



**GREENBRIER**  
real estate advisors

# *Flex Office/Warehouse for Sale*

3319 E Governor John Sevier Highway ~ Knoxville, TN 37914



## Contacts:

Josiah Glafenhein

(865) 206-0180

[josiah@greenbrier-rea.com](mailto:josiah@greenbrier-rea.com)



Greenbrier Real Estate Advisors

419 N Forest Park Boulevard

Knoxville, TN 37919

[www.greenbrier-rea.com](http://www.greenbrier-rea.com)

## Property Details

|               |                                                            |
|---------------|------------------------------------------------------------|
| Name          | Flex Office/Warehouse for Sale                             |
| Address       | 3319 E Governor John Sevier Highway<br>Knoxville, TN 37914 |
| Building Size | 4,000 SF +/-                                               |
| Lot Size      | 1.96 Acres +/-                                             |
| Sale Price    | \$795,000.00                                               |

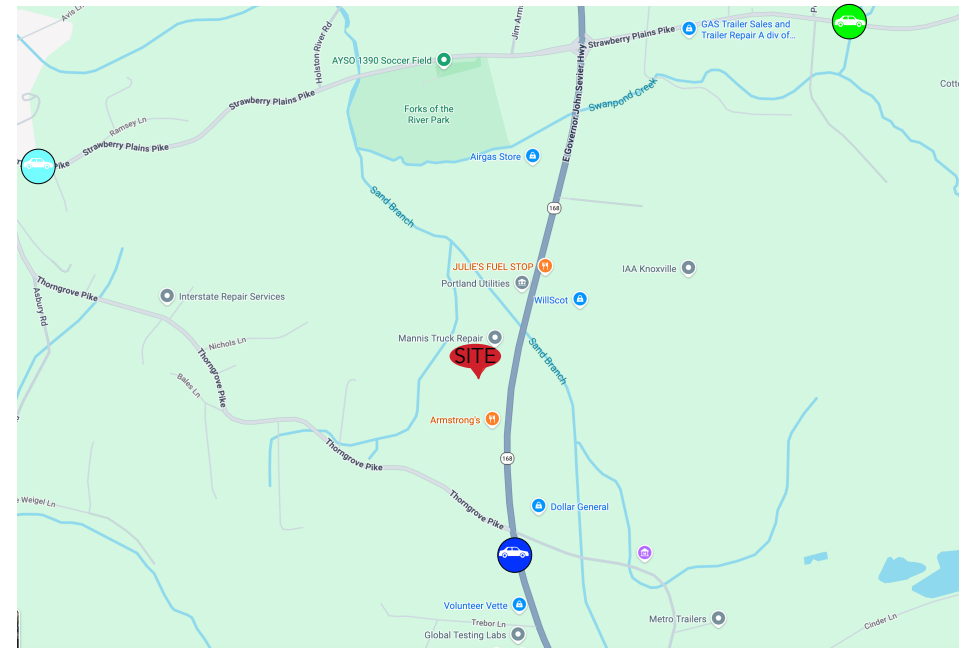
## Market Overview

- Property located on E Governor John Sevier Highway in Knoxville, TN
- 4,000 SF +/- building available for sale on 1.96 acres +/-
- Building includes:
  - Two Bathrooms, 3 finished office rooms, entrance area
  - 2 Large garage doors (10x10' & 8x12') in warehouse, mezzanine floor the length of the building with small rooms underneath
  - Warehouse ceiling Height: 16-17'
  - 2 exterior open-air covered bays
- I: Industrial Zoning
- Large concrete pad surrounding the building
- Fenced-in property with 2 gate entrances
- Large parcel (1.96 acres) providing additional development opportunities
- Near Forks of the River industrial park
- 15 minutes from downtown Knoxville

## Traffic Counts \*2025 Data

|                                |            |   |
|--------------------------------|------------|---|
| E Governor John Sevier Highway | 11,749 ADT | ● |
| Strawberry Plains Pike (West)  | 15,068 ADT | ● |
| Strawberry Plains Pike (East)  | 8,297 ADT  | ● |

