

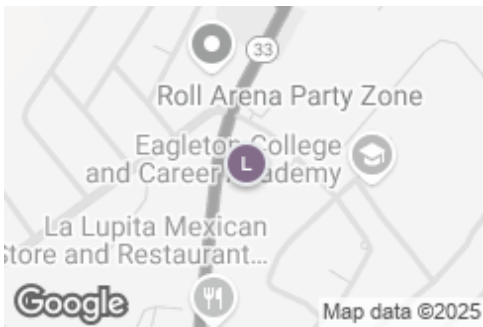
Fast Food/Retail Commercial Land for Dev...

Land For Sale

Prepared on January 20, 2025

2738 E Broadway Ave, Maryville, TN, 37804

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail, Office
Total Available Space	1.63 Acres
Asking Price	\$599,000
Listing Price Per SF	-
List Price Per Acre	\$368,615
Cap Rate (Actual)	-
Total Expenses	\$831.77
Terms	Cash to Seller
Show Instructions	Call broker
Tax Year	2022

Real Estate Taxes	\$831.77 in 2022
Available Date	Now
Days On Market	66 days
Date Listed	11/15/2024
Last Modified	1/07/2025
Listing ID	40246454
Parking Spaces	-
Electric Service	-
Water	Yes
Sanitary Sewer	Yes

Description

Located just off I-140/Pellissippi Parkway at the gateway to downtown Maryville/Alcoa, this property offers over 250-foot frontage directly on E Broadway Ave, with 520 feet of depth on the east side and 400 feet on the west side, making for ample parking for excellent fast-food drive through car stacking and circulation. This property is situated in front of Eagleton Village, a long-established neighborhood with excellent schools and newly renovated Eagleton Fields ballpark nearby.

Property has been recently annexed into the City of Alcoa with all public services and utilities available including sewer on site and rezoned to Alcoa's designation of E-General Business. The property has been graded nearly flat and cleared, and a new survey has been approved by the Alcoa Planning Commission and recorded.

This is the main artery to downtown Maryville/Alcoa with easy access to Hwy 129 (Alcoa Hwy) to the Airport and downtown Knoxville, I-140 to West Knoxville and Oak Ridge, and Hwy 321 south to Walland and Townsend, the quiet side of the Smokies, and north to Lenoir City. The site is ideal for fast food, retail and convenience stores, gas stations, and other commercial.

Owner/Agent Listing.

Property Features

Location Details

Address	2738 E Broadway Ave, Maryville, TN, ...
Zoning	E
County	Blount

Parcels	037C A 00800
Name	2738 E Broadway Ave
Nearest MSA	Knoxville

Building Details

Sub Type	-
Building Status	Existing
Land Size	1.65 Acres / 71,874 SF
Occupancy Type	Single Tenant
Electricity	-

Water	Yes
Sanitary Sewer	Yes
Topography Desc.	Level
Lot Width	262 ft

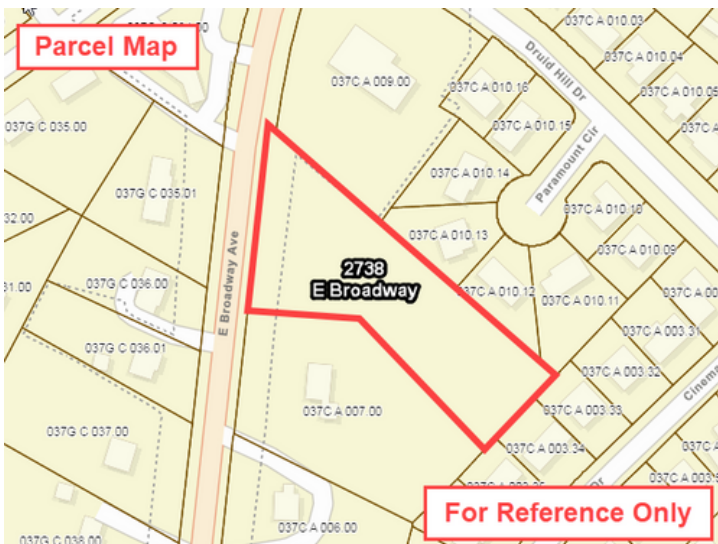
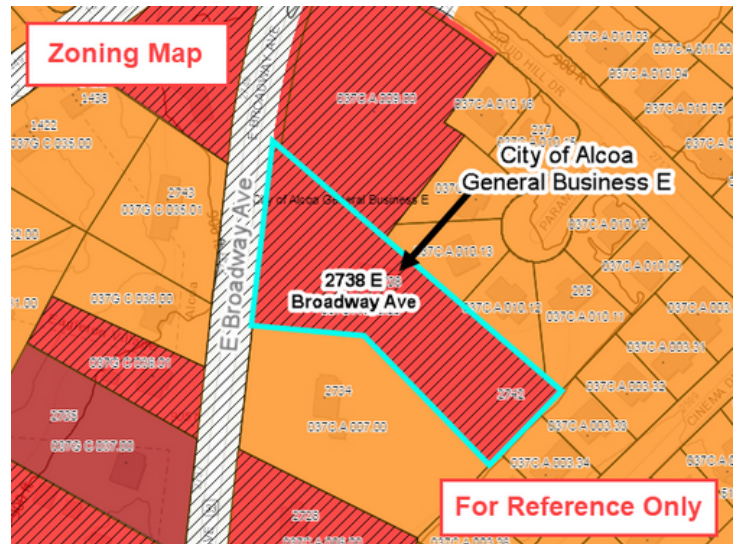
Property Listings

