

DEVELOPMENT LAND IN W. KNOXVILLE

421 N. WATT ROAD
KNOXVILLE, TN 37934

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Property Summary



OFFERING SUMMARY

Sale Price:	\$639,900
Lot Size:	9.22 Acres
Zoning:	FAR: C-1
Submarket:	Farragut
Traffic Count:	12,000
Price / SF:	\$1.59

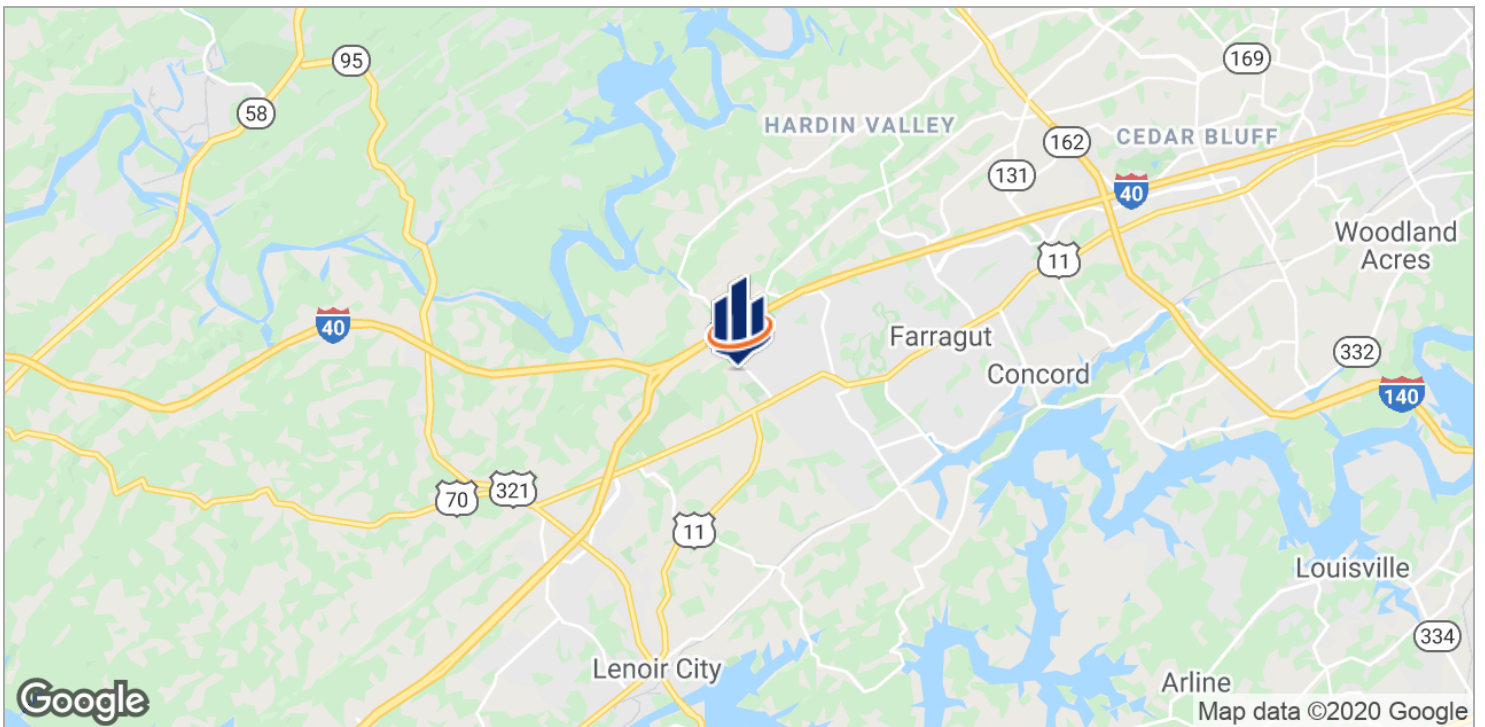
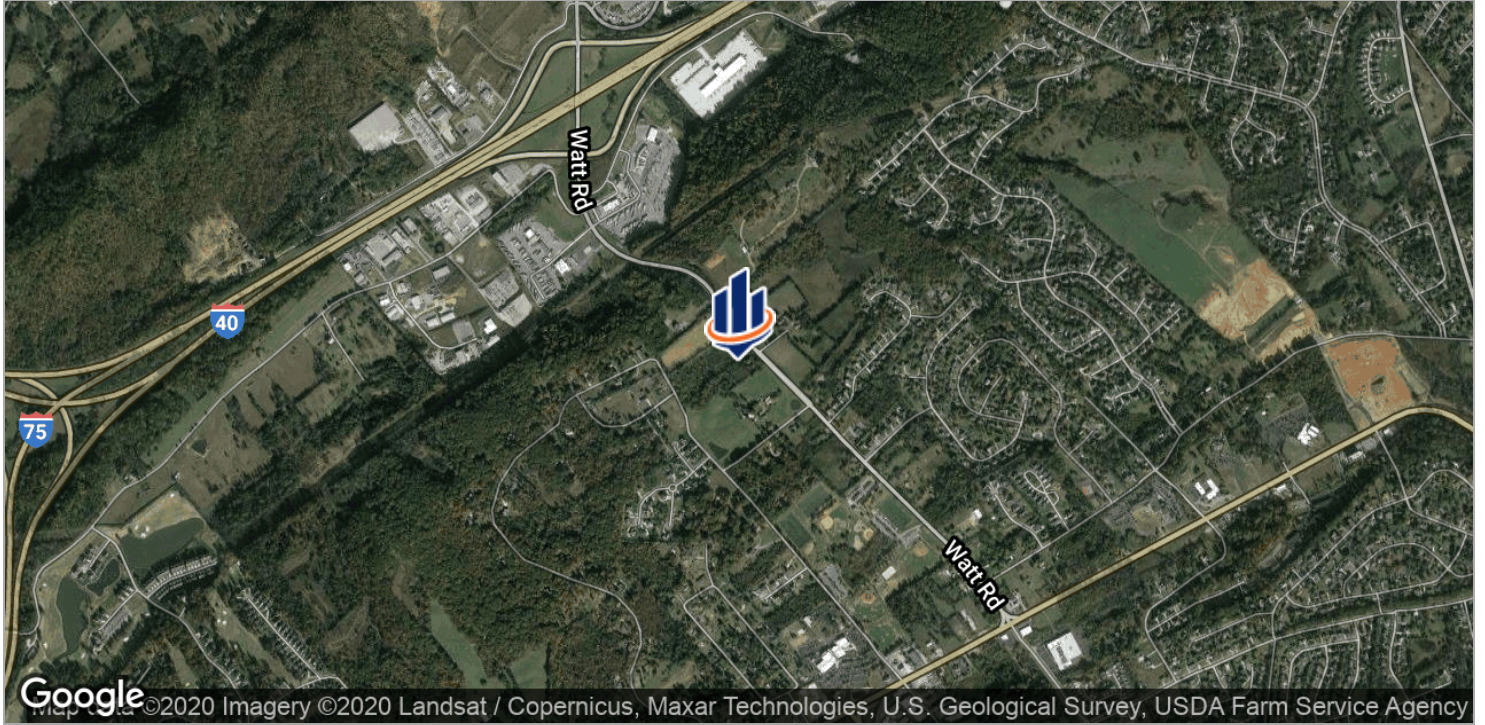
PROPERTY OVERVIEW