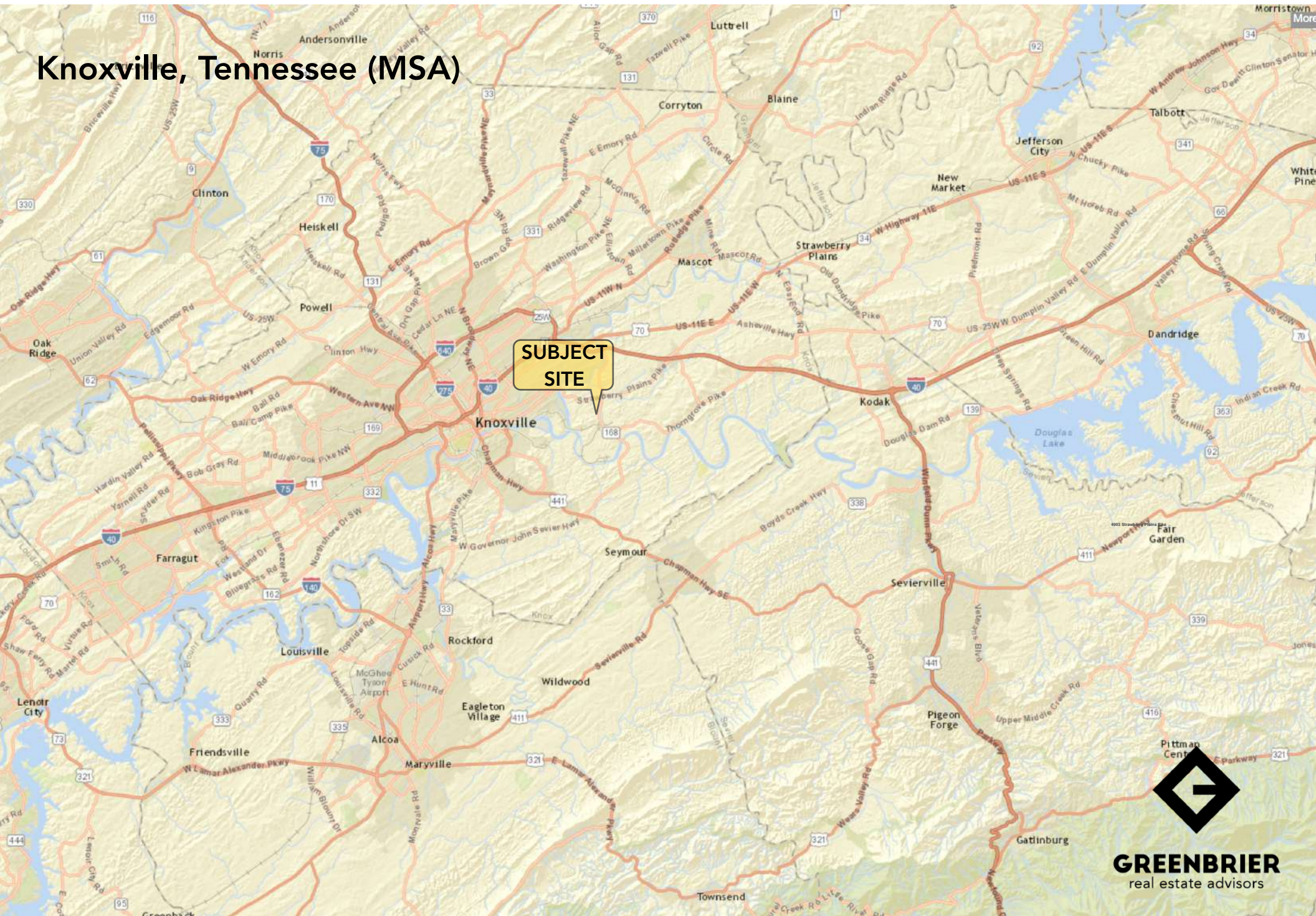
## Map



## Demographic Snapshot \*2025 Data

|                          | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| Population               | 477      | 11,887   | 61,975   |
| Average Household Income | \$80,195 | \$83,020 | \$74,638 |

