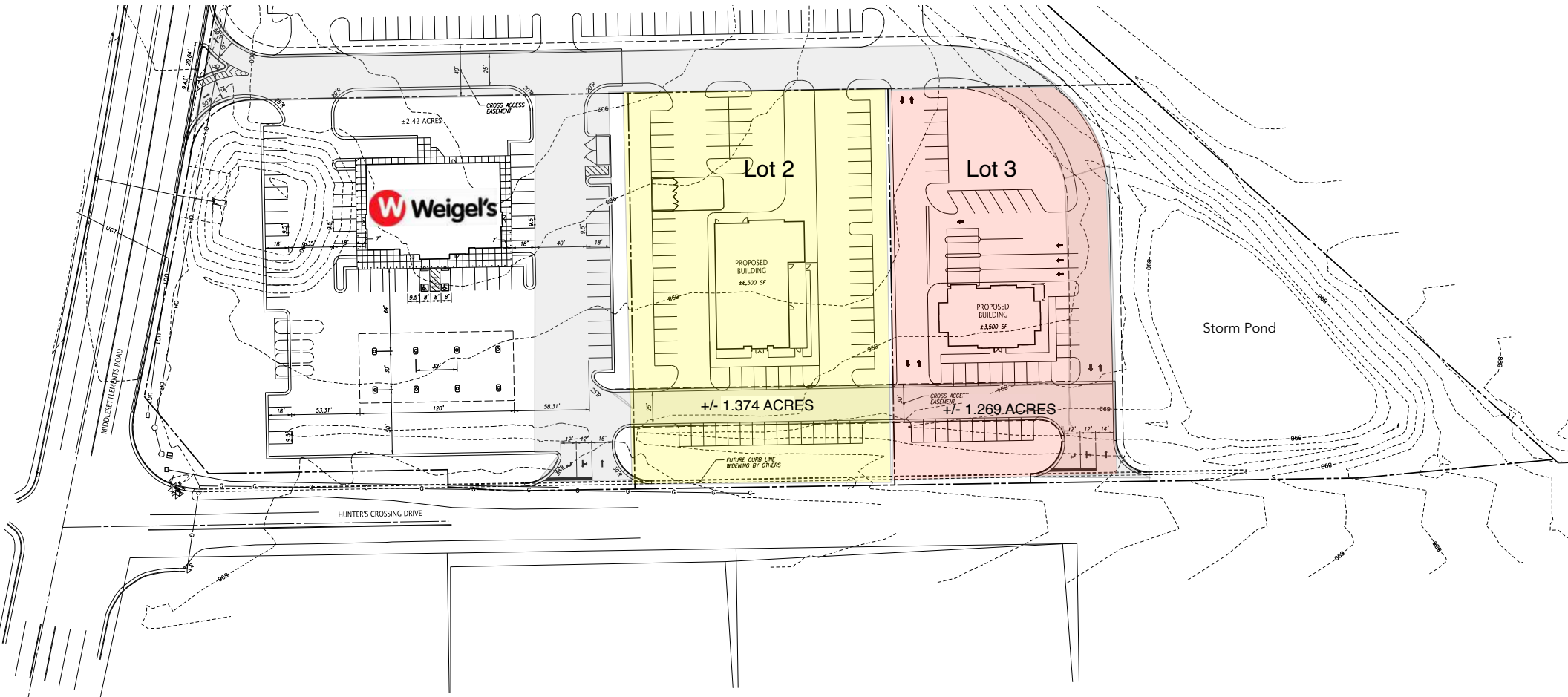
**Aaron's**

**Weiger's**

  
**DOLLAR TREE**

 **GREEN MEADOW**  
LIQUOR, WINE & BEER EXPERTS

**Coming Soon!!**  
Bungalow Lofts







"The Ridge"  
Apartment Complex

Subject Site

WAL\*MART

LOWE'S

Weigel's

T-Mobile

ALDI

Chick-fil-A

BLAZE PIZZA

BB&T

United

Zaxby's

MATTRESS FIRM

Office DEPOT

Jalarita's

MAUI'S

FIVE GUYS

Great Clips

Michaels  
ROSS  
DRESS FOR LESS  
OLD NAVY

SHOE CARNIVAL  
PET SMART  
EVERY SEASON STARTS AT  
DICK'S  
SPORTING GOODS

Blue Garden

DISCOUNT TIRE

Alcoa Highway US-129

Hunters Crossing Drive

GREEN MEADOW  
COMMERCIAL REAL ESTATE

Aaron's

Coming Soon!!  
Bungalow Lofts

Middlesettlements Road



Subject Site

Coming Soon!!  
Bungalow Lofts

Rural King

Message Amy NOIRE  
AspenDental

Outback's

Cheddar's

Aaron's

Mattress Firm

Olive Garden's

Discount Tire

Michael's  
ROSS  
DRESS FOR LESS  
OLD NAVY

SHOE CARNIVAL  
PET SMART  
EVERY SEASON STARTS AT  
DICK'S  
SPORTING GOODS

Five Guys

Madri's

Chili's

Panera

Mattress Firm

Office Depot

Setanta's

Great Clips

BB&T

United

Zaxby's

Lowe's

Weigel's

GREEN MEADOW

Alcoa Highway US-129

Hunters Crossing Drive

Middlesettlements Road



Blount Memorial Hospital

Downtown Maryville

Coming Soon!!  
Bungalow Lofts

Cheddar's  
Culver's  
Massage Envy NOIRE  
AspenDental  
Rural King  
America's Farm & Home Store

