



**GOLDMAN**  
PARTNERS REALTY  
APARTMENT & INVESTMENT BROKERAGE

## HARDIN VALLEY COMMERCIAL LAND



FOR SALE

# HARDIN VALLEY COMMERCIAL LOT

10704 VIRGINIA PINE WAY, KNOXVILLE, TN 37932

**STEVE GOLDMAN**

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**JOHN DEMPSTER**

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### CONFIDENTIALITY & DISCLAIMER

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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:** \$429,000

**Price / Acre:** \$97,722

**Lot Size:** 4.39 Acres

**Zoning:** PC/TO

**Market:** Knoxville

## PROPERTY OVERVIEW

Four acres zoned for commercial development in the Vista Dei Monte mixed use development. This is within the 8 acre Landing at Hardin Valley development. Readily visible from Pellissippi Parkway, this is an ideal location for a corporate user.

The site itself is rough-graded with all municipal water, sewer and electricity available. Zoning of PC/TO Planned Commercial with Technology Overlay encourages office, commercial and light industrial uses. An existing detention pond is available for runoff management. It is also located on the Pellissippi Greenway.

- Four acres approved for development
- Perfect site for a build-to-suit or corporate user
- Easy access to Pellissippi Parkway
- Excellent visibility from Hardin Valley Road and Pellissippi Parkway
- Located adjacent to greenway



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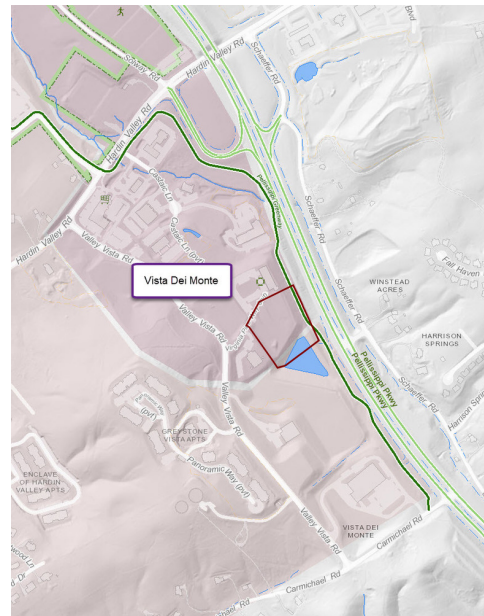
PROPERTY DESCRIPTION

# HARDIN VALLEY COMMERCIAL LAND

## LOCATION OVERVIEW

The rapidly growing Hardin Valley/Pellissippi Parkway area has attracted almost 1,000 new, class "A" apartment units in the last ten years. In addition, there are over 2,000 jobs centered around the intersection between Westbridge Business Park, Pellissippi Corporate Center and Pellissippi State Community College which also has a student count of over 10,000.

Pellissippi Parkway offers easy access to Oak Ridge and McGhee Tyson Municipal Airport, and the connection with Interstate 40/75 puts Turkey Creek, Farragut, Cedar Bluff, West Town Mall and the Knoxville downtown within a short drive. Spectacular views of Clinch Mountain and the Smokies make this a beautiful location for your business.



