



FOR SALE

UNIQUE PROPERTY NEAR UT. POSSIBLE GAME
DAY OR STUDENT HOUSING, EXECUTIVE
HOME, CLASSY OFFICE, LIVE/WORK

2715 SULLINS STREET, KNOXVILLE, TN 37919

JOHN DEMPSTER

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STEVE GOLDMAN

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Goldman Partners Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$650,000
Price / SF:	\$137.51
Number Of Units:	5
Lot Size:	0.4 Acres
Year Built:	1940
Building Size:	4,727 SF
Zoning:	R-2
Market:	Fort Sanders
Submarket:	Knox County

PROPERTY OVERVIEW

This hidden jewel located within easy walking distance to the University of Tennessee and convenient to downtown Knoxville offers an unique opportunity to acquire a landmark property.

High quality, 1940 limestone construction with a Spanish tile roof, ample use of decorative tiles inside, fenced private rear yard with a 20x40' in-ground pool distinguish this ready-to-move-in residence.

The house is two stories with a full basement has four bedrooms with four and one-half baths, large living room, dining room, den/office, full kitchen, ample breakfast area and family room. In addition, there is a finished catering kitchen/laundry/utility room adjoining the regular kitchen.

The property is zoned R-2 but is surrounded by O-1 zoning suggesting alternate uses to single family residential such as student housing or professional offices may be possible.

This property is co-listed with Sandy Robinson of Century 21 Select Properties, LLC.

LOCATION OVERVIEW

Located near UTK



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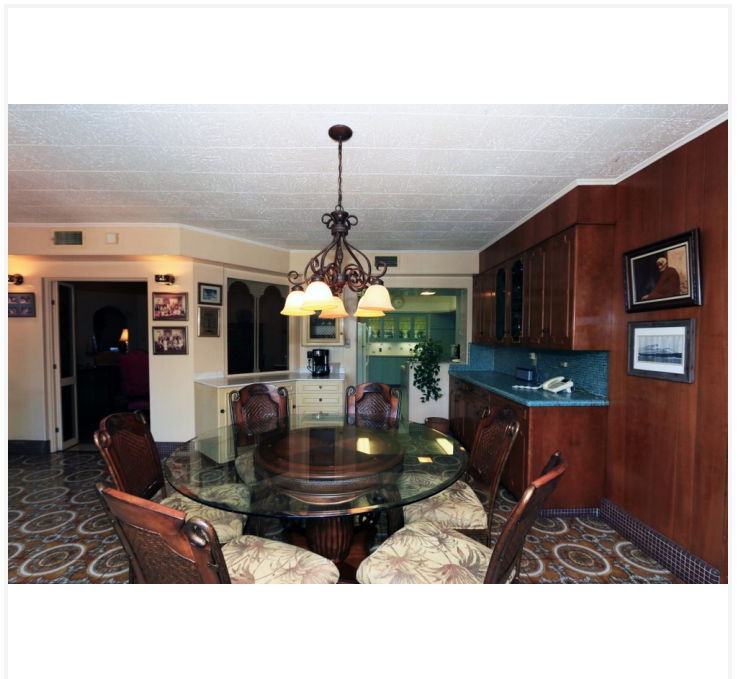
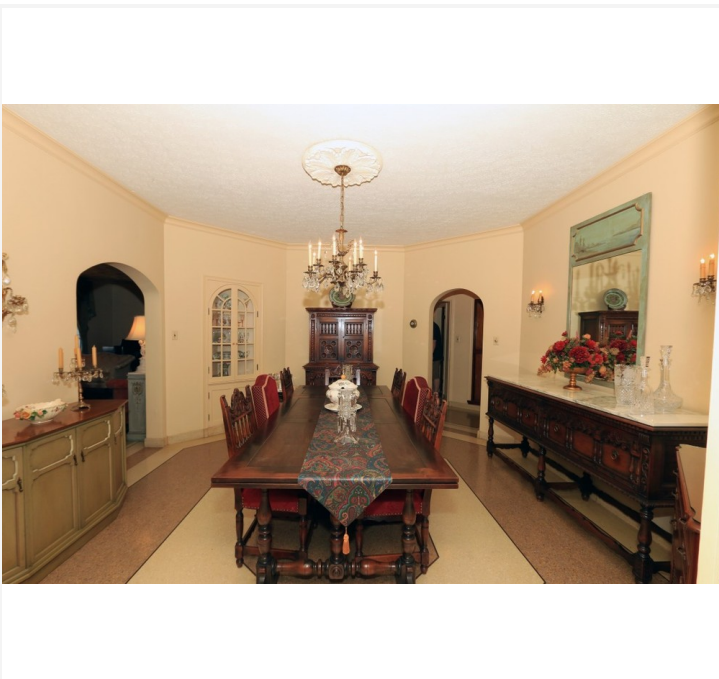
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ADDITIONAL PHOTOS



