

For Sale - Sales Lot  
**4.99 Acres - 533 ft +/- frontage**  
6313 Clinton Highway, Knoxville, Tennessee



**Contact information:**

**Sam Tate, Broker, CCIM**  
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state@koellamoore.com

# Property Specifications/ Offering

6313 Clinton Highway, Knoxville, Tennessee

**Property Address:** 6313 Clinton Highway, Knoxville, Tennessee 37912

**Land Area:** 4.99 Acre

**Improvements:** Approximately 2 acres is paved

**Terrain:** Front 2 acres which are paved are on grade with Clinton Highway. Behind the paved portion of the lot, the site slopes downward. The back 1 - 1 1/2 acre appears to level off to a more gentle downhill grade to the rear property line.

**Property Taxes:** \$9,002.90 (2017 city and county taxes combined)

**Zoning:** C-4 Highway Commercial

**Traffic Count:** 26,150 cars per day

**Utilities:** Sewer manhole at property line, see survey. Electrical, Knoxville Utilities Board. Hallsdale Powell water line (8") on street in front of site.

**Ingress/ Egress:** Unrestricted center turn lane across the entire frontage of the site

**Easements:** 150' TVA transmission line easement plus 30' powerline easement

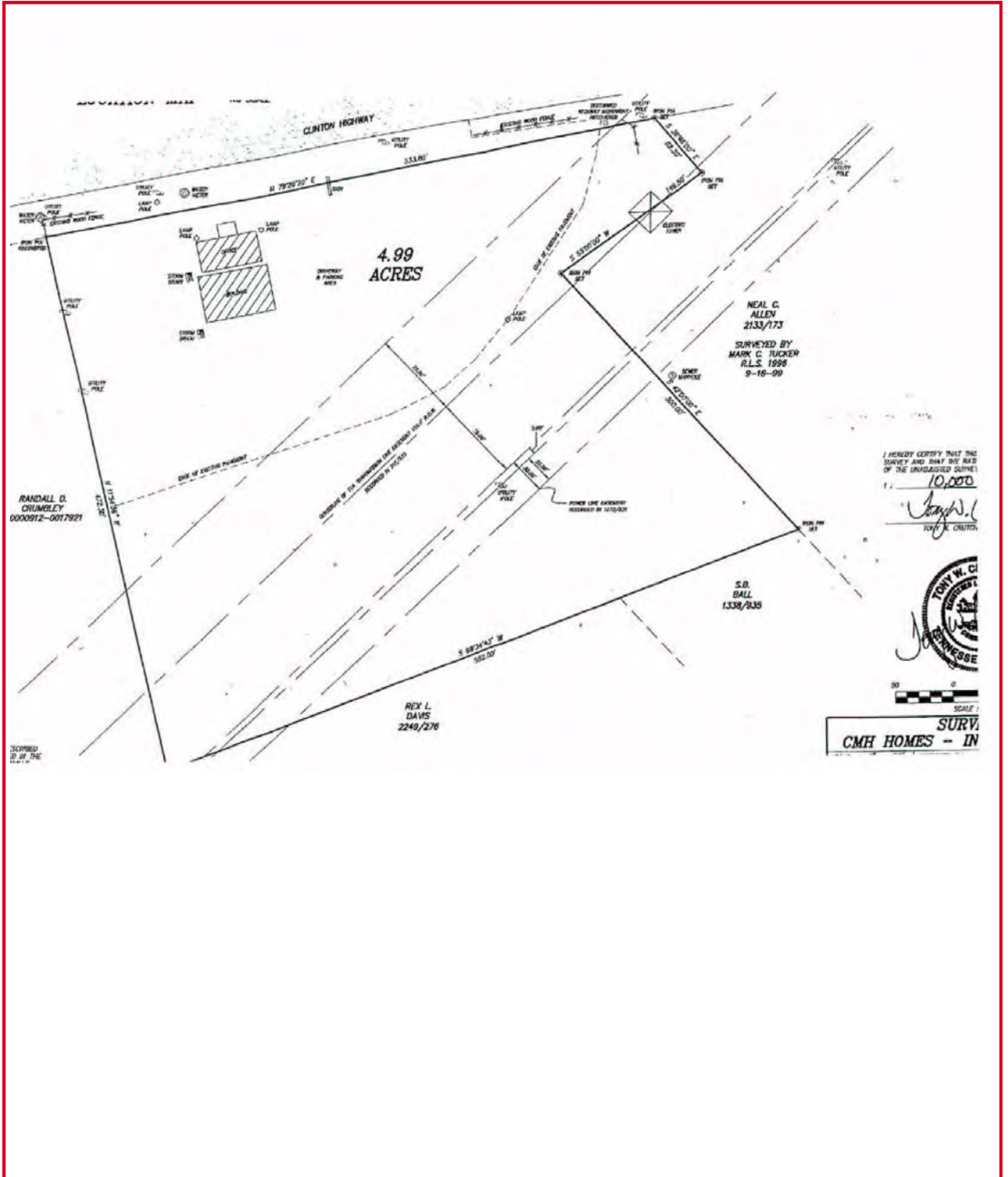
**Potential Uses:** Automobile sales/ leasing, boat or RV sales and service, motorcycle sales, truck rental center, garden center/ nursery, model home display/sales, contractor equipment rental, general retail, office, etc.