## Knoxville, Tennessee (MSA)





# Knoxville, Tennessee

3319 E Governor John Sevier Highway  
1.96 Ac. +/-

**GREENBRIER**  
real estate advisors

# Knoxville, Tennessee

## Subject Site

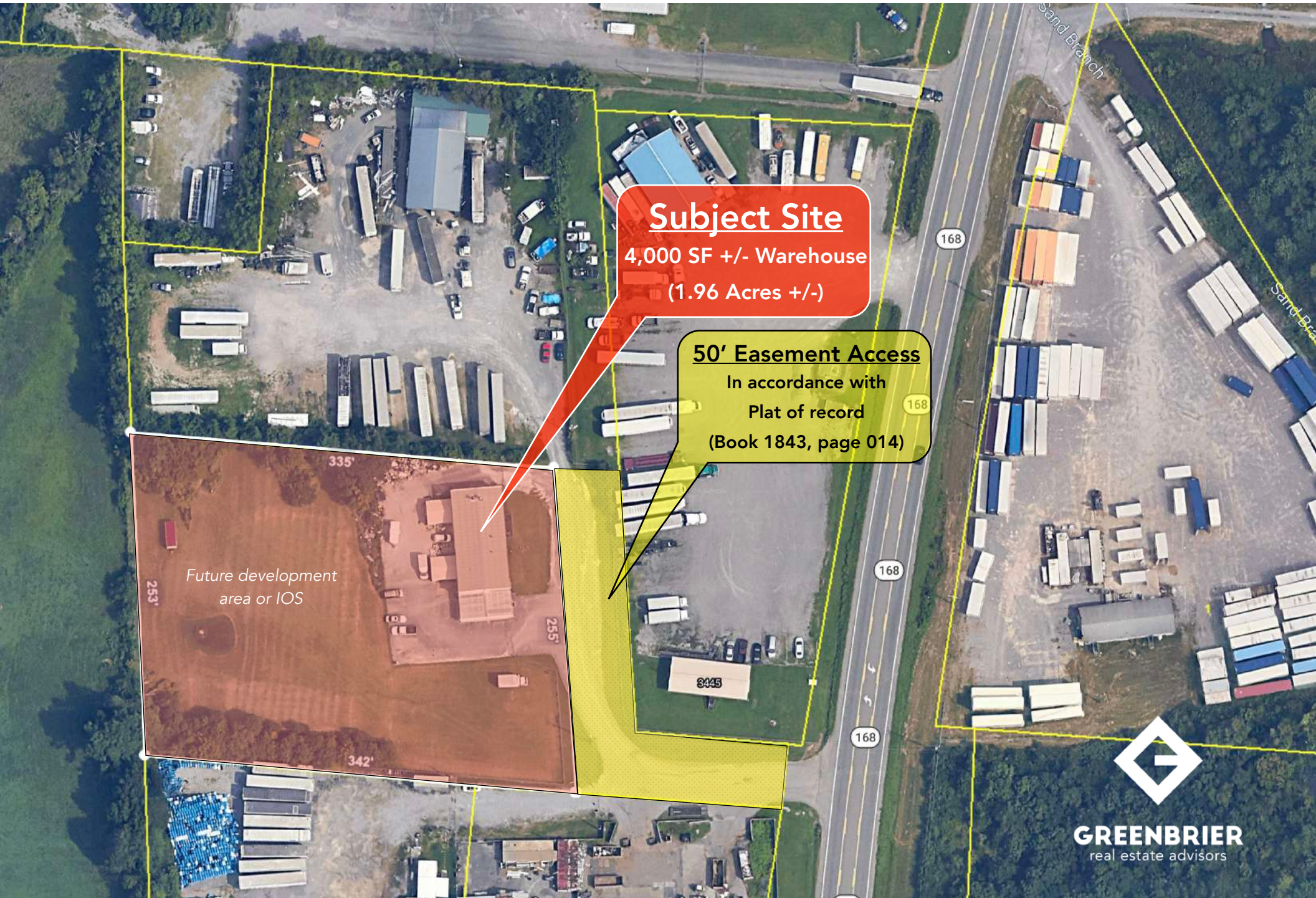
3319 E Governor John Sevier Highway  
1.96 Ac. +/-

## Forks of the River Industrial Park





3319 E Governor John Sevier Highway ~ Knoxville, TN 37914

**Subject Site**

4,000 SF +/- Warehouse  
(1.96 Acres +/-)

**50' Easement Access**

In accordance with  
Plat of record  
(Book 1843, page 014)

Future development  
area or IOS



Certificate of Ownership and General Dedication

I, We, **DAVID CAMERON**, the undersigned owner of the property shown herein, hereby assign to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or easement as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are shown on the plan or are referred to thereon, with copies of the related to covenants filed with the State County Register of Deeds.