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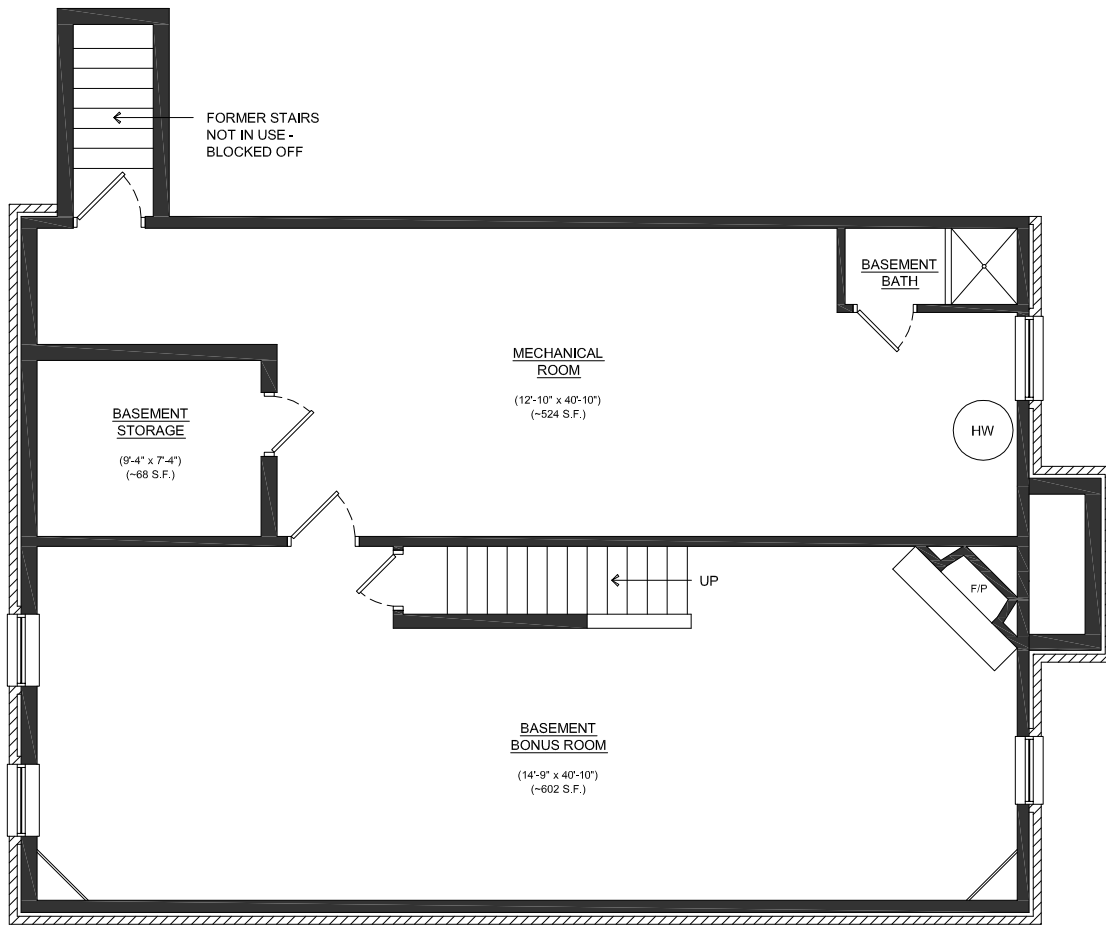
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BASEMENT FLOOR PLAN