Mattress Direct  
Aaron's

POLLAR TREE

GREEN MEADOW  
RESTAURANT & BEER GARDEN

Weigel's

Subject Site

LOWE'S

"The Ridge"  
Apartment Complex



**Subject Site**

**Weigel's**

**GREEN MEADOW**  
COMMERCIAL REAL ESTATE

**DOLLAR TREE**

**Aaron's**

**MATTRESS Direct**  
MATTRESS DIRECT

**LOWE'S**

**"The Ridge"  
Apartment Complex**

**KNOXVILLE  
FIRST  
SOUTH EAST  
CREDIT UNION**

Alcoa Highway US-129

Middlesettlements Road

**Coming Soon!!  
Bungalow Lofts**



 **Weigel's**

Middlesettlements Road

**Subject Site**

Lot 2: 1.37 ac. +/-  
Lot 3: 1.27 ac. +/-

*"The Ridge"*  
Apartment Complex

 **LOWE'S**

 **WAL\*MART**

Hunters Crossing Drive

 **GREEN MEADOW**  
LIQUOR, WINE & BEER EXPERTS

 **DOLLAR TREE**



Michael's  
ROSS  
DRESS FOR LESS  
OLD NAVY

SHOE CARNIVAL  
PET SMART  
DICK'S  
SPORTING GOODS

Cheddar's

Massage Envy  
AspenDental

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America's Farm & Home Store

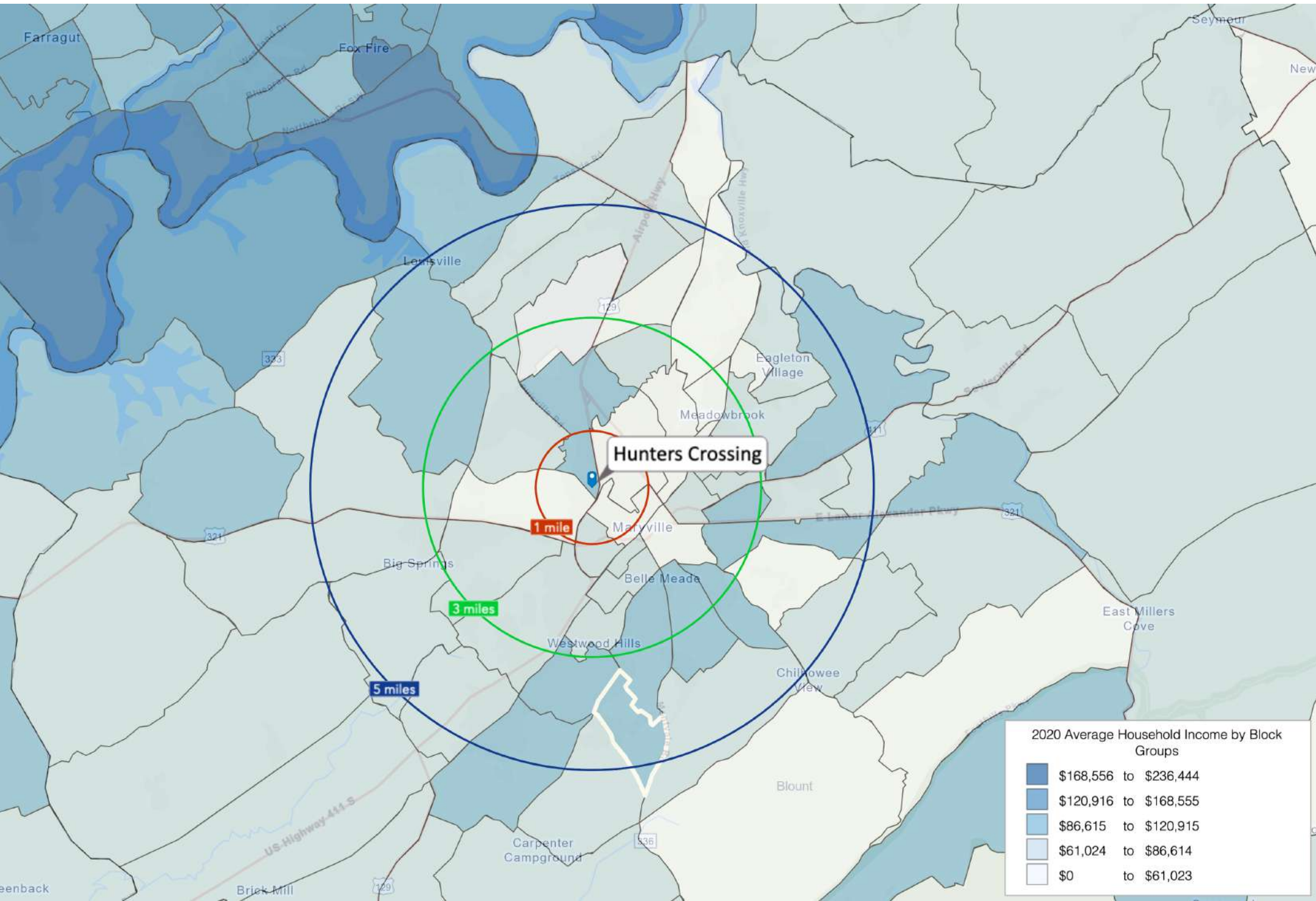
Coming Soon!!  
Bungalow Lofts

Subject Site






LOWE'S

Weigel's

(Middle Settlements Road & Hunters Crossing Drive)



2020 Average Household Income by Block Groups

	\$168,556 to \$236,444
	\$120,916 to \$168,555
	\$86,615 to \$120,915
	\$61,024 to \$86,614
	\$0 to \$61,023

(5 Mile Radius)

## KEY FACTS

74,774  
Population

42.5  
Median Age

2.4  
Average Household Size

\$55,966  
Median Household Income

## EDUCATION

9%  
No High School Diploma

31%  
High School Graduate

32%  
Some College

27%  
Bachelor's/Grad/Prof Degree

2020 Daytime Population	
2020 Total Daytime Population	80,439
2020 Daytime Population: Workers	39,202
2020 Daytime Population: Residents	41,237

## BUSINESS

2,732  
Total Businesses

48,659  
Total Employees

## Total Retail Sales

\$1,361,290,452  
Total Retail Sales

## EMPLOYMENT

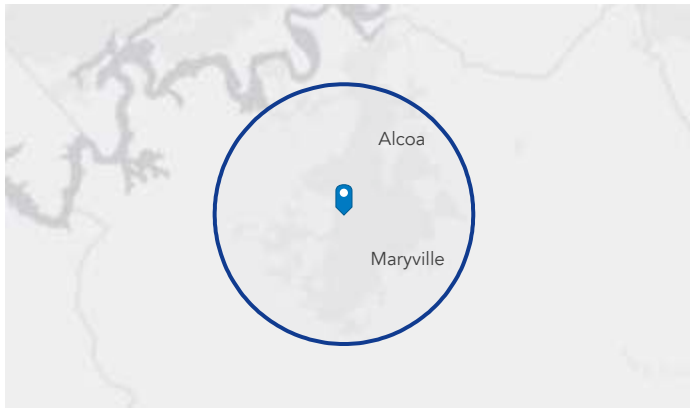
63%  
White Collar

24%  
Blue Collar

13%  
Services

10.3%  
Unemployment Rate

Middlesettlements Rd, Alcoa, Tennessee, 37701



## Average Household Income

\$73,737  
