



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE



FOR SALE

1± ACRE LEVEL C-4 COMMERCIAL SITE ON
BUSY WESTERN AVE WITH ALL UTILITIES

6070 WESTERN AVE, KNOXVILLE, TN 37921

STEVE GOLDMAN

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$240,000

Price / Acre: \$165,517

Lot Size: 1.45 Acres

Zoning: C-4

PROPERTY OVERVIEW

Property offers excellent visibility with 240' of frontage. Western Avenue was recently widened to 5-lanes with a continuous turn lane. 26,559 ADT puts it in the top 20 busiest roads in the county.

Parcel is 1.45 acres with approximately 1 acre usable. About 0.75 acres is buildable + 0.25 acres under TVA transmission lines which can be used for parking/storage.

LOCATION OVERVIEW

Located between I-640/I-75 and Schaad Rd.
Just 6 minutes (2.6 miles) from I-640/I-75
1.3 miles from Schaad Rd, the new cross-county connector.

Zoned C-4 Highway and Arterial Commercial District which allows a wide range of uses as well as any uses allowed in the C-3 General Commercial District. This includes Vehicle/Truck/Tractor Sales & Service, Restaurants, Car Wash, Tattoo, Offices, Clinics, Banks, Churches and Contractor Businesses.



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SITE PHOTO



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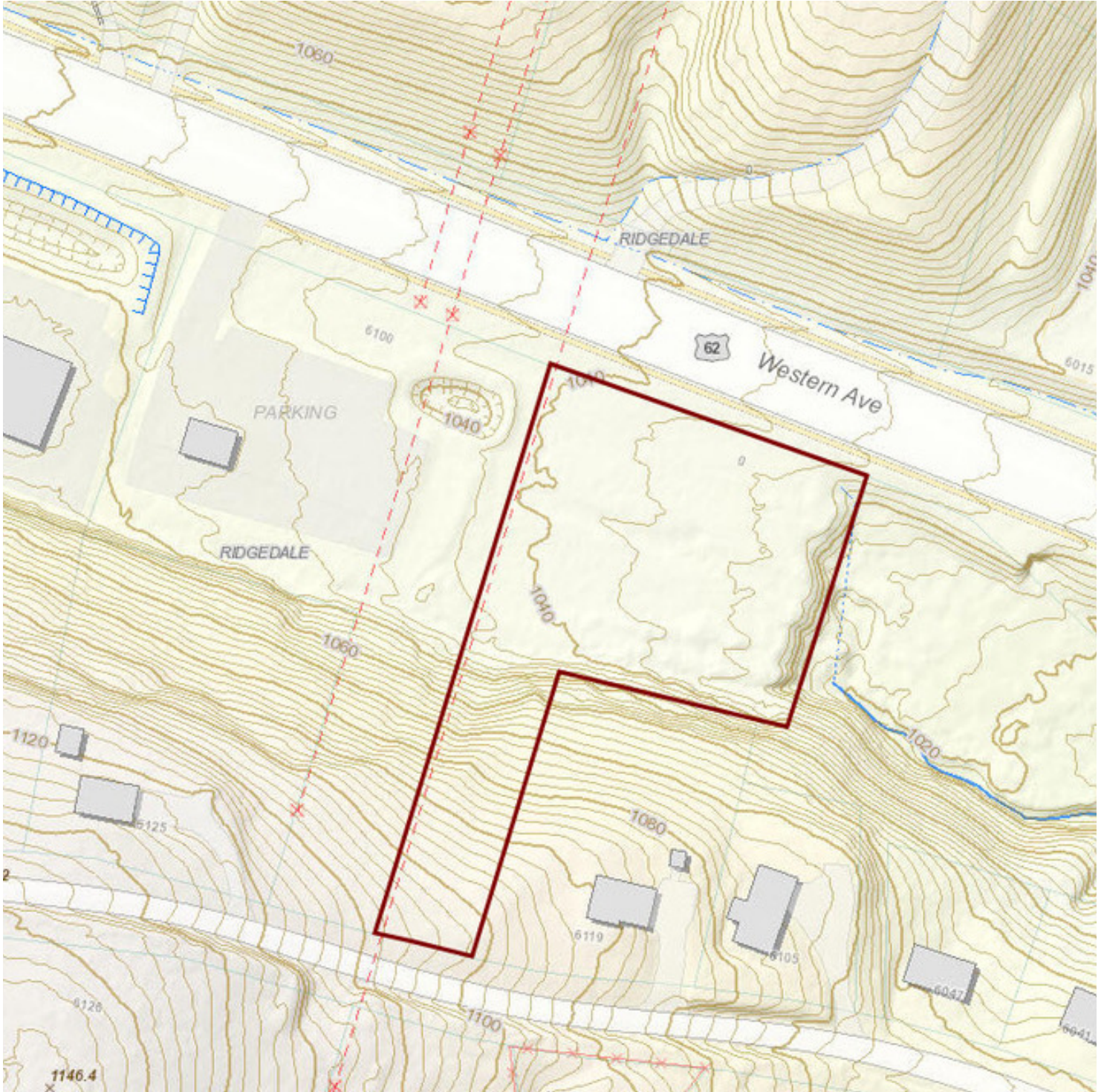
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TOPOGRAPHY MAP