The subject property consists of approximately 9.22 acres of commercial/mixed-use development land in the affluent and rapidly growing W. Knoxville market.

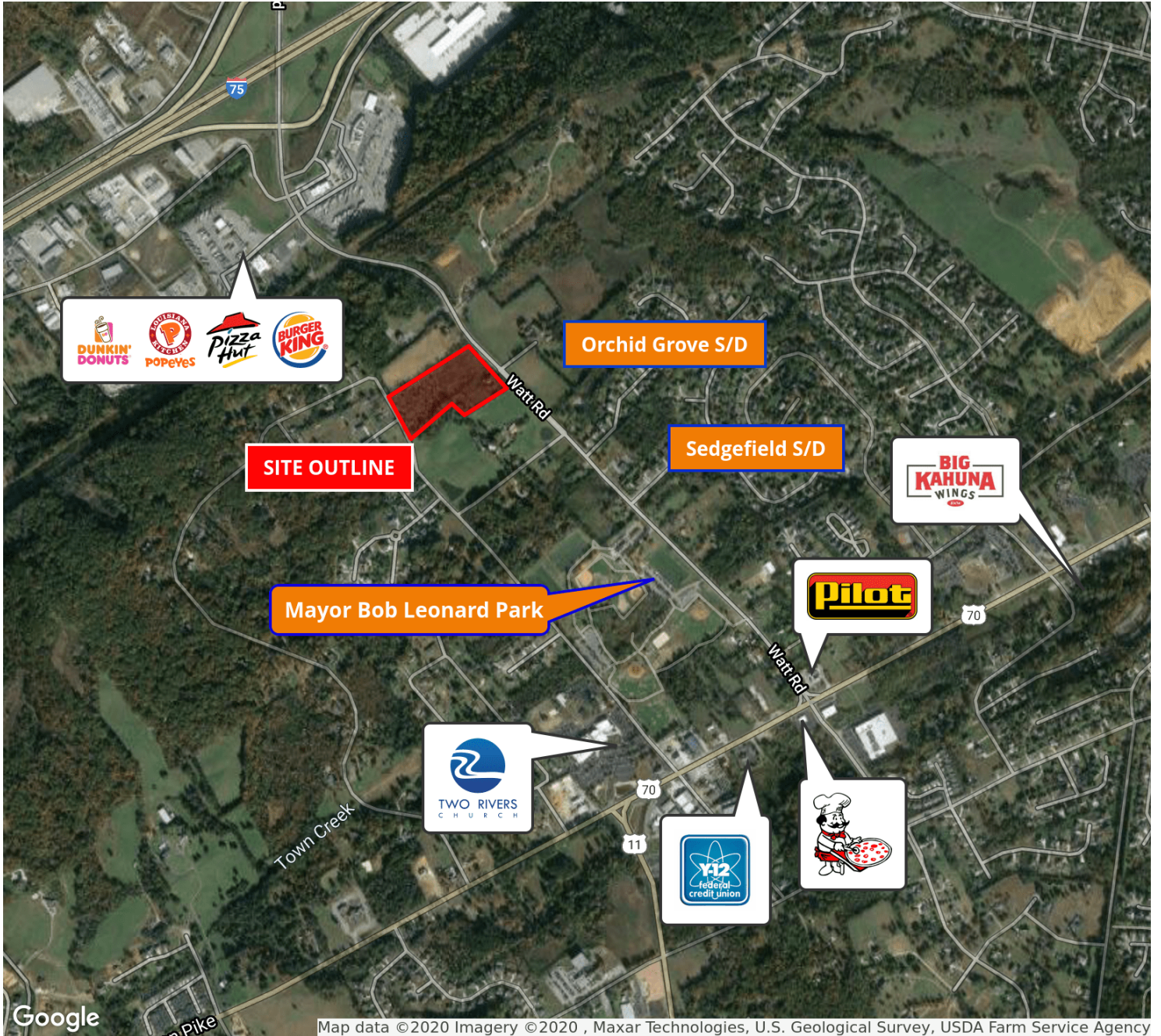
PROPERTY HIGHLIGHTS

- Flexible Zoning
- Utilities Available
- Ample N. Watt Road Frontage
- Two Frontage Roads (i.e., N. Watt Road and Harrison Lane)
- Substantially Flat Topography
- Minimal Clearing Work Necessary

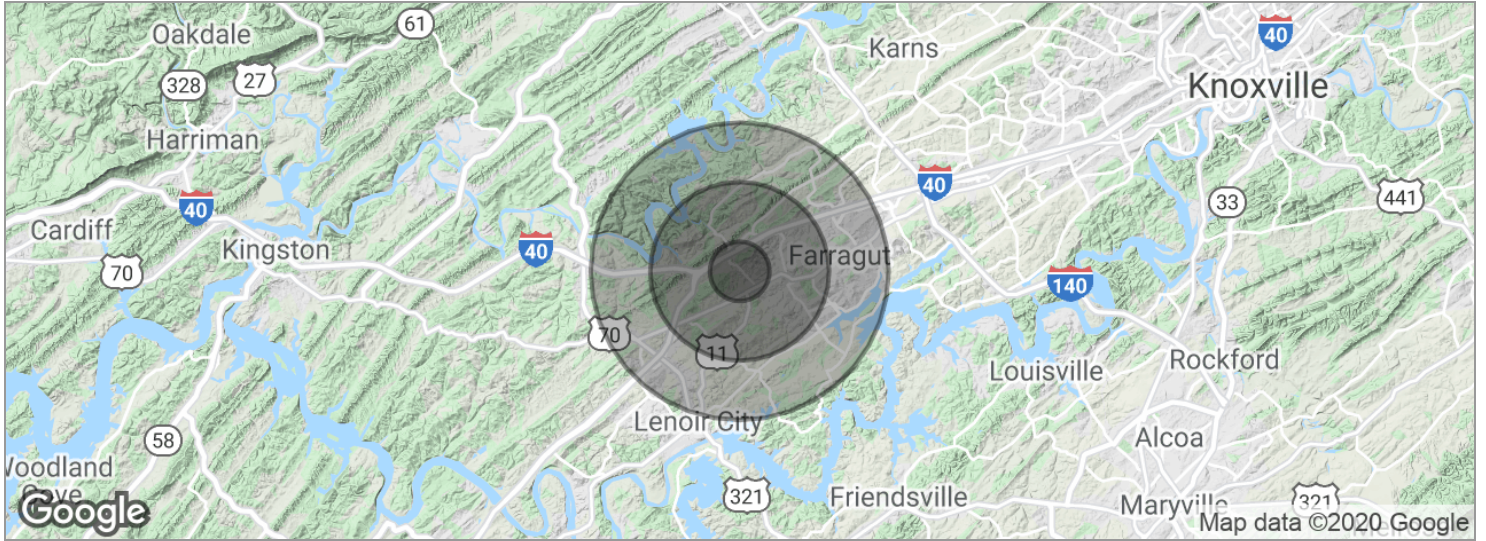
Location Maps



Retailer Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,376	14,668	36,586
Median age	45.0	43.9	43.4
Median age (Male)	43.8	42.9	42.5
Median age (Female)	47.9	45.3	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	769	5,166	13,583
# of persons per HH	3.1	2.8	2.7
Average HH income	\$143,916	\$116,477	\$104,011
Average house value	\$253,017	\$291,617	\$289,050

* Demographic data derived from 2010 US Census