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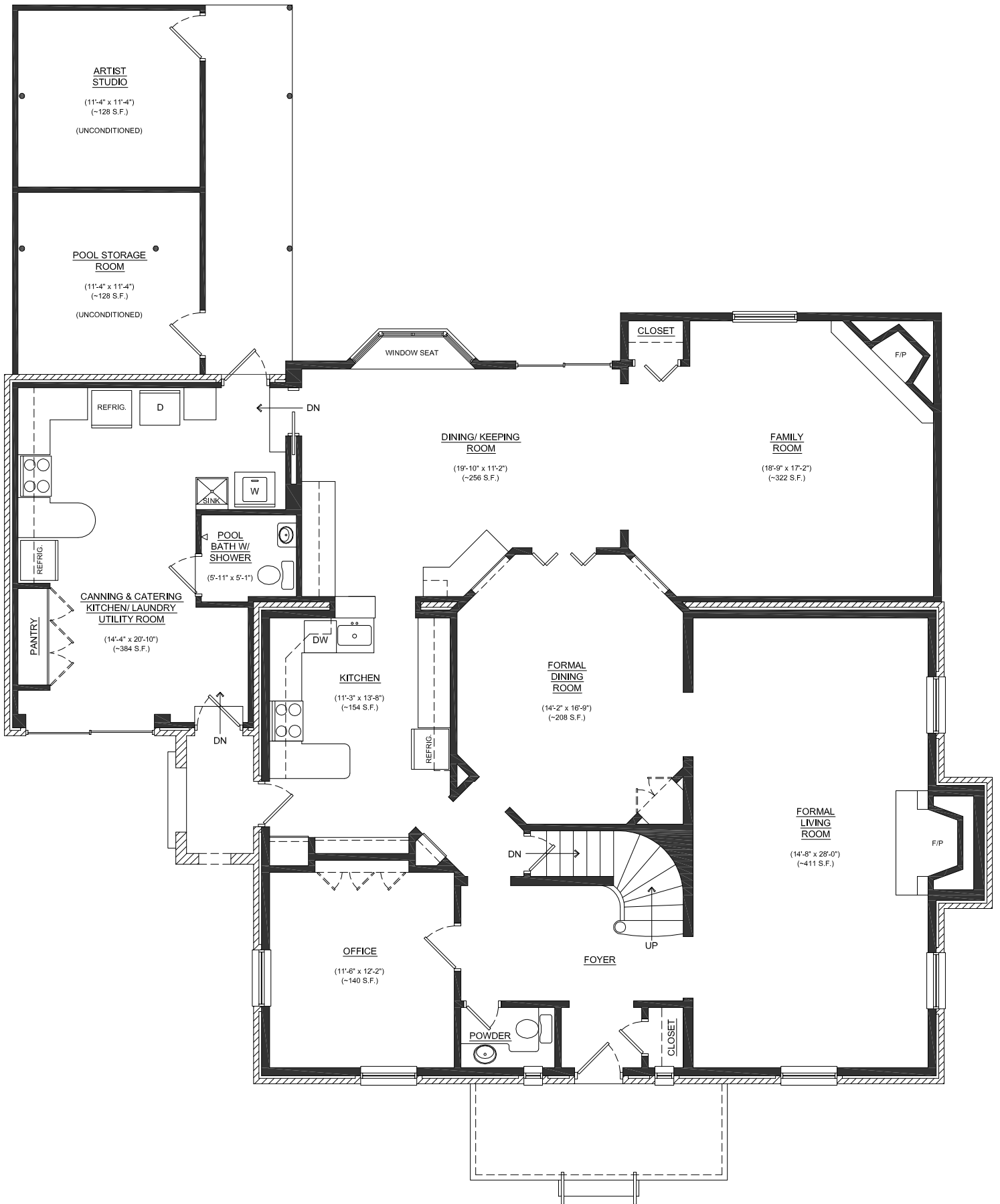
FINISHED S.F.: 602 S.F.
UNFINISHED S.F.: 616 S.F.