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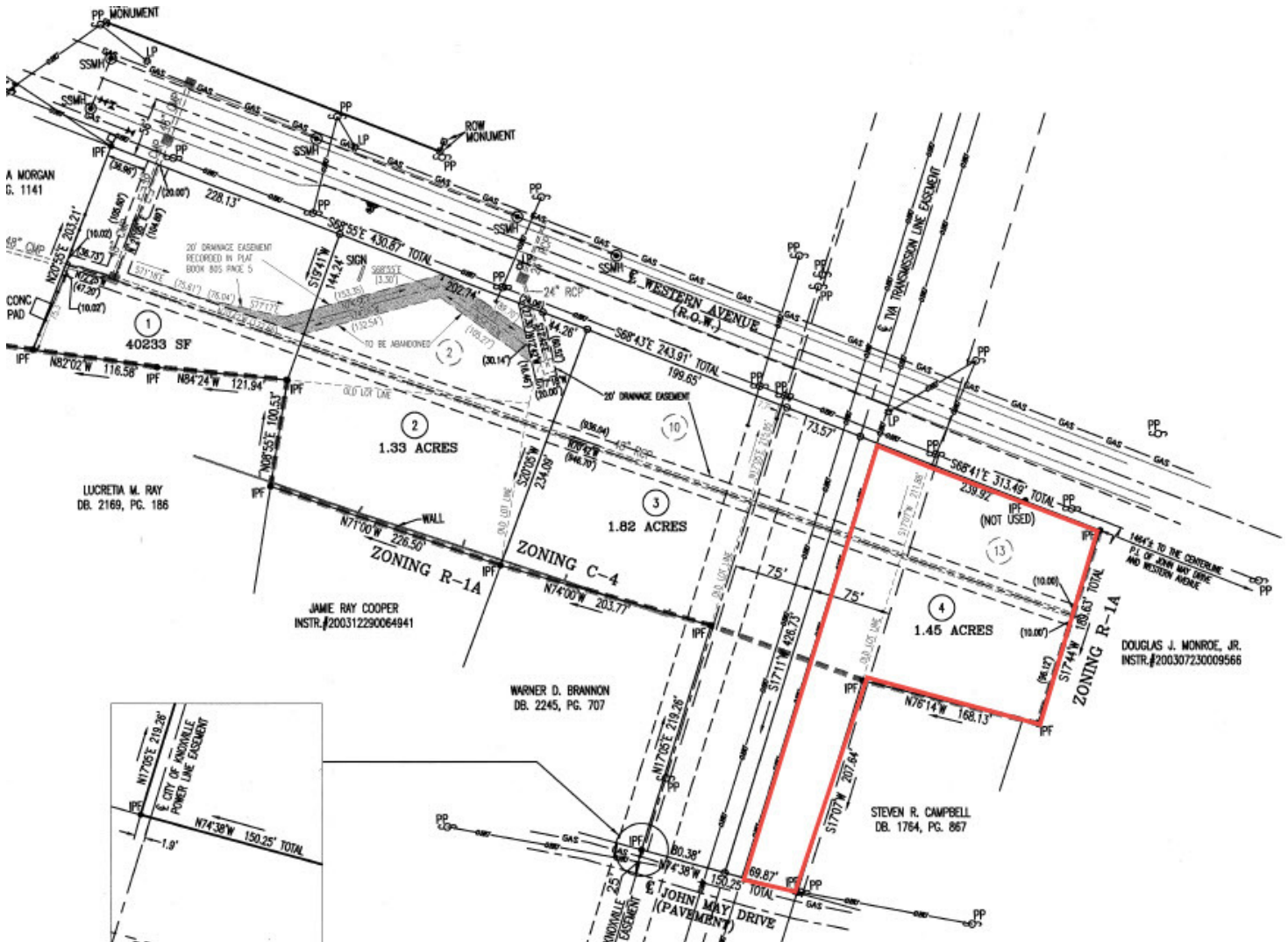
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PLAT MAP



