



Land For Sale

Commercial Development Opportunity Athens, Tennessee

57.57 Acres

Located on Layman Road & Dennis Street

PURCHASE PRICE — \$3,745,000.00

- **LOT 1: \$1,995,000.00**
- **LOT 2: \$1,750,000.00**

DESCRIPTION

- **LOT 1: 31.78 Acres & LOT 2: 25.79 Acres** may be purchased separately
- Located in Athens, Tennessee, County Seat of McMinn County
- Located on Layman Road & Dennis Street, next to Wal-Mart Superstore
- Zoned B-3, High Density Commercial (Multi-Family Allowed)
- Within 3 miles of elementary, middle & high schools
- Public utilities available
- Area of minimal flood hazard

DEMOGRAPHICS 2024

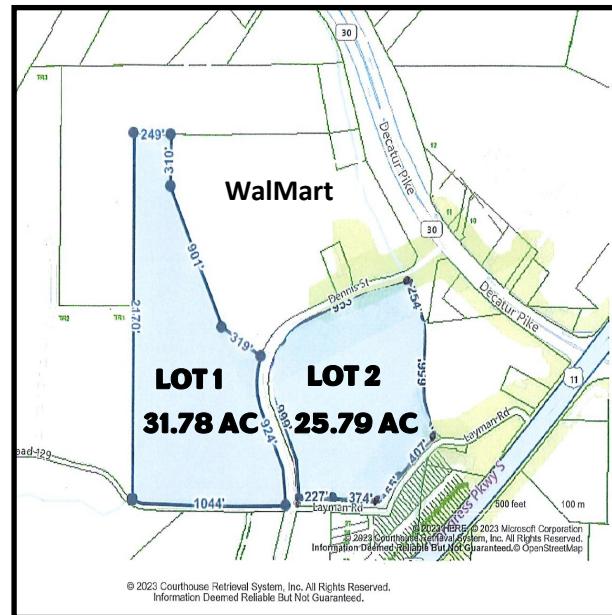
2024 Population 56,754

2024 Growth Rate 1.73%

Average HH Income \$42,589

Median HH Income \$59,674

Population Growth Trends 2010 2020
52,266 53,270



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SUMMARY

These 31.78 Acre and 25.79 Acre Tracts are excellent prime location for a Commercial/Retail Development, with MultiFamily Development allowed. They are located adjacent to the Walmart Superstore in Athens, TN. These Tracts may be purchased separately or combined for a total of 57.57 Acres. There are numerous retail stores, banking, public parks, services, medical, etc., conveniently located within the adjacent market area.

Brief Bullets:

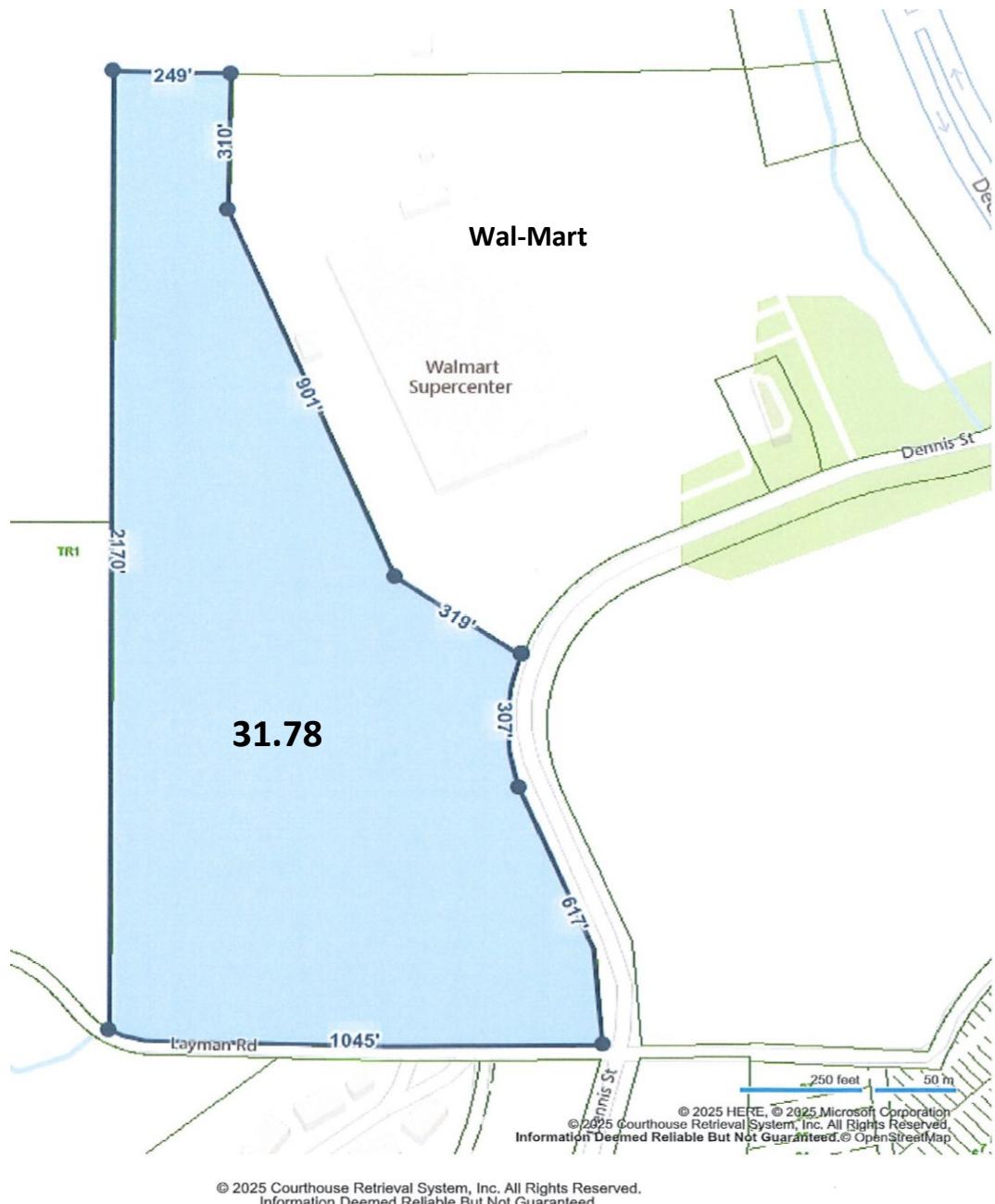
- ◆ Zoned B-3 Intensive Business District for Commercial/Retail; which also allows for Restaurants, Convenience Stores, Offices, and Residential/Multi-Family units.
- ◆ Upon Buyer signing a LOI, Owner will provide all existing engineering studies, surveys, and pertinent information for expediting due diligence.
- ◆ Broker will assist Buyer with introductions to local zoning and economic development officials.
- ◆ 43.9% of McMinn County employees currently reside outside McMinn County due to lack of available affordable housing.
- ◆ Multi-Family Occupancy is 95.5% within the City of Athens.
- ◆ There is limited housing currently available for employees of new industries coming to McMinn County and the existing inventory is dated.
- ◆ Local and State elected officials and government agencies will work with Developers.
- ◆ McMinn Co. ranks higher than the State/Nation for average manufacturing wages.



Disclaimer: The data contained herein has been provided by reliable sources, however, they should be considered estimates and/or projections, are subject to change without notice, and are not warranted by The Raines Group, Inc.. It is advised that the Investor or Tenant carry out his own due diligence through his own professional advisors before making any final decisions on the property in question.