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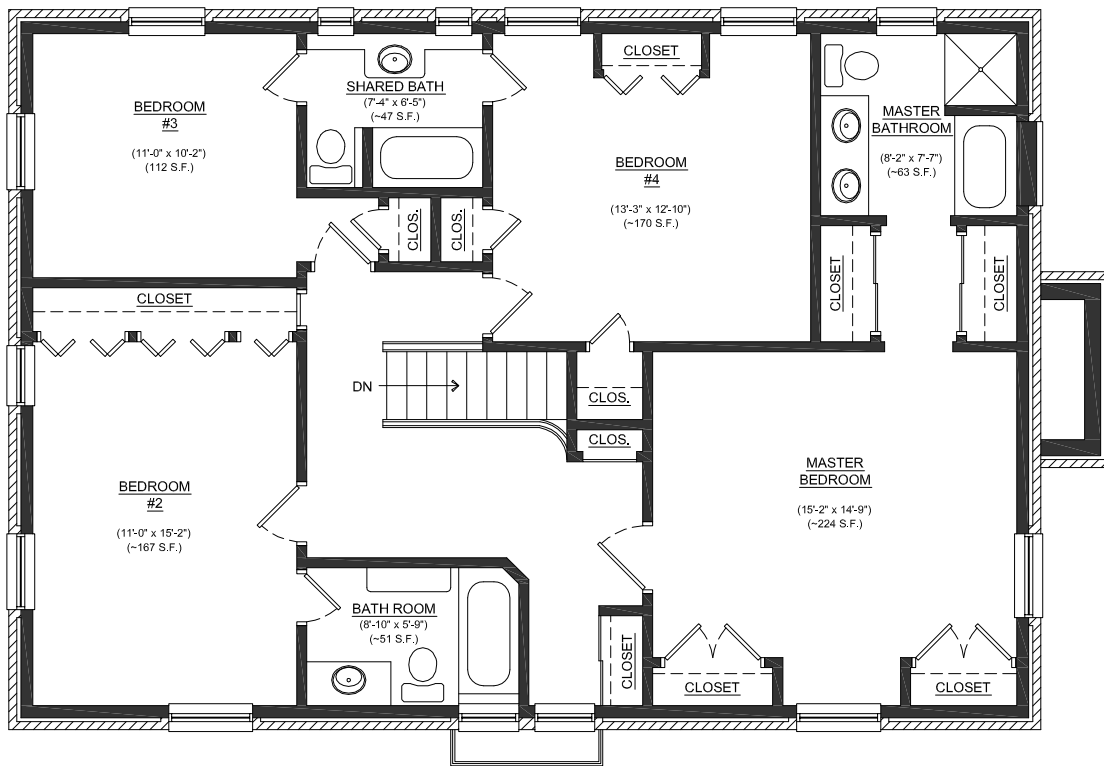
FIRST FLOOR PLAN

CONDITIONED S.F.: 2,291 S.F.
 UNCONDITIONED S.F.: 257 S.F.

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SECOND FLOOR PLAN



SECOND FLOOR PLAN

CONDITIONED S.F.: 1,218 S.F.



