

0.8 - 1.8 Acre Lots Available – Strawberry Plains Pike

Strawberry Plains Pike off I-40
Knoxville, TN 37914

Build-to-Suite Lease



SONOMA
DEVELOPMENT, LLC

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All parties acknowledge that Sharon Thurner has a broker license in North Carolina and South Carolina. Sharon Thurner is a partner in the development. Terry Ball is licensed in Tennessee.

Photos, Map & Aerials

Aerial Photography provided by Line of Site. Maps and additional aerials are provided by Google Maps and esri. Photos are representative only and are subject to change without notice.

Property Summary – Land for Lease

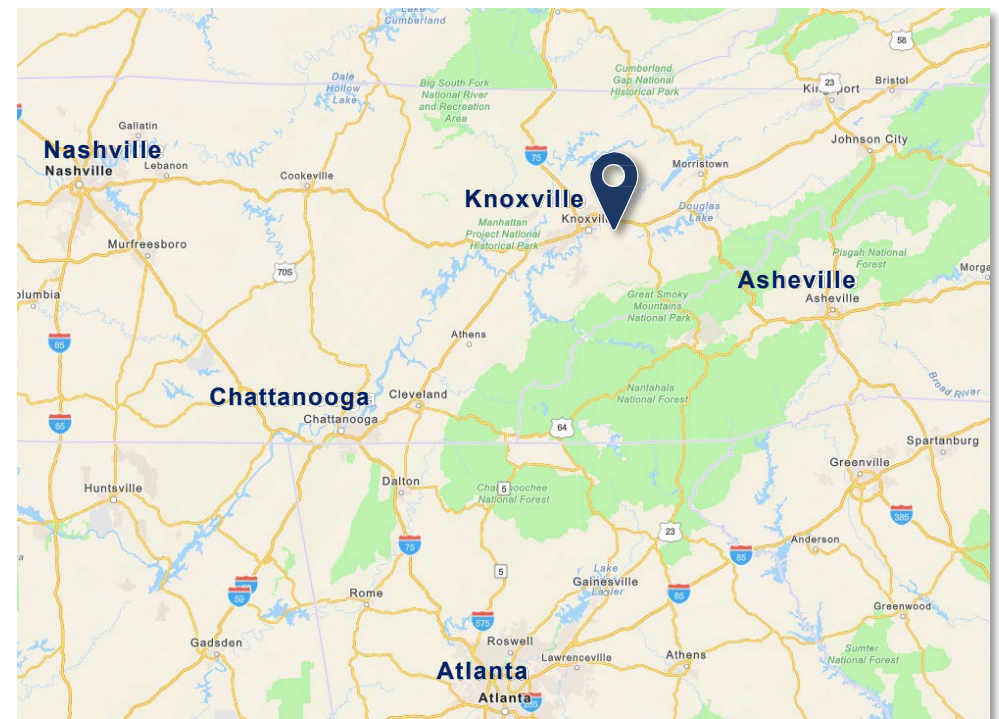
Location	7101 Strawberry Plains Pike Knoxville, TN 37914
Lease Price	TBD
Lot Sizes	Lots (1.0 & 0.8, combined 1.8 Acres) Corner Lot 1.4 Acres
Type	Vacant Land
Parcel Number	045-176.01

Cross Streets	Strawberry Plains Pike & Pine Grove Road SE
Zoned	C-H (Commercial Knoxville City)
Frontage	± 660' Frontage - Strawberry Plains Pike
Traffic Count	I-40 (West) 77,847 / I-40 (East) 86,972
Market Area	Knoxville, Tennessee

Property Highlights

- Excellent Visibility – Frontage on Strawberry Plains Pike
- Easy Access - Corner Lot
- Just Minutes to Pellissippi State Community College
- Near Municipal Employers: TDOT, Tennessee Highway Patrol, Tennessee Bureau of Investigations
- Great Location with Regional/ National Restaurants, Fast Food, Hotels and Retailers

DEMOGRAPHICS ('22)	3 MILE	5 MILES	10 MILES
Population	8,418	27,684	217,860
Households	3,540	11,157	88,342
Avg HH Income	\$90,778	\$82,258	\$70,710



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information should be obtained through independent verification.