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RETAIL MAP



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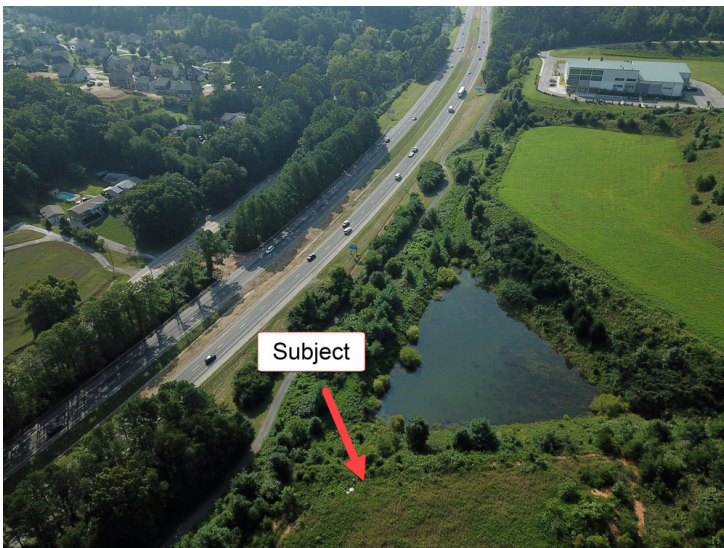
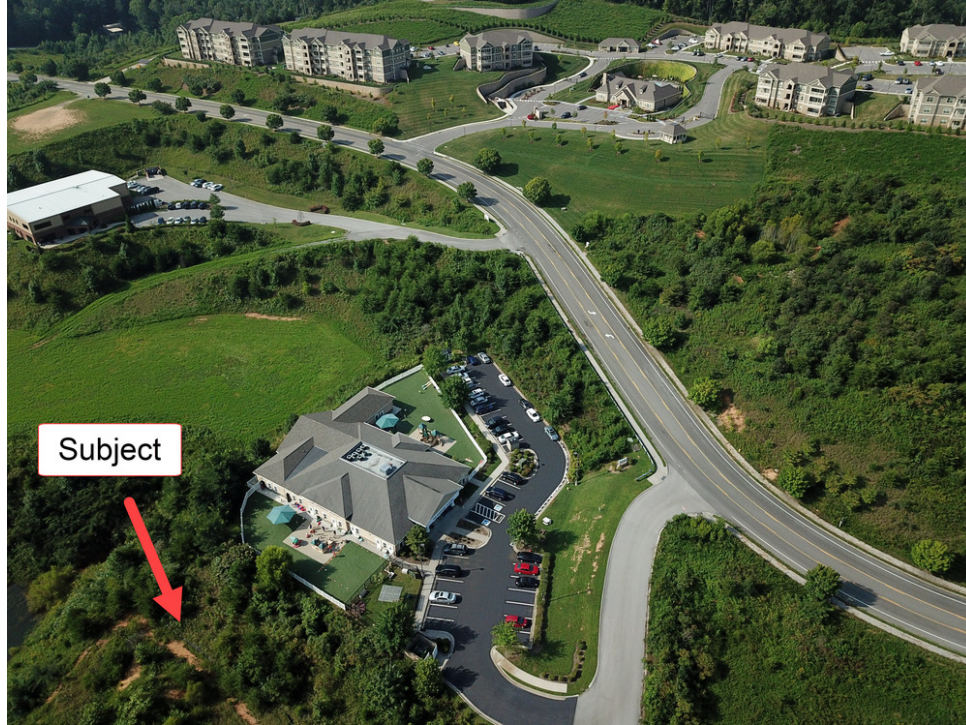
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ADDITIONAL PHOTOS