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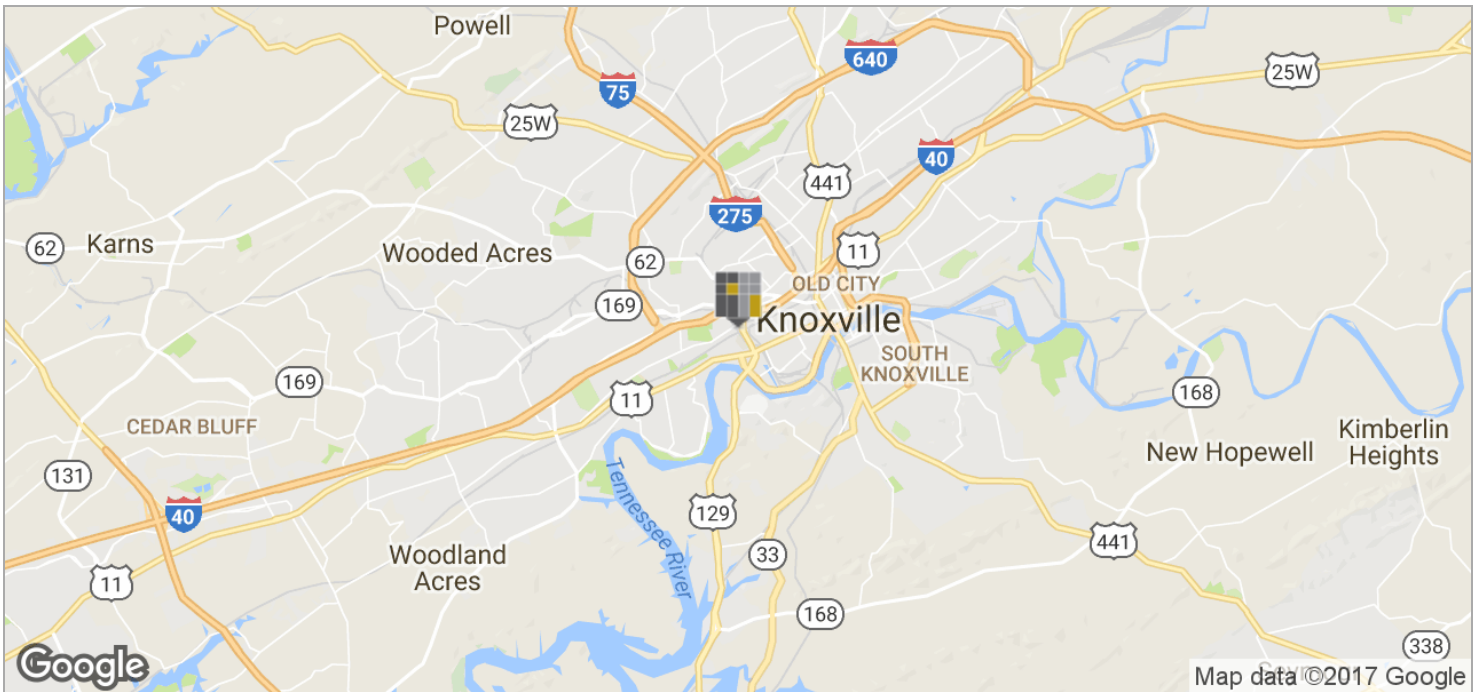
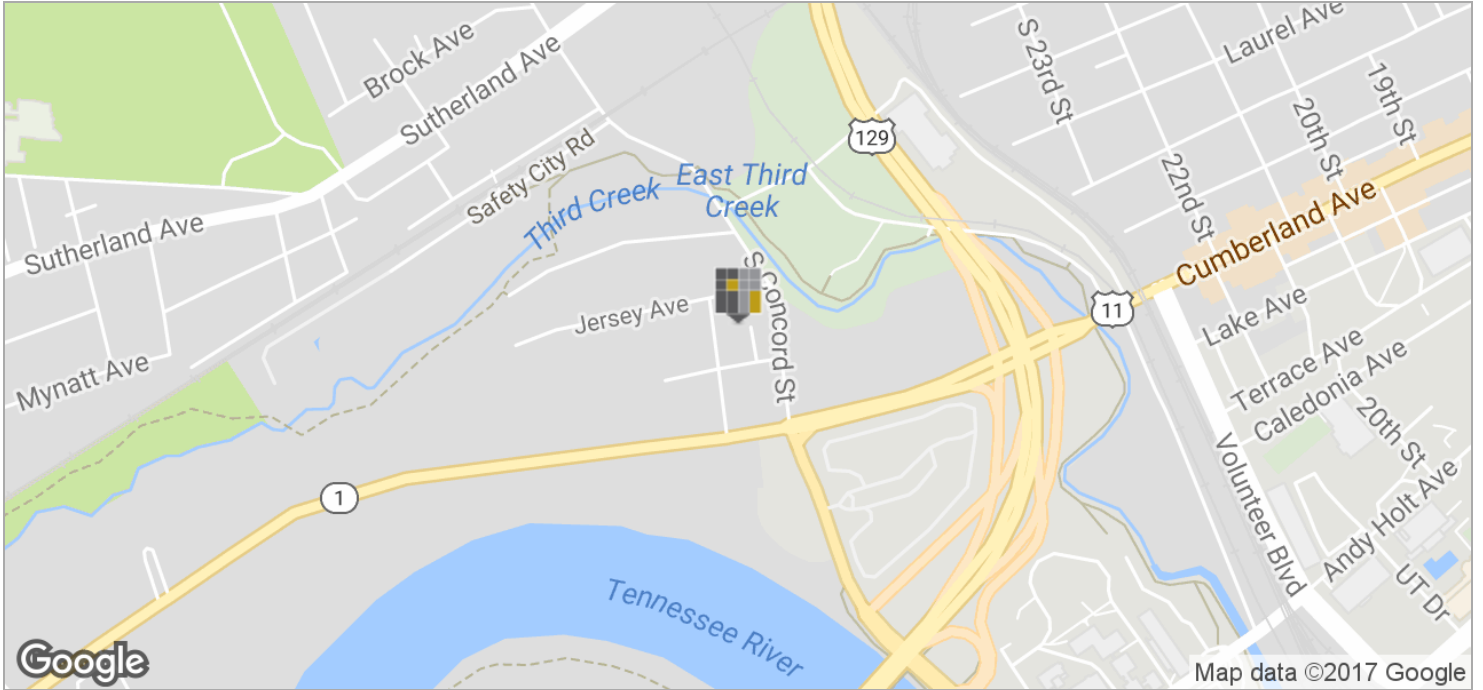
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LOCATION MAPS