Business & Traffic Generators

- Pellissippi State Community College
10,894 students with 1034 staff members
- Pilot Travel Center
- Estes Express Lines
- Tennessee Bureau of Investigation
- Tennessee Highway Patrol
- TDOT
- Dayton Freight



**PELLISSIPPI STATE
COMMUNITY COLLEGE**
11,000 Students

TN TDOT
Department of Transportation

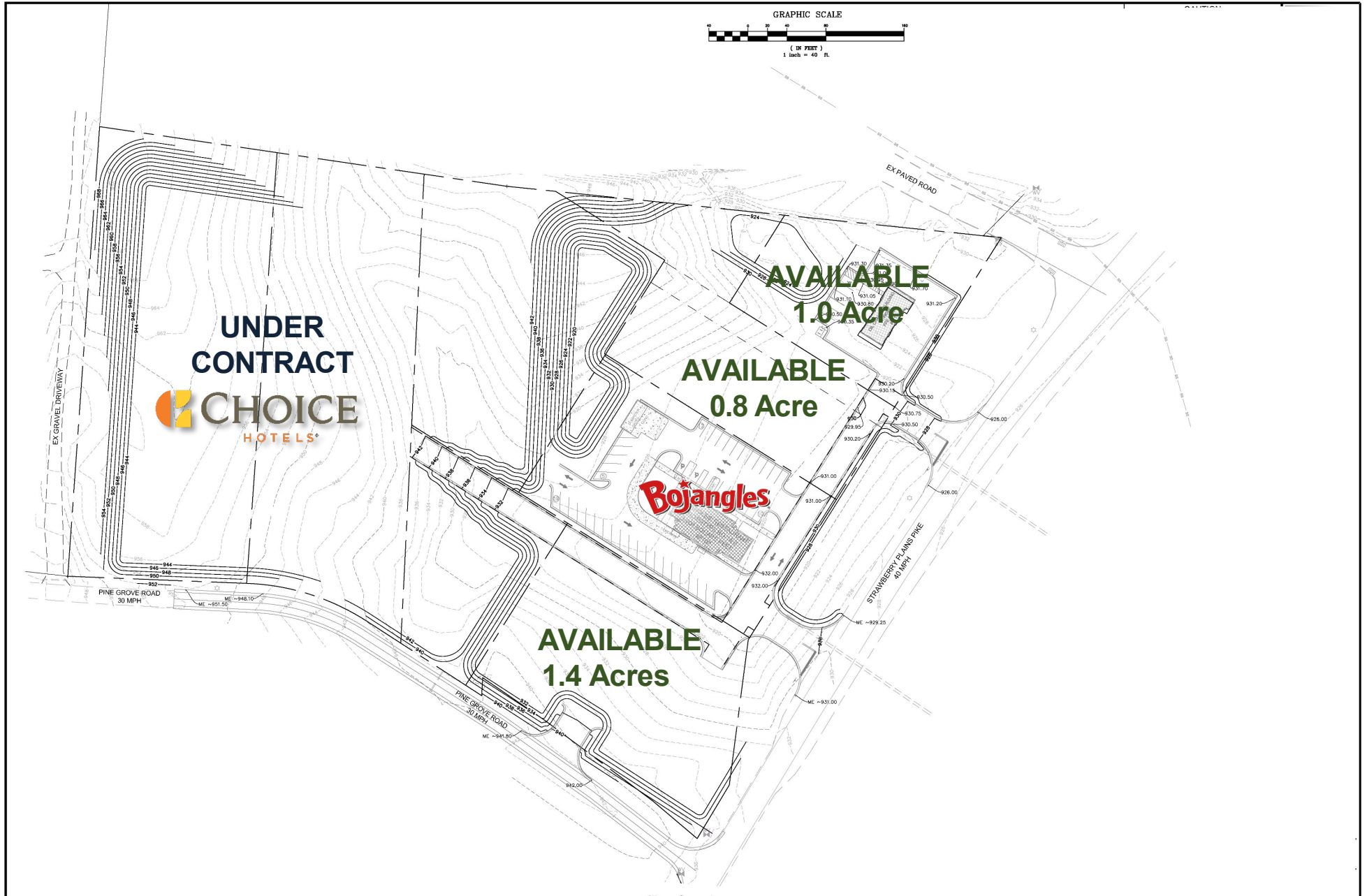
2022 Total Daytime Population

3 Miles	7,059
5 Miles	24,521
10 Miles	234,028









Key Facts

3-Mile Radius

KEY FACTS

8,418

Population

46.3

Median Age

2.4

Average Household Size

\$70,579

Median Household Income

BUSINESS



265

Total Businesses



2,423

Total Employees

INCOME



\$70,579

Median Household Income



\$37,780

Per Capita Income