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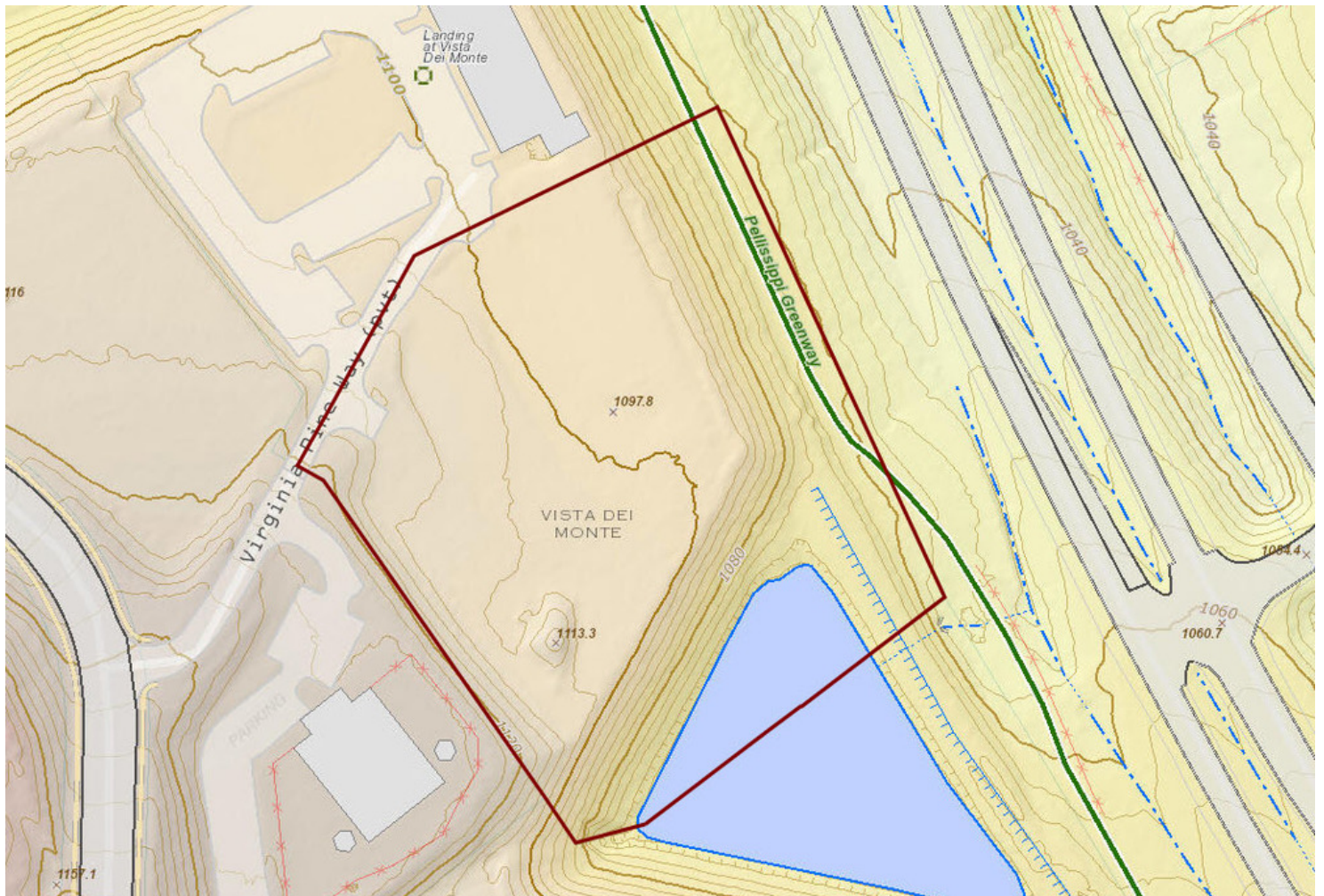
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TOPOGRAPHY MAP