COMMERCIAL & RESIDENTIAL ZONES

LOT 1



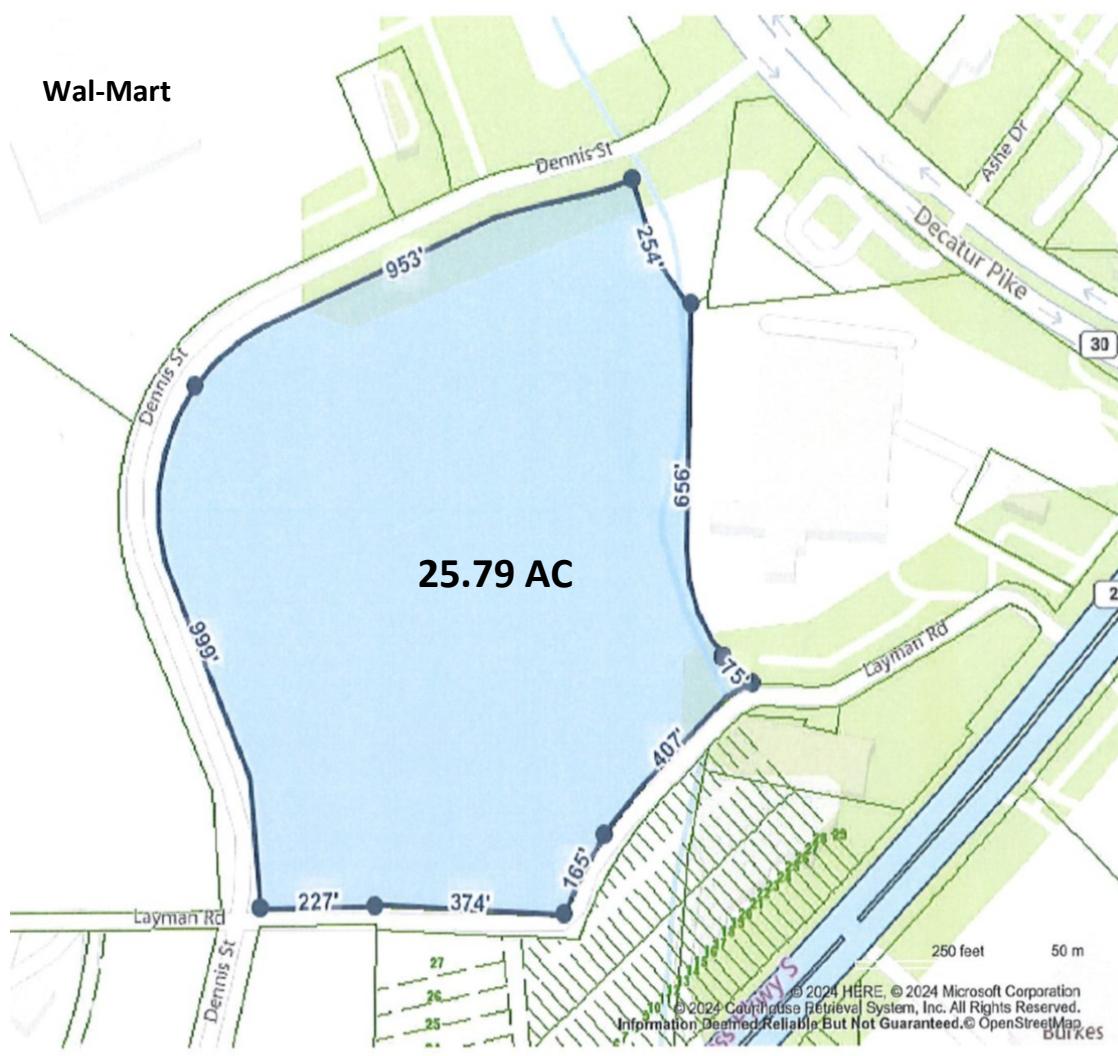
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COMMERCIAL & RESIDENTIAL ZONES