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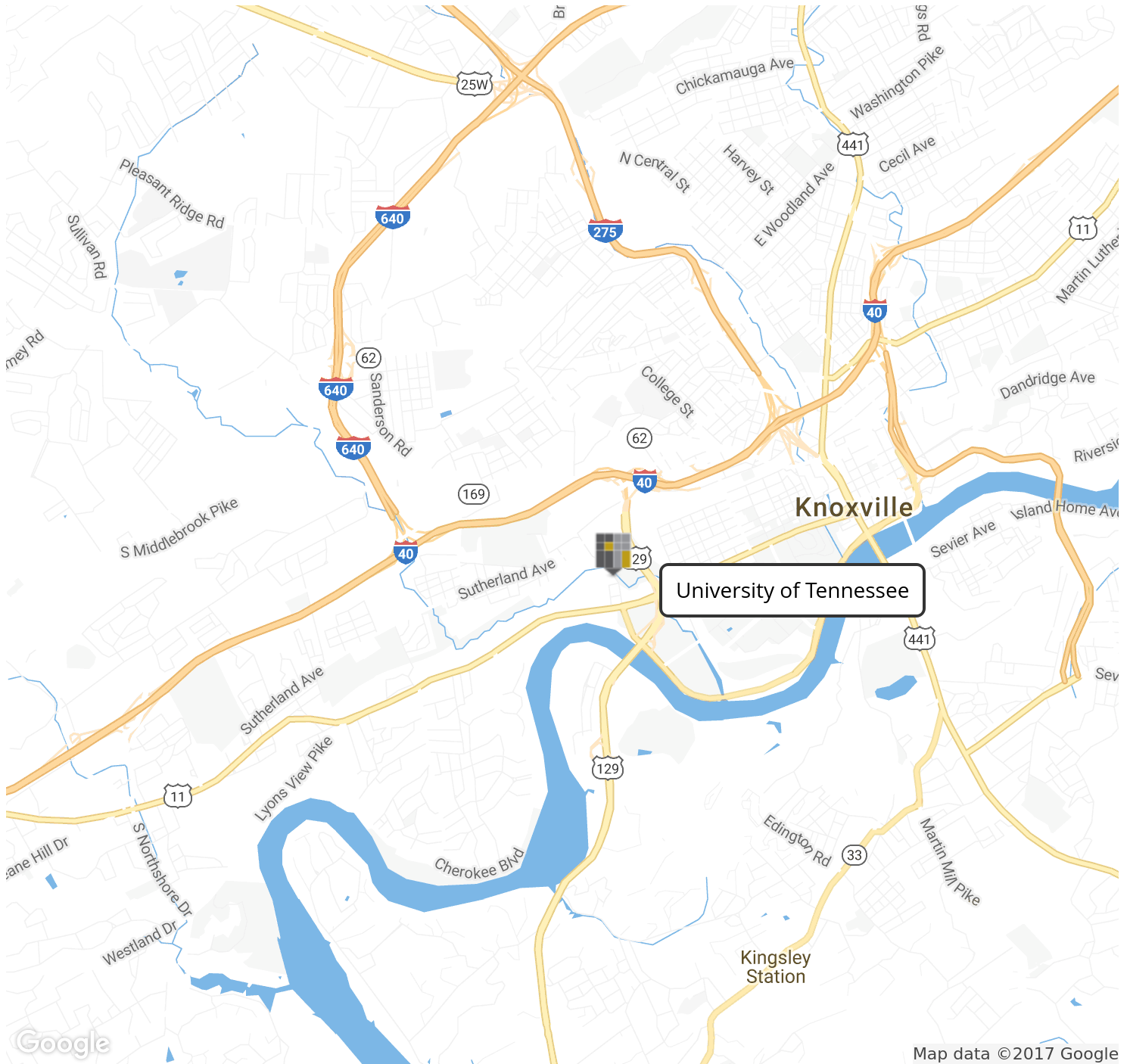
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RETAILER MAP