\$206,558

Median Net Worth

EDUCATION

10%

No High School Diploma



36%

High School Graduate



29%

Some College



25%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



58.6%

White Collar



26.8%

Blue Collar



Services

4.2%

Unemployment Rate

Households By Income

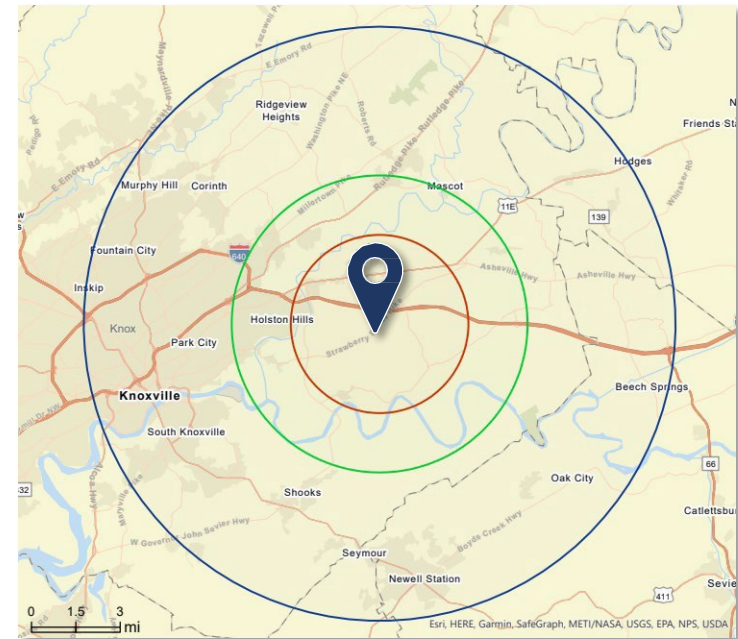
The largest group: \$100,000 - \$149,999 (18.4%)

The smallest group: <\$15,000 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	4.6%	-4.5%	
\$15,000 - \$24,999	11.6%	+3.0%	
\$25,000 - \$34,999	6.9%	-1.4%	
\$35,000 - \$49,999	13.3%	+1.5%	
\$50,000 - \$74,999	15.7%	-1.2%	
\$75,000 - \$99,999	16.8%	+2.5%	
\$100,000 - \$149,999	18.4%	+1.8%	
\$150,000 - \$199,999	7.7%	+1.2%	
\$200,000+	5.0%	-3.0%	