**SUBJECT SITE**  
4,000 SF +/- Warehouse  
(1.96 Acres +/-)

This is to certify that the subject site is a legally suitable site for the proposed warehouse and that it is to be used for no other purpose than the proposed warehouse and no other use of the Tennessee code unrelated, and the regulations promulgated therein.

Done at Knox County, Tennessee, this 5th day of May, 2002.

ZONING SHOWN ON OFFICIAL MAP: L

DATE 5-28-02 BY C. Hawkins

Certification of Final Plat - Construction Complete

I hereby certify that I am a surveyor licensed to do surveying under the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations, except as has been limited, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated documents were in place on the day of 5-28-02.

Surveyor H. Zeltman Tennessee Certificate 1501

BOUND

Bound as shown on this plat. The following parties have consented to the release of rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot line on the condition that the utility and drainage easement as shown are provided along the property line.

COUNTY HIGHWAY DEPT. See In Charge 5/28/02  
UTILITIES: WATER William J. Spota  
SEWER William J. Spota  
GAS William J. Spota  
TELEPHONE William J. Spota  
CABLE TV William J. Spota

This is to certify that there are no recorded drainage or utility easements on this plat being dedicated on this subdivision plat.

Date 4-15-02 Signature H. Zeltman

Certification of Catalog and Accuracy of Survey

I hereby certify that this is a category 1 survey and the rate of precision of the completed survey is 1:10,000 as shown herein.

Surveyor H. Zeltman Tennessee Certificate 1501

NOTES

1. 5' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL LOT LINES. 10' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL BOUNDARY LINES AND ALONG RIGHT OF WAY LINES.
2. ZONE - INDUSTRIAL
3. TOTAL AREA = 1.96 ACRES
4. TOTAL LOTS = 1
5. MINIMAL BUILDING LINES TO CONFORM WITH ZONING

**BELLSOUTH TELECOMMUNICATIONS DOES NOT RELEASE ANY RIGHTS THAT MAY HAVE ACCRUED FOR THEIR USE AND BENEFIT WHERE THERE ARE EXISTING FACILITIES.**

This is to certify that all property taxes and assessments due on this property have been paid.

Surveyed by RLS Date 4-15-02  
Knox County, Tennessee

NOTE:

INFORMATION PERTAINING TO THE 50' RIGHT OF WAY WAS TAKEN FROM SURVEY ENTITLED TRACT ONE OF THE W. FLOYD FRENCH ESTATE BY J. ROY MILLER, RLS 259, DATED FEBRUARY 11, 1985 AND FROM WARRANTY DEED BOOK 1843 PAGE 14.

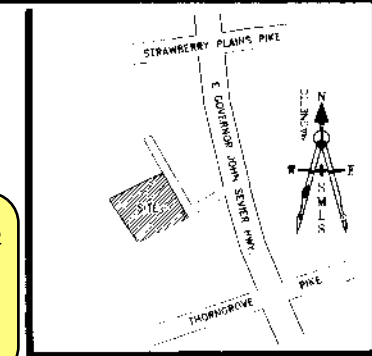
ADDRESS APPROVAL

Subdivision name and Street Names contained herein. Reviewed and Approved

Date May 28, 2002

By Shirley P. Moore  
Knoxville Regional  
Metropolitan Planning Commission

**50' Easement Access**  
In accordance with  
Plat of record  
(Book 1843, page 014)



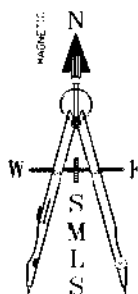
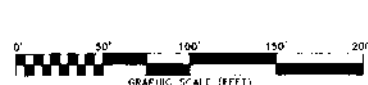
INSTRUMENT#

Certification of Approval for Recording - One Leg

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing relevant laws, and the record plat is hereby approved for recording in the office of the State County Register of Deeds.

