



Hwy 30, Athens, TN

Property Highlights

Located with convenient access to a signalized intersection, this ±20-acre site offers visibility and accessibility.

- Located adjacent to signalized intersection
- Great visibility
- Frontage on Hwy 30
- Less than 1 mile from downtown Athens
- Front corner (2 acres) is available for purchase

Summary

SALE PRICE:	\$200,000
PARCEL ID:	066A A 034.00 (McMinn Co)
ACRES:	20±
ZONING:	B-3 (Commercial)
TRAFFIC COUNT:	21,140 VPD - Hwy 30/S White St

📍 520 Lookout Street Chattanooga, TN 37403

📞 +1 423 267 6549

🌐 naicharter.com

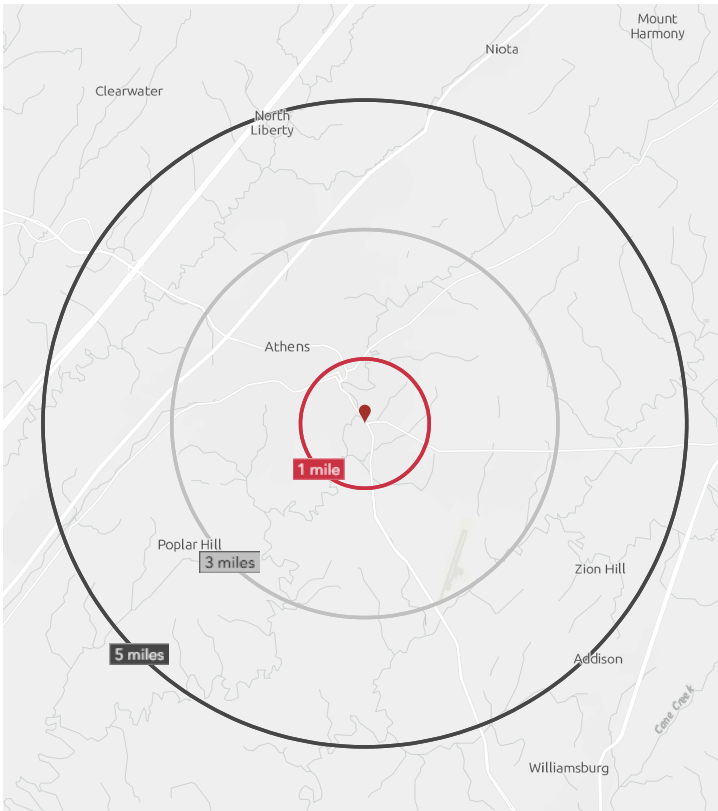
**For more information,
please contact:**



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* Not to Scale





KEY FACTS - 5 MILES

23,100
Population

1,120
Businesses



\$57,965

Median Household
Income



\$31,305

Per Capita Income



\$135,702

Median Net Worth

Population	1 mile	3 mile	5 mile
2025 Population	2,469	16,326	23,100
2030 Population	2,509	16,681	23,589
Median Age	40.6	40.2	41.4
Household	1 mile	3 mile	5 mile
2025 Households	949	6,652	9,479
Average Household Income	\$82,340	\$74,136	\$75,565
Business	1 mile	3 mile	5 mile
Total Businesses	250	888	1,120
Total Employees	2,591	10,004	12,937