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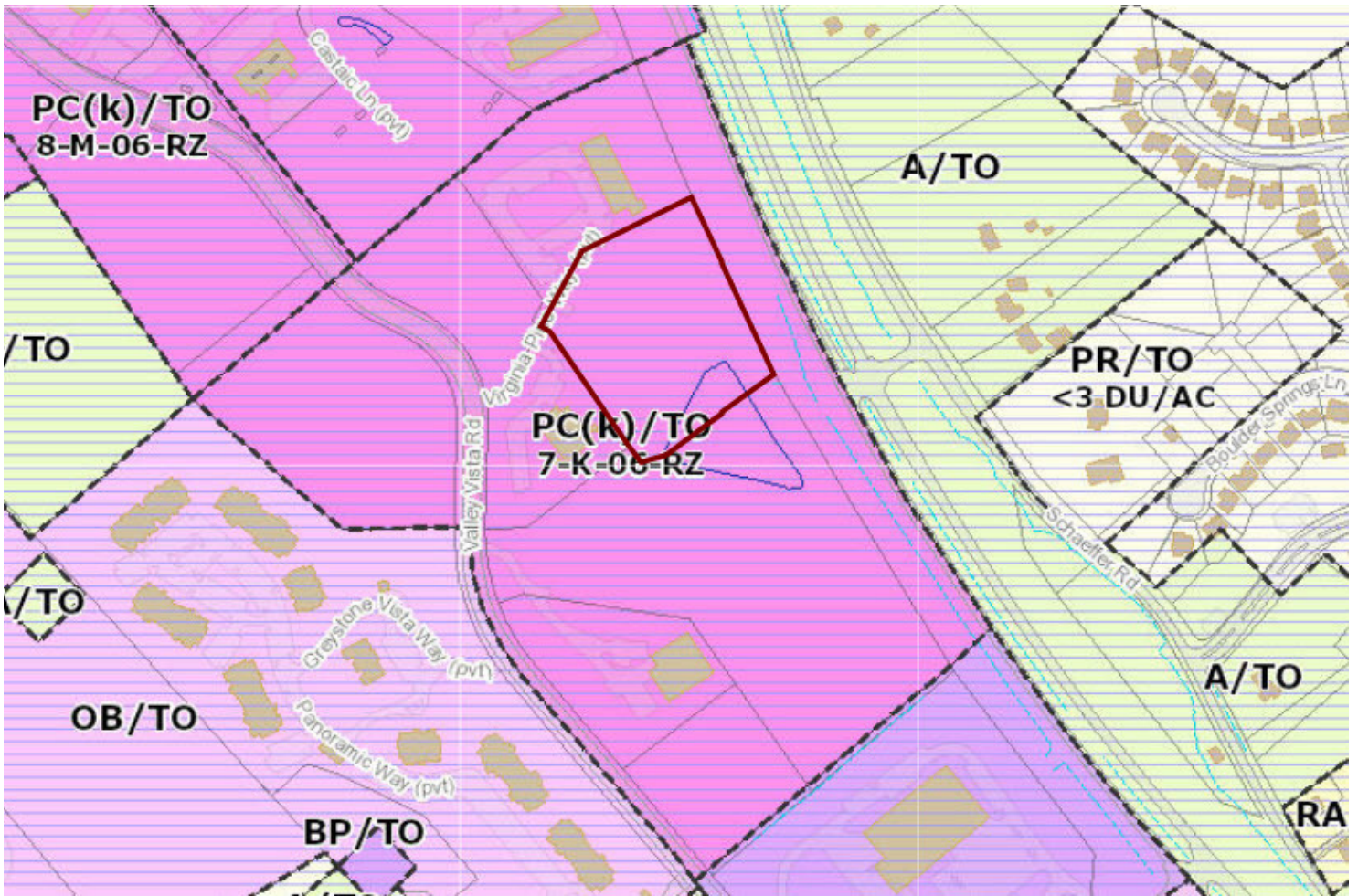
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ZONING MAP