Bars show deviation from Knox County

3, 5, 10 Miles



	3 miles	5 miles	10 miles
Population			
2010 Population	8,075	25,494	198,804
2020 Population	8,261	27,124	213,780
2022 Population	8,418	27,684	217,860
2027 Population	8,683	28,661	223,279
2010-2020 Annual Rate	0.23%	0.62%	0.73%
2020-2022 Annual Rate	0.84%	0.91%	0.84%
2022-2027 Annual Rate	0.62%	0.70%	0.49%
2022 Male Population	49.3%	48.9%	49.1%
2022 Female Population	50.7%	51.1%	50.9%
2022 Median Age	46.3	44.4	38.2

In the identified area, the current year population is 217,860. In 2020, the Census count in the area was 213,780. The rate of change since 2020 was 0.84% annually. The five-year projection for the population in the area is 223,279 representing a change of 0.49% annually from 2022 to 2027. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	87.3%	76.0%	76.4%
2022 Black Alone	5.2%	15.1%	12.1%
2022 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2022 Asian Alone	0.4%	0.8%	1.3%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.5%	1.8%	3.1%
2022 Two or More Races	5.3%	5.9%	6.6%
2022 Hispanic Origin (Any Race)	2.9%	3.7%	6.0%

Persons of Hispanic origin represent 6.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	88	78	58
2010 Households	3,310	10,353	80,220
2020 Households	3,465	10,917	86,788
2022 Households	3,540	11,157	88,342
2027 Households	3,668	11,563	90,874
2010-2020 Annual Rate	0.46%	0.53%	0.79%
2020-2022 Annual Rate	0.96%	0.97%	0.79%
2022-2027 Annual Rate	0.71%	0.72%	0.57%
2022 Average Household Size	2.37	2.43	2.34

The household count in this area has changed from 86,788 in 2020 to 88,342 in the current year, a change of 0.79% annually. The five-year projection of households is 90,874, a change of 0.57% annually from the current year total. Average household size is currently 2.34, compared to 2.33 in the year 2020. The number of families in the current year is 50,699 in the specified area.



	3 miles	5 miles	10 miles
Mortgage Income			
2022 Percent of Income for Mortgage	20.1%	21.4%	22.1%
Median Household Income			
2022 Median Household Income	\$70,579	\$58,015	\$50,469
2027 Median Household Income	\$83,084	\$75,376	\$59,927
2022-2027 Annual Rate	3.32%	5.38%	3.50%
Average Household Income			
2022 Average Household Income	\$90,778	\$82,258	\$70,710
2027 Average Household Income	\$113,470	\$102,586	\$85,472
2022-2027 Annual Rate	4.56%	4.52%	3.86%
Per Capita Income			
2022 Per Capita Income	\$37,780	\$33,008	\$28,878
2027 Per Capita Income	\$47,418	\$41,181	\$34,993
2022-2027 Annual Rate	4.65%	4.52%	3.92%

Households by Income

Current median household income is \$50,469 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$59,927 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$70,710 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$85,472 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$28,878 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$34,993 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index	128	117	112
2010 Total Housing Units	3,640	11,571	90,580
2010 Owner Occupied Housing Units	2,629	7,742	49,145
2010 Renter Occupied Housing Units	682	2,609	31,075
2010 Vacant Housing Units	330	1,218	10,360
2020 Total Housing Units	3,742	11,880	95,870
2020 Vacant Housing Units	277	963	9,082
2022 Total Housing Units	3,824	12,148	97,742
2022 Owner Occupied Housing Units	2,872	8,414	53,352
2022 Renter Occupied Housing Units	668	2,743	34,989
2022 Vacant Housing Units	284	991	9,400
2027 Total Housing Units	3,961	12,589	100,604
2027 Owner Occupied Housing Units	3,024	8,870	55,681
2027 Renter Occupied Housing Units	645	2,693	35,193
2027 Vacant Housing Units	293	1,026	9,730

Currently, 54.6% of the 97,742 housing units in the area are owner occupied; 35.8%, renter occupied; and 9.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 95,870 housing units in the area and 9.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.86%. Median home value in the area is \$211,313, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 6.06% annually to \$283,624.