Done at Knox County, Tennessee, this 6th day of June, 2002.

E GOVERNOR JOHN SEVIER  
HIGHWAY



FILE 4-GG-02  
#M 660100AB

PARCEL 95.0  
WARRANTY DEED INFO.  
200109140020B05  
1843/014

C & C X-RAY

3319 E GOVERNOR JOHN SEVIER HWY  
DATE 4-15-02  
PAGE 1 OF 1  
WARRANTY DEED NO. SEE ABOVE  
WARRANTY DEED SURJ. WARRANTY DEED



SMOKEY A. LAND SUB. CO., INC.  
HOWARD T. DAWSON  
KNOXVILLE, TN 37914  
FAX (606) 579-4025

DRAWING NO. 020100



**Subject Site**  
4,000 SF +/- Warehouse  
(1.96 Acres +/-)

**50' Easement Access**  
In accordance with  
Plat of record  
(Book 1843, page 014)

Future development area  
or IOS





### Subject Site

4,000 SF +/- Warehouse  
(1.96 Acres +/-)

### 50' Easement Access

In accordance with  
Plat of record  
(Book 1843, page 014)

Future development area  
or IOS





## Subject Site

4,000 SF +/- Warehouse  
(1.96 Acres +/-)

## 50' Easement Access

In accordance with  
Plat of record  
(Book 1843, page 014)

Future development area  
or IOS



3319 E Governor John Sevier Highway ~ Knoxville, TN 37914

Looking Northwest



Looking West



Looking East



Looking Northeast



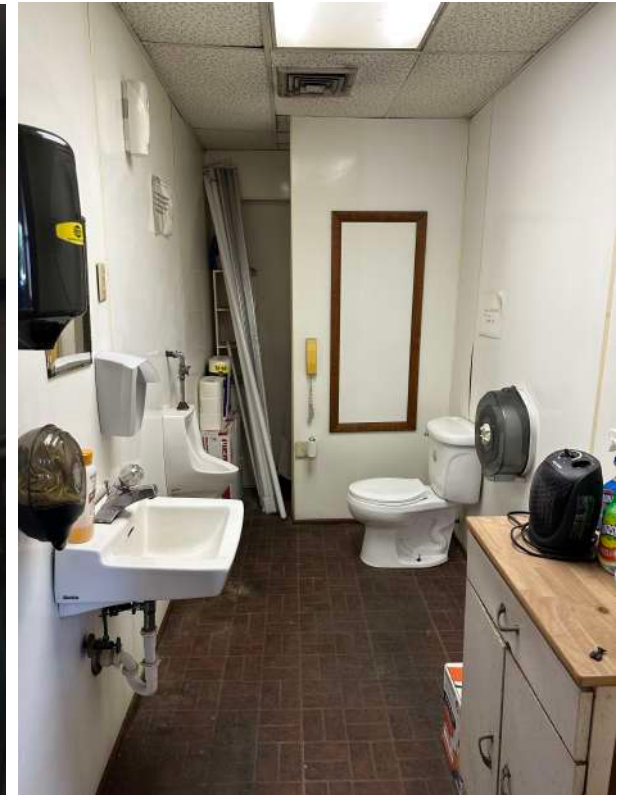
3319 E Governor John Sevier Highway ~ Knoxville, TN 37914