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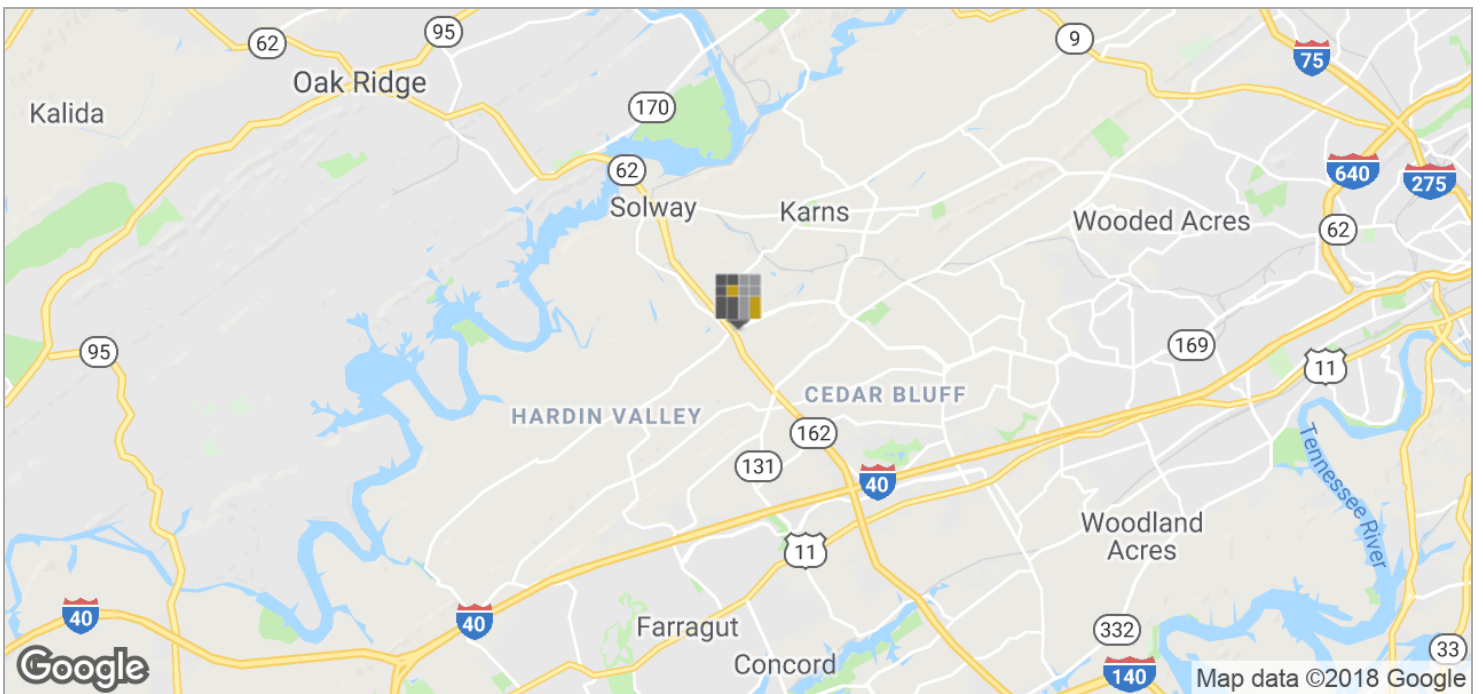
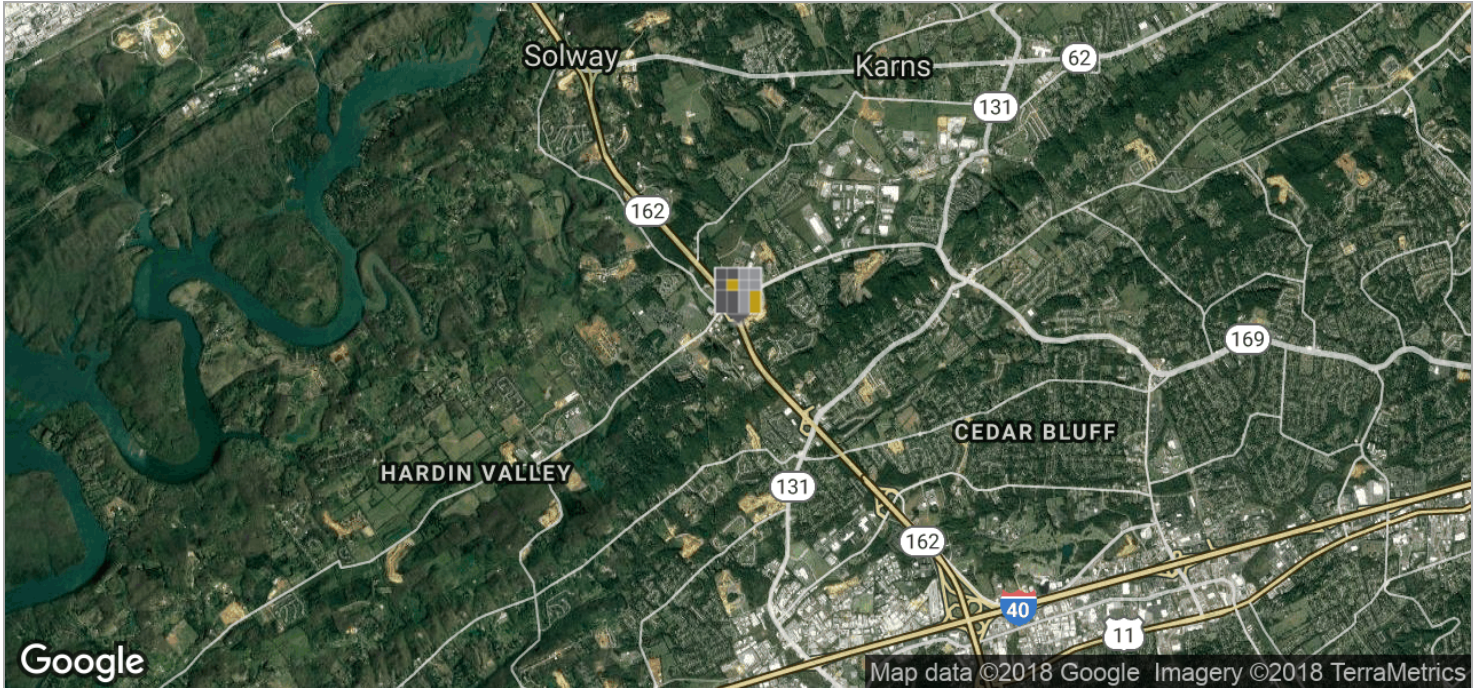