1 Listing | 1.63 Acres | \$599,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Land	-	1.63 Acre	\$599,000	\$363,030.30	Now

Additional Photos







Contact

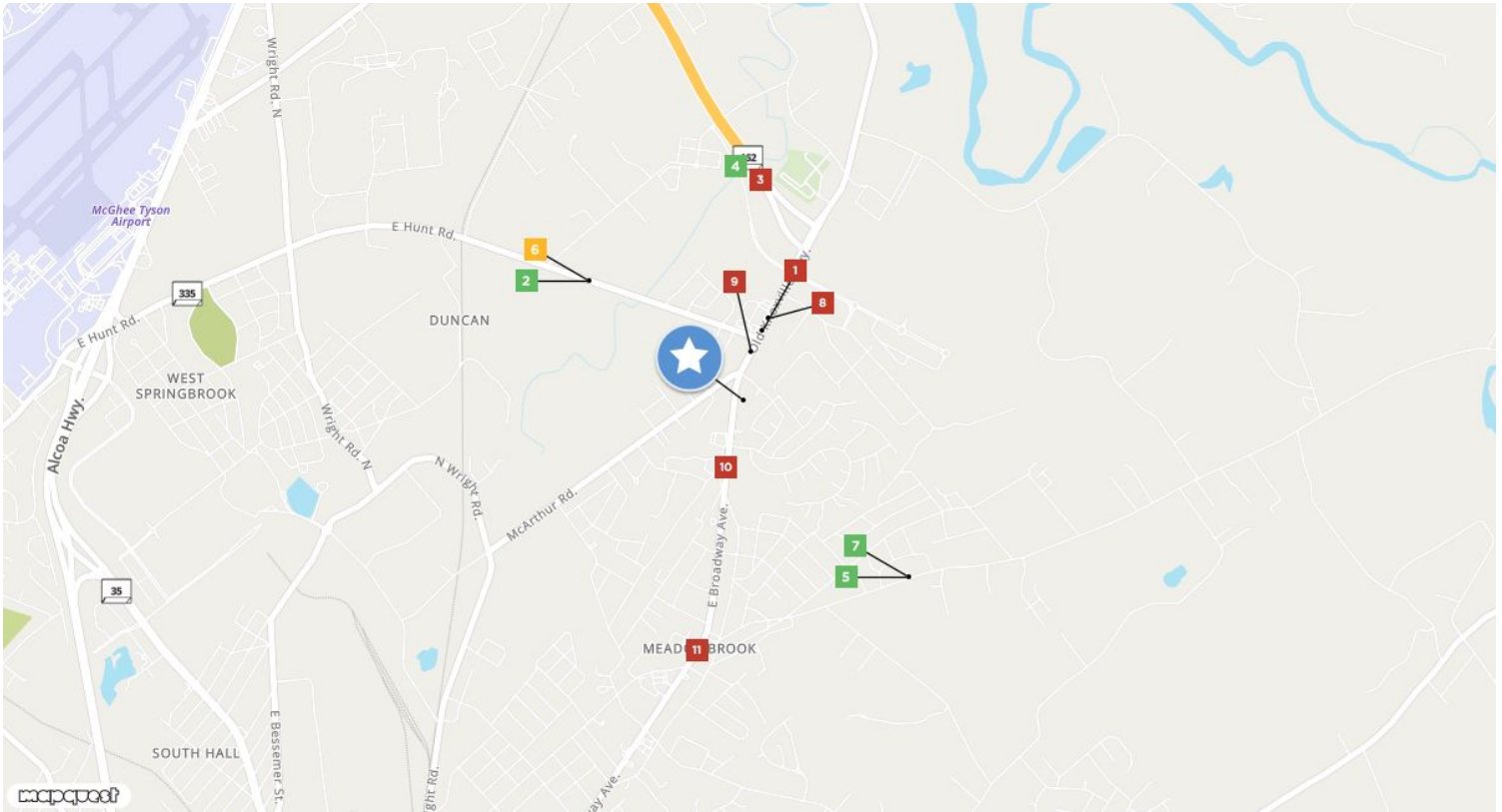


John Lyle
865-690-1111
john@jfl78.com



Wallace Commercial

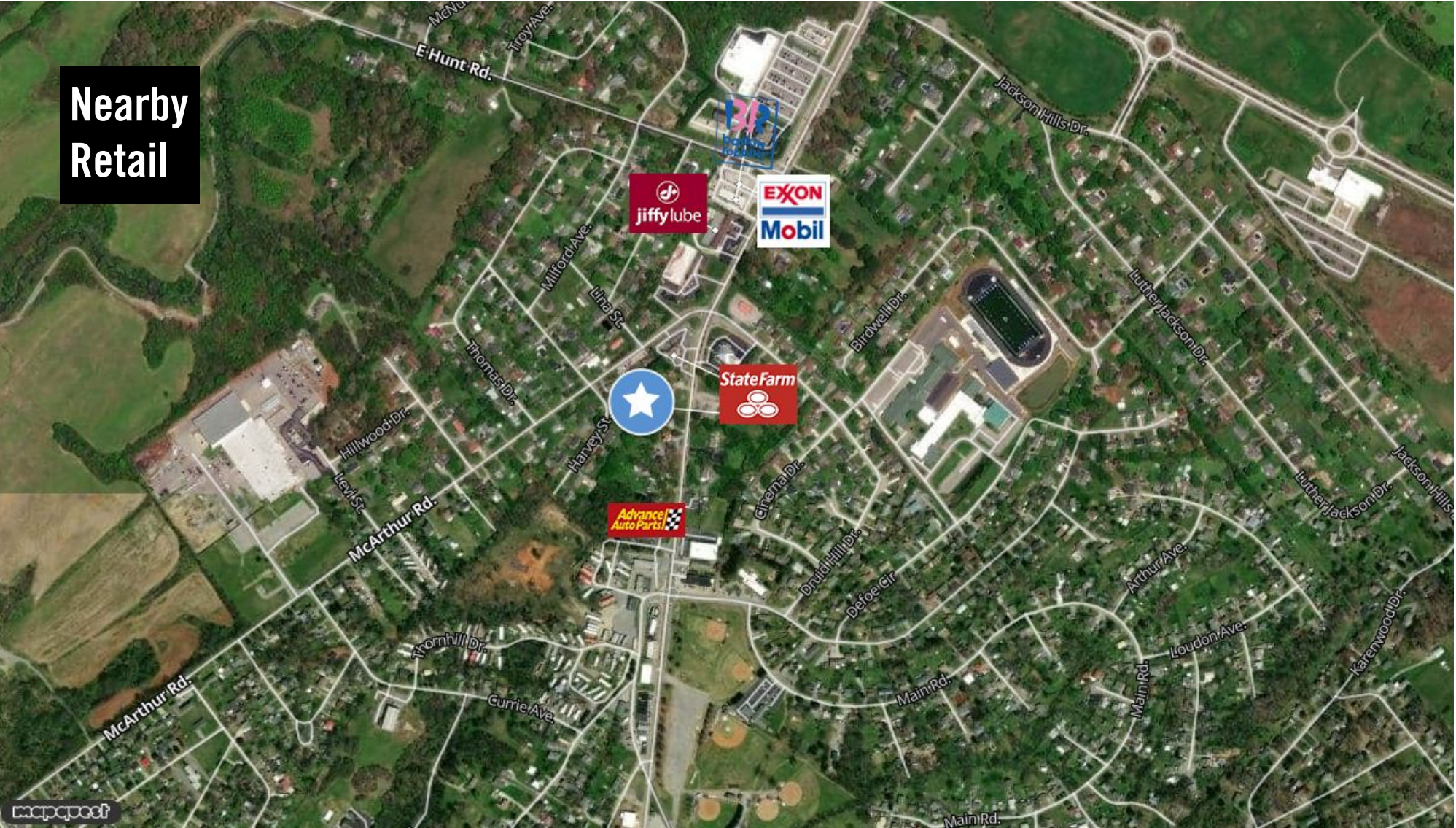
Traffic Counts



SR033	1	SR335	2	SR162	3	5846	4	1246	5
Jackson Hills Dr		McNutt Ave		Old Knoxville Hwy		Alcoa Trl		Luther Rd	
Year: 2023	16,292	Year: 2023	4,554	Year: 2023	14,954	Year: 2023	2,091	Year: 2023	4,223
Year: 2022	18,772	Year: 2019	4,355	Year: 2022	14,905	Year: 2022	1,874	Year: 2019	3,334
Year: 2021	18,772	Year: 2018	6,389	Year: 2021	14,905	Year: 2021	1,874	Year: 2018	3,527