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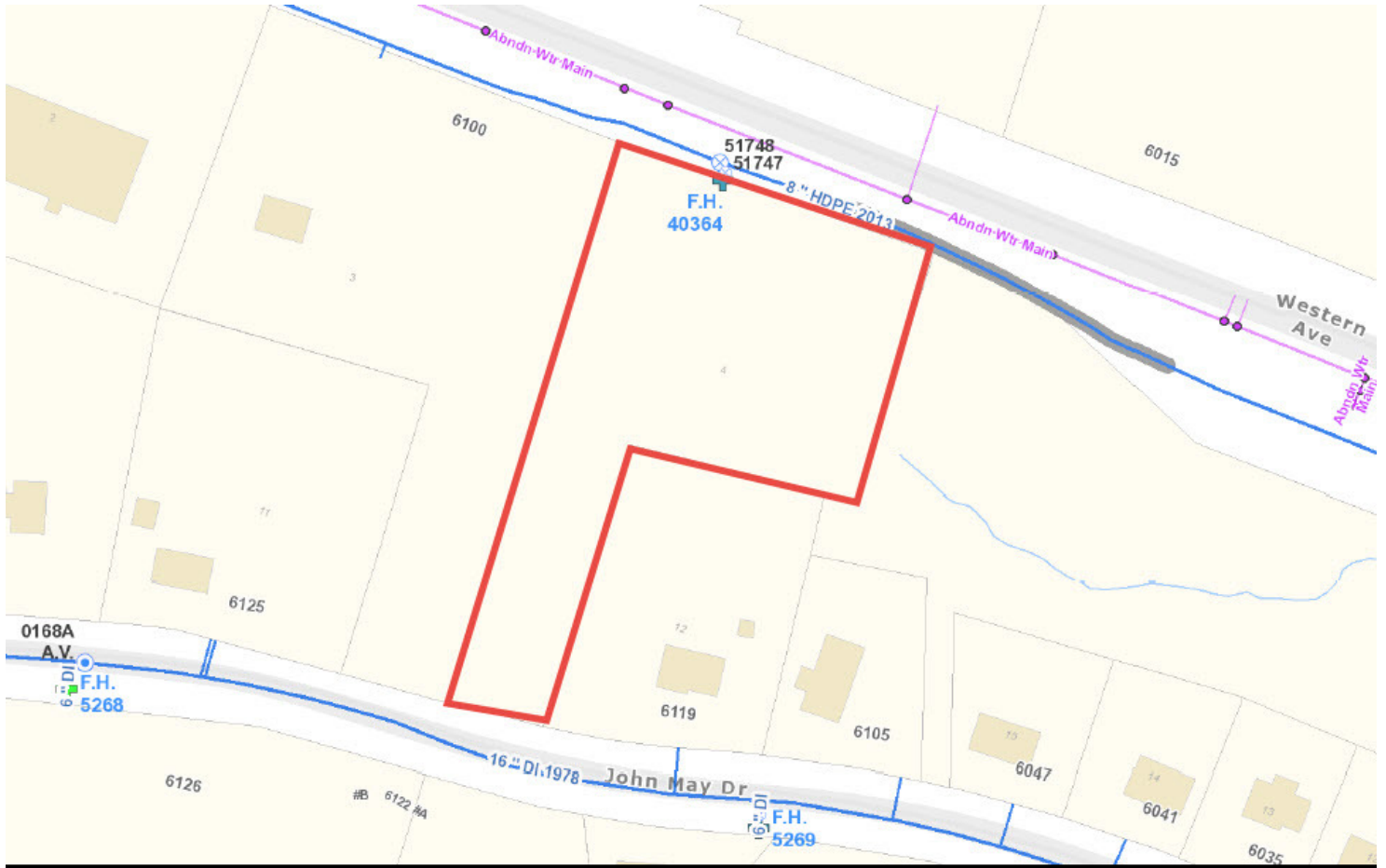
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WATER MAP