3319 E Governor John Sevier Highway ~ Knoxville, TN 37914



Rooms under the mezzanine + garage doors





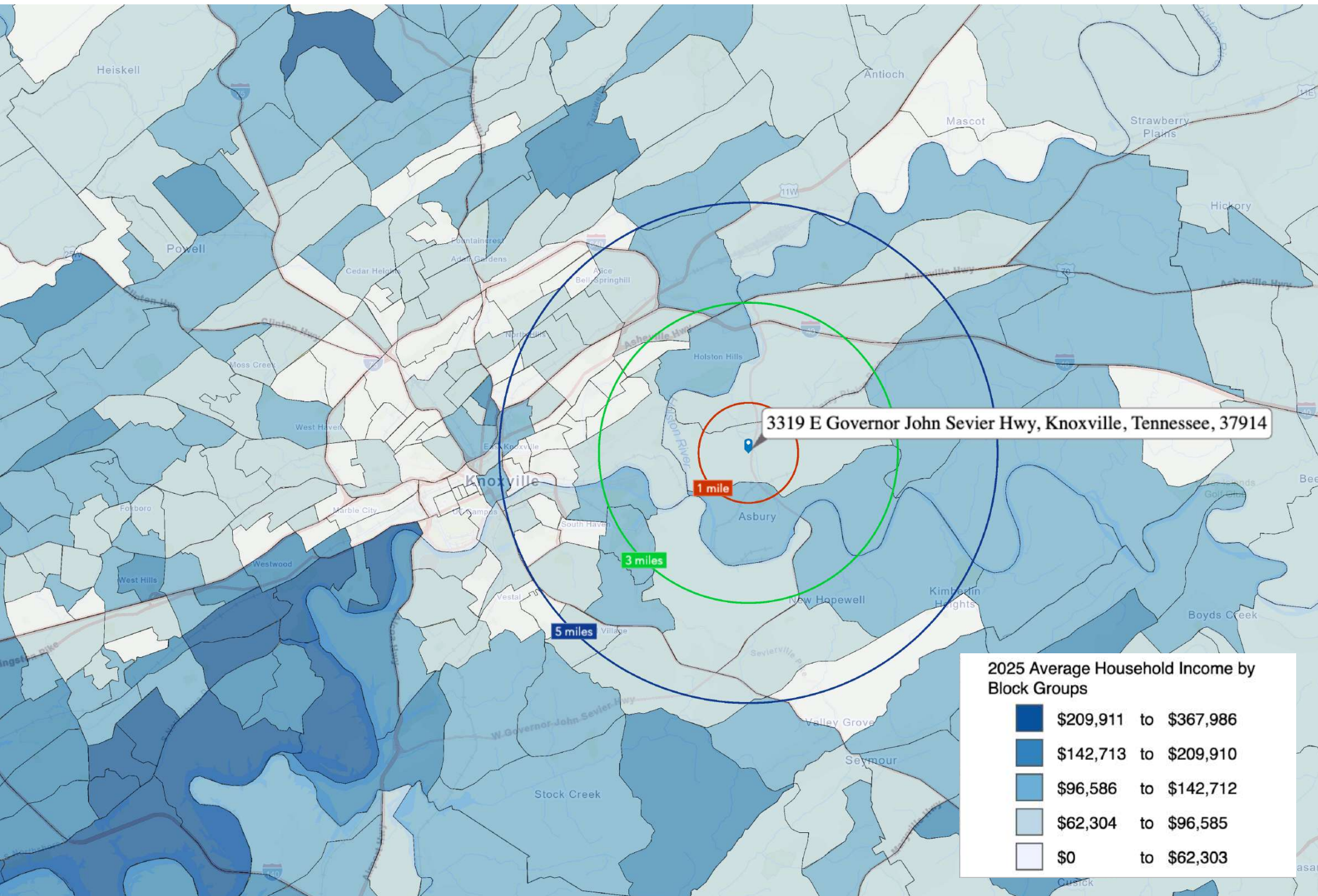
# Interior Pictures

## View of the Warehouse & Mezzanine





3319 E Governor John Sevier Highway~ Knoxville, TN 37914



3319 E Gov. John Sevier Highway ~ Knoxville, TN 37914 (5 Mile Radius)

## KEY FACTS

61,975



2025 Total Population (Esri)



Average Household Size

39.3

2025 Median Age (Esri)

\$55,267

Median Household Income

## EDUCATION

10%

No High School Diploma



32%  
High School Graduate



28%  
Some College



30%  
Bachelor's/Grad/Prof Degree

|                                    |        |
|------------------------------------|--------|
| 2025 Daytime Population            |        |
| 2025 Total Daytime Population      | 70,954 |
| 2025 Daytime Population: Workers   | 38,114 |
| 2025 Daytime Population: Residents | 32,840 |