East Hunt Road	6	Wildwood Road	7	Old Knoxville Highway	8	E Broadway Ave	9	E Broadway Ave	10
McNutt Ave		Luther Rd		Jackson Hills Dr		E Hunt Rd		Defoe Cir	
Year: 2022	5,468	Year: 2022	4,101	Year: 2018	18,016	Year: 1998	12,000	Year: 1998	12,000
Year: 2021	5,468	Year: 2021	4,101						
Year: 2005	8,290	Year: 2005	3,450						
E Broadway Ave	11								
Fremont Cir									
Year: 1998	14,000								

2738 E Broadway Ave

Nearby
Retail



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2738 E Broadway Ave, Maryville, TN 37804

CITY, STATE

Maryville, TN

POPULATION

30,715

AVG. HHSIZE

2.30

MEDIAN HH INCOME

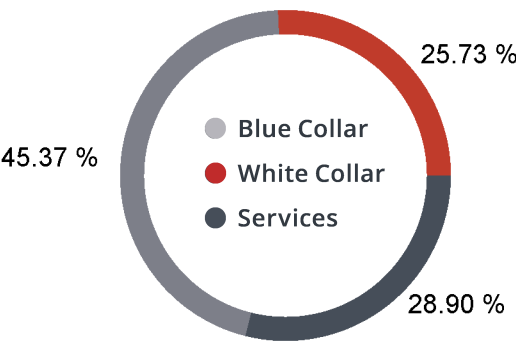
\$49,054