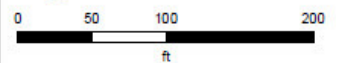


WATER

Knoxville Utilities Board



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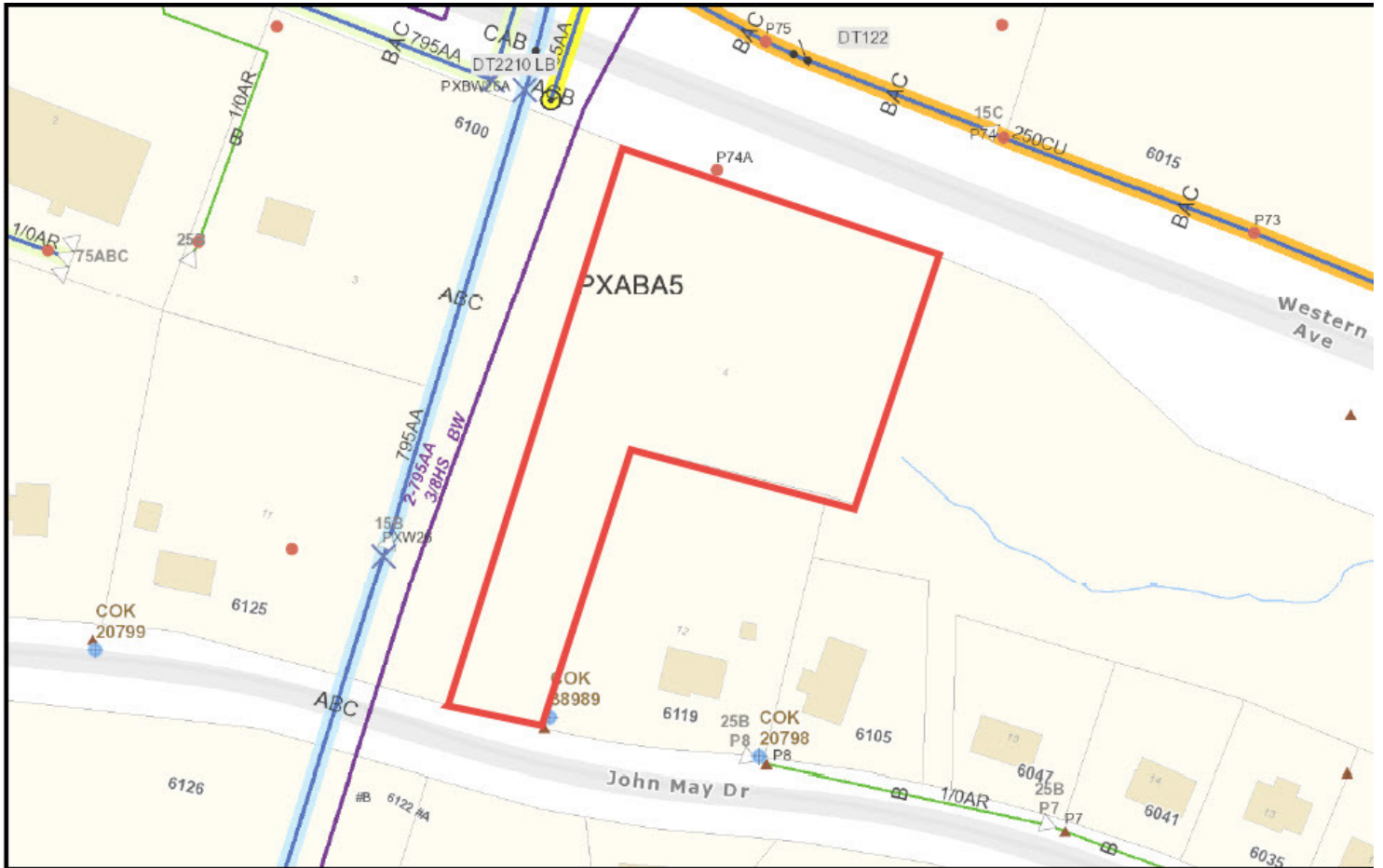
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ELECTRIC MAP