## BUSINESS



2,211

Total Businesses



31,385

Total Employees

## EMPLOYMENT



White Collar

61%



Blue Collar

24%



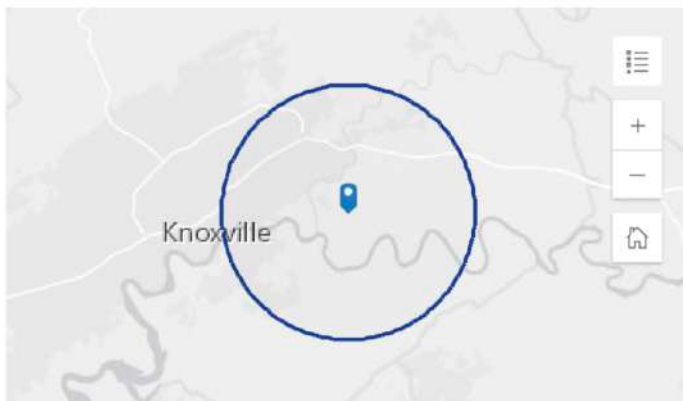
Services

15%

5.4%

Unemployment Rate

3319 E Governor John Sevier Hwy, Knoxville, Tennessee, 37914



## Average Household Income



\$74,638

2025 Average Household Income

## Total Retail Sales



\$5,558,564,834

2025 Total (SIC01-99) Sales (\$000)

## MARKET ECONOMIC INFORMATION (\*2023)

### POPULATION FIGURES

|                                            |           |
|--------------------------------------------|-----------|
| Knoxville, TN DMA                          | 1,443,661 |
| Ranked 62nd out of 210 DMA markets in U.S. |           |
| Knoxville, TN MSA                          | 903,964   |
| City of Knoxville Population               | 195,343   |
| Knox County Population                     | 494,293   |

### TOP EMPLOYERS

| Employees                                |        |
|------------------------------------------|--------|
| 1. U.S. Department of Energy – Oak Ridge | 16,175 |
| 2. Covenant Health                       | 11,913 |
| 3. Knox County Schools                   | 10,047 |
| 4. University of Tennessee               | 9,299  |
| 5. Wal-Mart Stores                       | 6,863  |
| 6. University Health Systems             | 5,387  |
| 7. Clayton Homes                         | 5,047  |
| 8. Denso Manufacturing                   | 5,000  |
| 9. Dollywood                             | 4,500  |
| 10. K-VA-T Food Stores (Food City)       | 4,302  |
| 11. Roark Capital Group                  | 3,873  |
| 12. State of Tennessee                   | 3,122  |
| 13. Sevier County Schools                | 3,000  |
| 14. Knoxville County Government          | 2,941  |
| 15. Tennova Healthcare                   | 2,927  |
| 16. Blount Memorial Hospital             | 2,688  |

### MSA SECTOR BREAKDOWN ON EMPLOYMENT

| Industry (by SIC Codes *2023)                      | Employees |
|----------------------------------------------------|-----------|
| Construction                                       | 19,424    |
| Finance, Insurance, Real Estate                    | 24,705    |
| Government                                         | 20,377    |
| Manufacturing                                      | 34,819    |
| Services                                           | 194,269   |
| Wholesale Trade                                    | 18,711    |
| Retail Trade                                       | 89,129    |
| Transportation, Communications, & Public Utilities | 15,804    |

### UNIVERSITIES & COLLEGES

| Enrollment                           |        |
|--------------------------------------|--------|
| The University of Tennessee          | 36,304 |
| Pellissippi State Community College  | 8,710  |
| Roane State Comm. College (Harriman) | 4,457  |
| Walters State Community College      | 5,379  |
| Tusculum University (Greeneville)    | 1,111  |
| Carson Newman                        | 2,735  |
| Bryan College (Dayton)               | 1,587  |
| Maryville College                    | 1,147  |
| Tennessee Wesleyan College           | 1,052  |
| South College                        | 4,175  |

### AREA HOSPITALS

| # of Beds                              |     |
|----------------------------------------|-----|
| University of Tennessee Medical Center | 710 |
| Fort Sanders Regional Medical Center   | 541 |
| Parkwest Medical Center                | 492 |
| Blount Memorial Hospital               | 304 |
| Methodist Medical Center of Oak Ridge  | 283 |
| Tennova Healthcare – North Knoxville   | 219 |
| East Tennessee Children's Hospital     | 152 |
| Turkey Creek Medical Center            | 107 |

## KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

### LEGEND:

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

Trade area boundaries are approximate in concept and intended for general reference