HOME OWNERSHIP

Renters: 4,130

Owners: 8,444

EMPLOYMENT



46.18 %

Employed

1.81 %

Unemployed

EDUCATION

High School Grad: 33.18 %

Some College: 20.97 %

Associates: 4.93 %

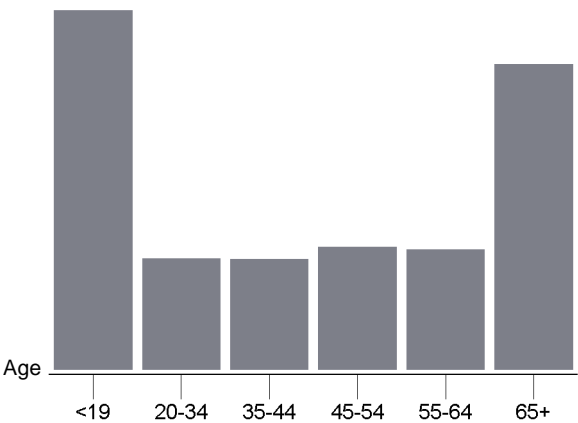
Bachelors: 17.38 %

GENDER & AGE

48.51 %



51.49 %



RACE & ETHNICITY

White: 86.39 %

Asian: 0.03 %

Native American: 0.23 %

Pacific Islanders: 0.00 %

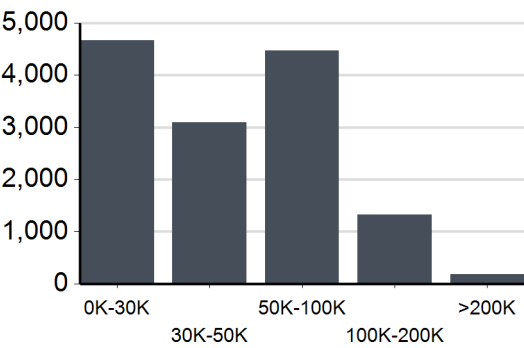
African-American: 2.73 %

Hispanic: 6.23 %

Two or More Races: 4.39 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$15,670



Grocery

\$5,591



Travel

\$5,826



Entertainment

\$2,505



Electricity

\$1,544



Apparel

\$1,118



Furniture

\$181



Gas

\$346