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Executive Summary

2715 Sullins St, Knoxville, Tennessee, 37919
Rings: 1, 3, 5 mile radii

Prepared by Steve Goldman, CCIM
Latitude: 35.95245
Longitude: -83.94791

	1 mile	3 miles	5 miles
Population			
2000 Population	10,510	61,129	138,172
2010 Population	10,425	62,716	142,210
2017 Population	10,752	66,044	149,817
2022 Population	10,931	68,447	155,596
2000-2010 Annual Rate	-0.08%	0.26%	0.29%
2010-2017 Annual Rate	0.43%	0.72%	0.72%
2017-2022 Annual Rate	0.33%	0.72%	0.76%
2017 Male Population	53.0%	49.9%	48.8%
2017 Female Population	47.0%	50.1%	51.2%
2017 Median Age	21.2	27.0	33.4

In the identified area, the current year population is 149,817. In 2010, the Census count in the area was 142,210. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 155,596 representing a change of 0.76% annually from 2017 to 2022. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 21.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	81.5%	74.5%	74.4%
2017 Black Alone	10.0%	16.6%	17.3%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2017 Asian Alone	4.4%	2.4%	1.9%
2017 Pacific Islander Alone	0.1%	0.2%	0.1%
2017 Other Race	1.3%	2.6%	2.7%
2017 Two or More Races	2.4%	3.2%	3.2%
2017 Hispanic Origin (Any Race)	3.4%	5.9%	5.7%

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 18.1% 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 47.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,058	26,073	60,297
2010 Households	2,042	25,288	60,755
2017 Total Households	2,173	26,546	63,506
2022 Total Households	2,244	27,548	65,835
2000-2010 Annual Rate	-0.08%	-0.31%	0.08%
2010-2017 Annual Rate	0.86%	0.67%	0.61%
2017-2022 Annual Rate	0.65%	0.74%	0.72%
2017 Average Household Size	2.18	2.17	2.21

The household count in this area has changed from 60,755 in 2010 to 63,506 in the current year, a change of 0.61% annually. The five-year projection of households is 65,835, a change of 0.72% annually from the current year total. Average household size is currently 2.21, compared to 2.18 in the year 2010. The number of families in the current year is 30,896 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$18,470	\$26,090	\$32,974
2022 Median Household Income	\$18,945	\$27,298	\$35,423
2017-2022 Annual Rate	0.51%	0.91%	1.44%
Average Household Income			
2017 Average Household Income	\$35,022	\$46,335	\$52,271
2022 Average Household Income	\$39,387	\$52,530	\$59,328
2017-2022 Annual Rate	2.38%	2.54%	2.57%
Per Capita Income			
2017 Per Capita Income	\$11,208	\$19,877	\$22,827
2022 Per Capita Income	\$12,181	\$22,339	\$25,736
2017-2022 Annual Rate	1.68%	2.36%	2.43%

Current median household income is \$32,974 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$35,423 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$52,271 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$59,328 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$22,827 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$25,736 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,435	29,486	67,012
2000 Owner Occupied Housing Units	365	9,572	30,101
2000 Renter Occupied Housing Units	1,693	16,501	30,197
2000 Vacant Housing Units	377	3,413	6,714
2010 Total Housing Units	2,365	28,926	68,597
2010 Owner Occupied Housing Units	279	8,707	29,426
2010 Renter Occupied Housing Units	1,763	16,581	31,329
2010 Vacant Housing Units	323	3,638	7,842
2017 Total Housing Units	2,556	30,667	71,909
2017 Owner Occupied Housing Units	296	8,258	28,510
2017 Renter Occupied Housing Units	1,877	18,288	34,996
2017 Vacant Housing Units	383	4,121	8,403
2022 Total Housing Units	2,642	31,881	74,541
2022 Owner Occupied Housing Units	308	8,506	29,333
2022 Renter Occupied Housing Units	1,936	19,042	36,502
2022 Vacant Housing Units	398	4,333	8,706

Currently, 39.6% of the 71,909 housing units in the area are owner occupied; 48.7%, renter occupied; and 11.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 68,597 housing units in the area - 42.9% owner occupied, 45.7% renter occupied, and 11.4% vacant. The annual rate of change in housing units since 2010 is 2.12%. Median home value in the area is \$129,919, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.23% annually to \$145,074.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

August 01, 2017