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LOCATION MAPS



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10704 Virginia Pine Way, Knoxville, Tennessee, 37932  
 Rings: 1, 3, 5 mile radii

Prepared by Steve Goldman, CCIM

Latitude: 35.94480  
 Longitude: -84.15623

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	893	17,991	54,015
2010 Population	1,359	23,460	64,886
2018 Population	1,607	27,275	73,600
2023 Population	1,771	29,916	78,971
2000-2010 Annual Rate	4.29%	2.69%	1.85%
2010-2018 Annual Rate	2.05%	1.84%	1.54%
2018-2023 Annual Rate	1.96%	1.87%	1.42%
2018 Male Population	49.8%	49.2%	49.0%
2018 Female Population	50.2%	50.8%	51.0%
2018 Median Age	42.6	40.9	41.8

In the identified area, the current year population is 73,600. In 2010, the Census count in the area was 64,886. The rate of change since 2010 was 1.54% annually. The five-year projection for the population in the area is 78,971 representing a change of 1.42% annually from 2018 to 2023. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 42.6, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	90.0%	89.6%	88.3%
2018 Black Alone	3.1%	3.8%	4.0%
2018 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2018 Asian Alone	3.2%	2.7%	3.6%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	0.8%	1.3%	1.6%
2018 Two or More Races	2.5%	2.3%	2.3%
2018 Hispanic Origin (Any Race)	3.4%	4.6%	4.5%

Persons of Hispanic origin represent 4.5% of the population in the identified area compared to 18.3% 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 28.4 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	365	6,989	21,520
2010 Households	567	9,267	26,183
2018 Total Households	683	10,799	29,586
2023 Total Households	757	11,832	31,687
2000-2010 Annual Rate	4.50%	2.86%	1.98%
2010-2018 Annual Rate	2.28%	1.87%	1.49%
2018-2023 Annual Rate	2.08%	1.84%	1.38%
2018 Average Household Size	2.33	2.51	2.48

The household count in this area has changed from 26,183 in 2010 to 29,586 in the current year, a change of 1.49% annually. The five-year projection of households is 31,687, a change of 1.38% annually from the current year total. Average household size is currently 2.48, compared to 2.47 in the year 2010. The number of families in the current year is 20,168 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

August 17, 2018

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$88,984	\$79,627	\$75,708
2023 Median Household Income	\$100,077	\$87,146	\$82,125
2018-2023 Annual Rate	2.38%	1.82%	1.64%
<b>Average Household Income</b>			
2018 Average Household Income	\$107,000	\$97,954	\$97,015
2023 Average Household Income	\$121,809	\$110,265	\$109,289
2018-2023 Annual Rate	2.63%	2.40%	2.41%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$43,021	\$39,028	\$39,253
2023 Per Capita Income	\$48,729	\$43,819	\$44,137
2018-2023 Annual Rate	2.52%	2.34%	2.37%

Current median household income is \$75,708 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$82,125 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$97,015 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$109,289 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$39,253 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$44,137 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	366	7,376	22,772
2000 Owner Occupied Housing Units	313	6,040	16,532
2000 Renter Occupied Housing Units	52	949	4,987
2000 Vacant Housing Units	1	387	1,253
2010 Total Housing Units	600	10,050	28,074
2010 Owner Occupied Housing Units	412	7,227	19,171
2010 Renter Occupied Housing Units	155	2,040	7,012
2010 Vacant Housing Units	33	783	1,891
2018 Total Housing Units	740	11,632	31,723
2018 Owner Occupied Housing Units	439	7,933	20,425
2018 Renter Occupied Housing Units	243	2,866	9,161
2018 Vacant Housing Units	57	833	2,137
2023 Total Housing Units	821	12,720	33,915
2023 Owner Occupied Housing Units	485	8,500	21,868
2023 Renter Occupied Housing Units	272	3,332	9,819
2023 Vacant Housing Units	64	888	2,228

Currently, 64.4% of the 31,723 housing units in the area are owner occupied; 28.9%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 28,074 housing units in the area - 68.3% owner occupied, 25.0% renter occupied, and 6.7% vacant. The annual rate of change in housing units since 2010 is 5.58%. Median home value in the area is \$244,890, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.66% annually to \$279,184.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.