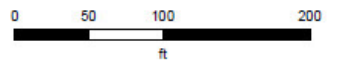


ELECTRIC

Knoxville Utilities Board



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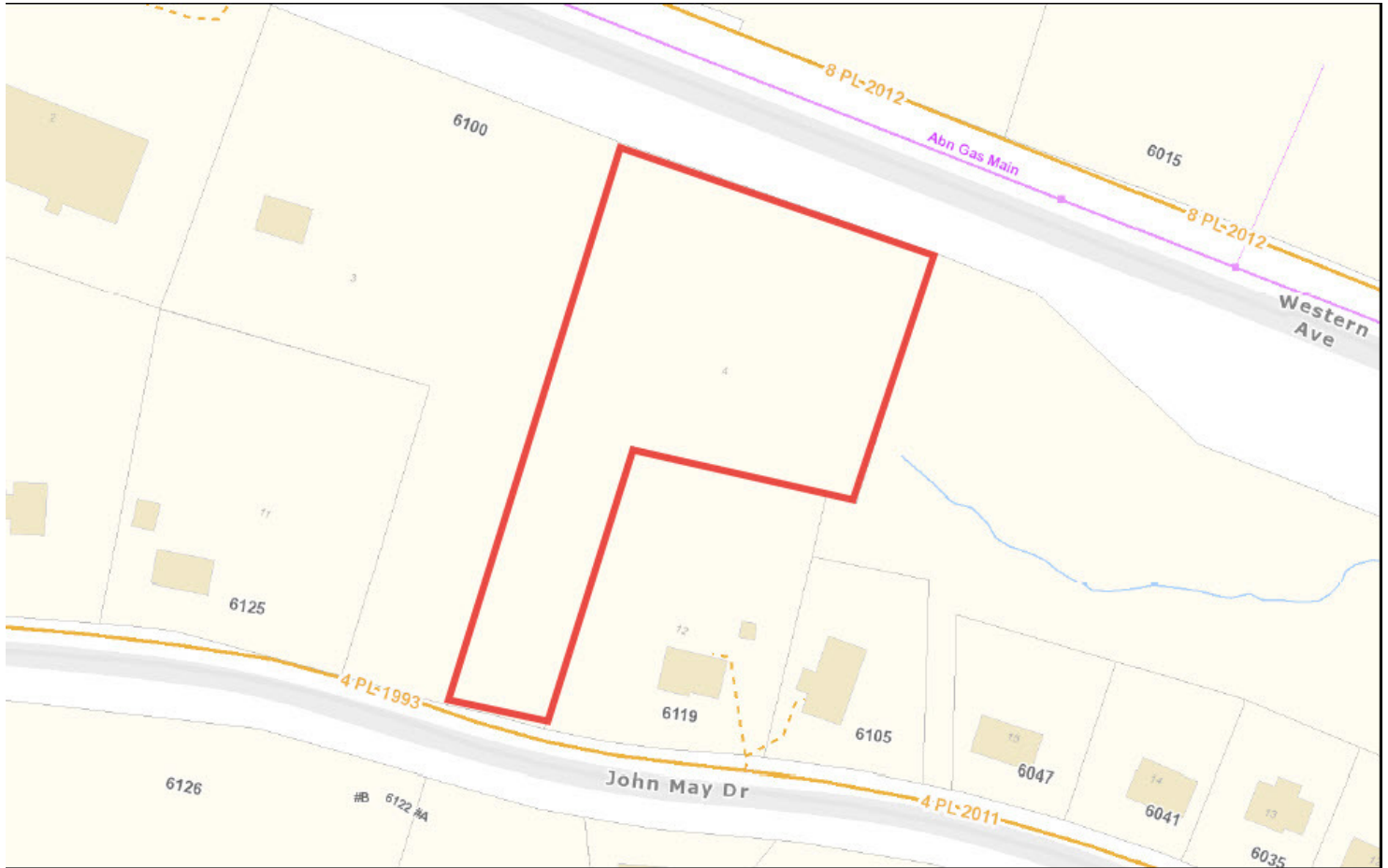
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GAS MAP