LOT 2

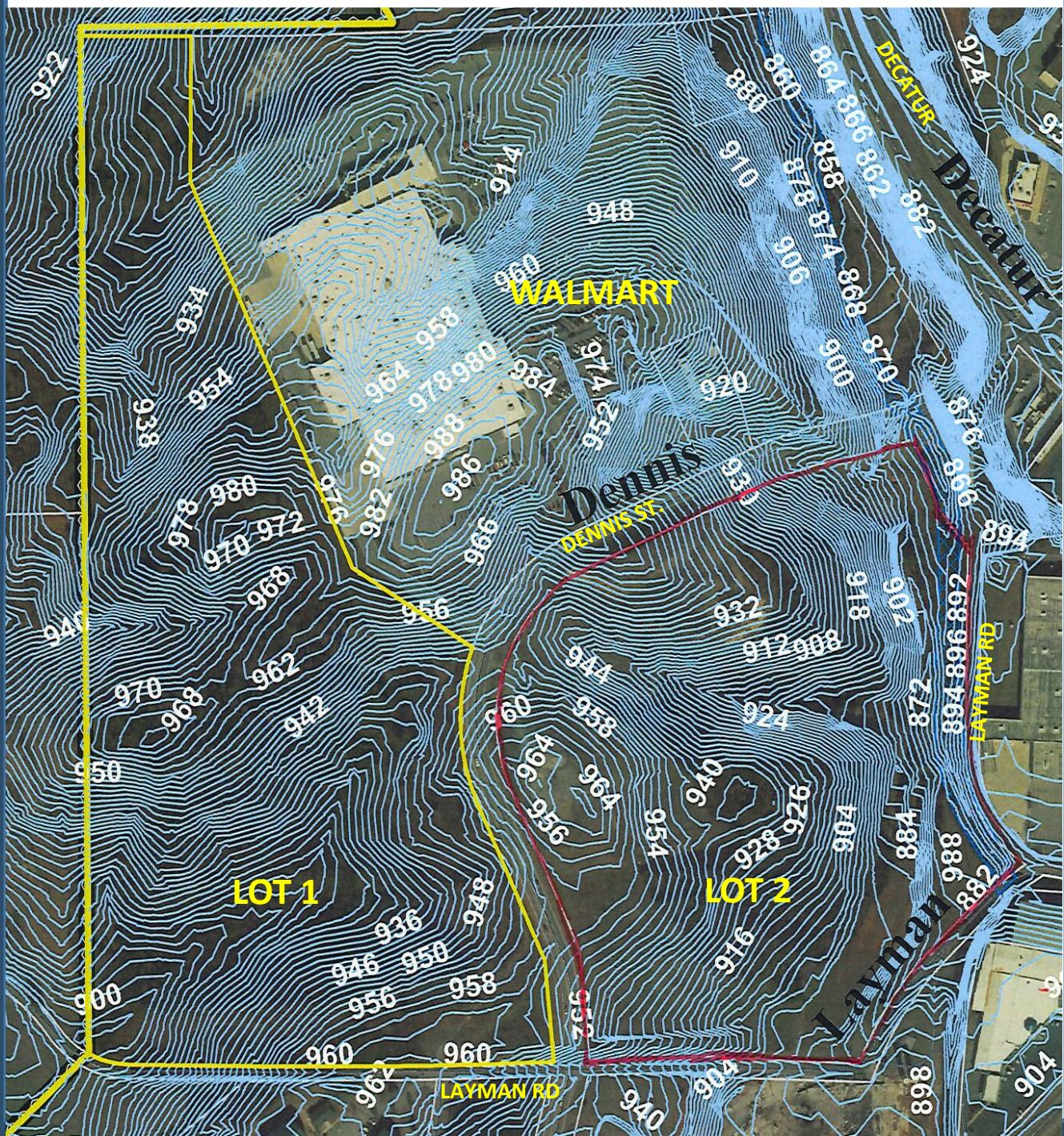


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TOPOGRAPHY MAP



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