2020 Average Household Income

2020 Average Household Income

## ANNUAL HOUSEHOLD SPENDING

\$1,744  
Apparel & Services

\$4,516  
Groceries

\$126  
Computers & Hardware

\$5,134  
Health Care

\$3,079  
Eating Out



## MARKET ECONOMIC INFORMATION

### POPULATION FIGURES

Knoxville, TN DMA	1,346,917
Ranked 62nd out of 210 DMA markets in U.S.	
KNOXVILLE, TN MSA	837,571
CITY OF KNOXVILLE POPULATION	178,874
KNOX COUNTY POPULATION	432,226

### TOP EMPLOYERS

Employees	Employees
1. U.S. Department of Energy – Oak Ridge	12,927
2. Covenant Health	9,016
3. University of Tennessee	8,754
4. Mercy Health Partners	5,711
5. Wal-Mart Stores	4,869
6. K-VA-T Food Stores (Food City)	3,853
7. State of Tennessee	3,834
8. University Health Systems	3,727
9. Knox County Government	3,021
10. Denso Manufacturing	3,000
11. Clayton Homes	2,695
12. Dollywood	2,573
13. Blount Memorial Hospital	2,180
14. Blount County Schools	2,100
15. Yum Brands	2,000

### MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry	Employees
Construction	17,200
Finance, Insurance, Real Estate	15,100
Government	55,200
Manufacturing – Total	47,700
– Durable Goods	32,000
– Nondurable Goods	15,700
Services	96,400
Trade	91,000
Transportation, Communications, & Public Utilities	15,600

### UNIVERSITIES & COLLEGES

Enrollment	Enrollment
The University of Tennessee	26,877
Pellissippi State Community College	11,259
Roane State Comm. College (Harriman)	6,801
Tusculum College (Greeneville)	2,128
Carson Newman	1,713
Bryan College (Dayton)	1,466
Maryville College	1,213
Tennessee Wesleyan College	1,080
South College	1,010
Johnson University	845

### AREA HOSPITALS

# of Beds	# of Beds
University of Tennessee Medical Center	581
Fort Sanders Regional Medical Center	517
St. Mary's Medical Center	473
Baptist Hospital of East Tennessee	329
Parkwest Medical Center	320
Lakeshore Mental Health Institute	250
East Tennessee Children's Hospital	240

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

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