GAS

Knoxville Utilities Board

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ft



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SEWER MAP

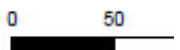


SEWER

Knoxville Utilities Board



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TRAFFIC COUNTS



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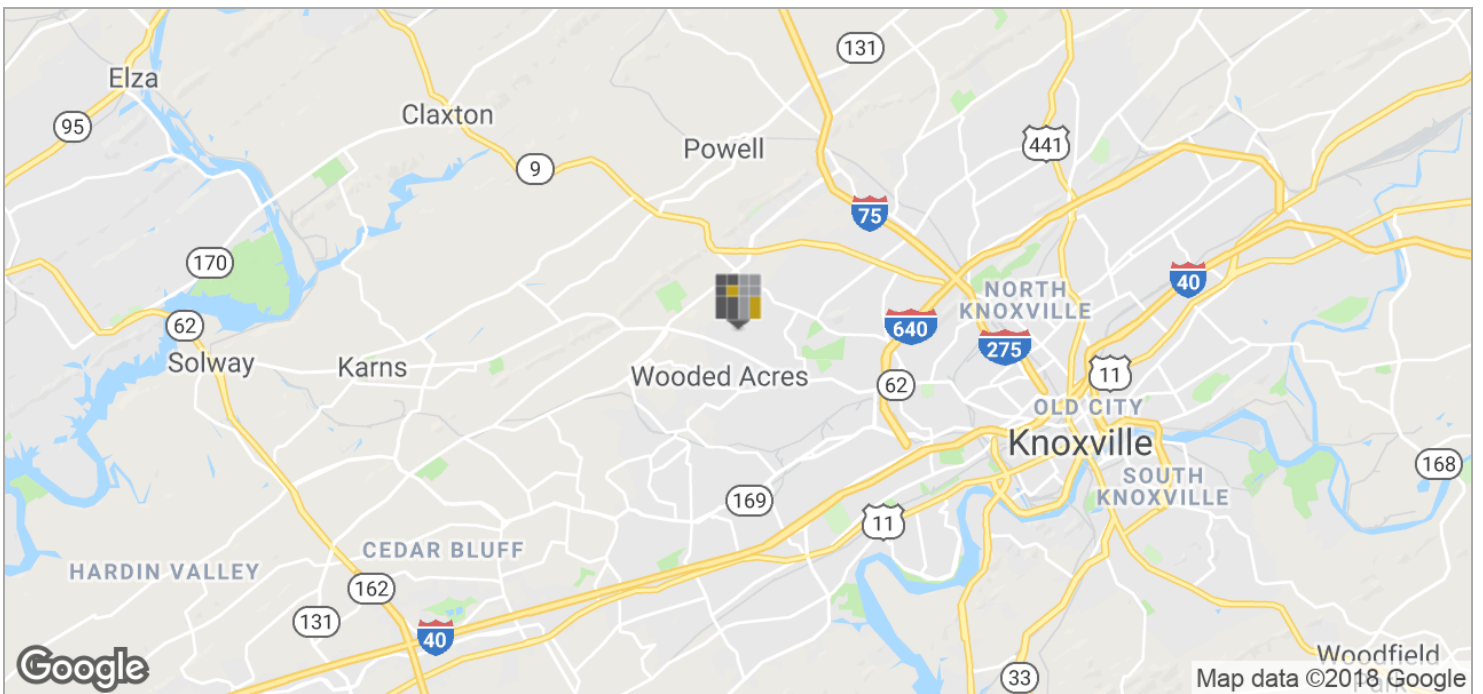
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	1 mile	3 miles	5 miles
Population			
2000 Population	6,216	41,726	120,940
2010 Population	6,939	47,029	135,295
2017 Population	7,374	49,875	143,092
2022 Population	7,706	51,985	148,935
2000-2010 Annual Rate	1.11%	1.20%	1.13%
2010-2017 Annual Rate	0.84%	0.81%	0.78%
2017-2022 Annual Rate	0.88%	0.83%	0.80%
2017 Male Population	48.1%	48.2%	48.2%
2017 Female Population	51.9%	51.8%	51.8%
2017 Median Age	37.6	35.8	36.3

In the identified area, the current year population is 143,092. In 2010, the Census count in the area was 135,295. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 148,935 representing a change of 0.80% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 37.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	83.9%	81.0%	81.4%
2017 Black Alone	9.4%	9.9%	9.6%
2017 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2017 Asian Alone	1.2%	2.5%	2.4%
2017 Pacific Islander Alone	0.1%	0.1%	0.2%
2017 Other Race	1.9%	3.1%	3.1%
2017 Two or More Races	3.2%	3.1%	2.9%
2017 Hispanic Origin (Any Race)	4.1%	6.0%	6.3%

Persons of Hispanic origin represent 6.3% 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 40.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,487	17,658	53,014
2010 Households	2,841	19,863	58,587
2017 Total Households	2,985	20,806	61,239
2022 Total Households	3,102	21,572	63,456
2000-2010 Annual Rate	1.34%	1.18%	1.00%
2010-2017 Annual Rate	0.68%	0.64%	0.61%
2017-2022 Annual Rate	0.77%	0.73%	0.71%
2017 Average Household Size	2.47	2.38	2.31

The household count in this area has changed from 58,587 in 2010 to 61,239 in the current year, a change of 0.61% annually. The five-year projection of households is 63,456, a change of 0.71% annually from the current year total. Average household size is currently 2.31, compared to 2.28 in the year 2010. The number of families in the current year is 34,756 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$51,665	\$48,078	\$45,566
2022 Median Household Income	\$55,339	\$52,621	\$51,360
2017-2022 Annual Rate	1.38%	1.82%	2.42%
Average Household Income			
2017 Average Household Income	\$62,376	\$59,313	\$64,376
2022 Average Household Income	\$70,737	\$67,755	\$74,124
2017-2022 Annual Rate	2.55%	2.70%	2.86%
Per Capita Income			
2017 Per Capita Income	\$25,071	\$25,090	\$27,908
2022 Per Capita Income	\$28,260	\$28,472	\$31,941
2017-2022 Annual Rate	2.42%	2.56%	2.74%

Current median household income is \$45,566 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$51,360 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$64,376 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$74,124 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$27,908 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,941 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,643	18,766	57,140
2000 Owner Occupied Housing Units	2,008	11,690	31,084
2000 Renter Occupied Housing Units	479	5,968	21,931
2000 Vacant Housing Units	156	1,108	4,125
2010 Total Housing Units	3,168	21,624	64,031
2010 Owner Occupied Housing Units	2,159	12,945	33,946
2010 Renter Occupied Housing Units	682	6,918	24,641
2010 Vacant Housing Units	327	1,761	5,444
2017 Total Housing Units	3,321	22,612	66,716
2017 Owner Occupied Housing Units	2,167	12,866	33,564
2017 Renter Occupied Housing Units	819	7,940	27,675
2017 Vacant Housing Units	336	1,806	5,477
2022 Total Housing Units	3,452	23,433	69,007
2022 Owner Occupied Housing Units	2,244	13,333	34,687
2022 Renter Occupied Housing Units	858	8,240	28,768
2022 Vacant Housing Units	350	1,861	5,551

Currently, 50.3% of the 66,716 housing units in the area are owner occupied; 41.5%, renter occupied; and 8.2% 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 64,031 housing units in the area - 53.0% owner occupied, 38.5% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 1.84%. Median home value in the area is \$165,780, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.98% annually to \$182,896.

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