**Restrictions:** Manufactured housing or modular housing sales and display.

**Price:** \$599,000

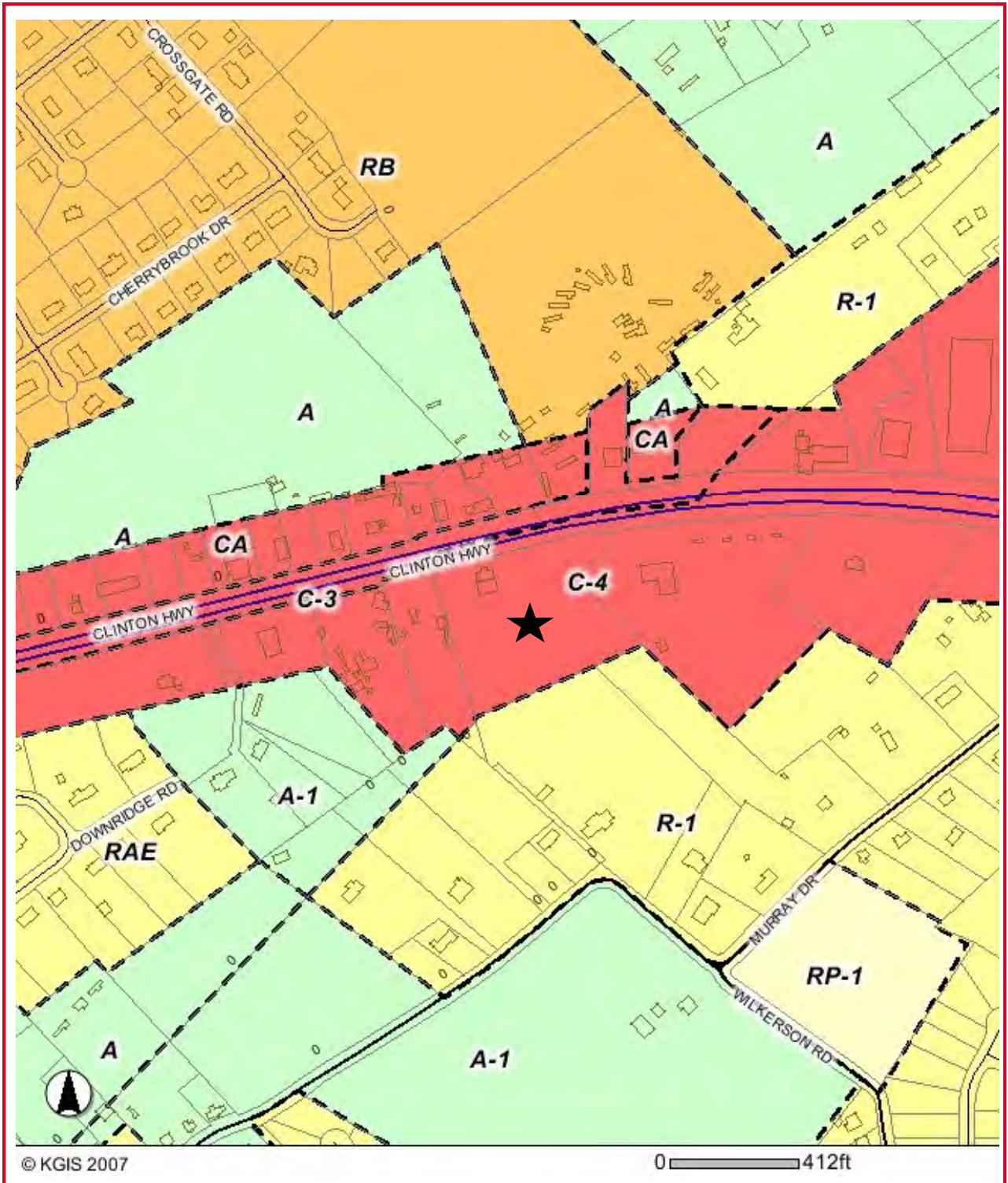
# Survey

6313 Clinton Highway, Knoxville, Tennessee



# Zoning

6313 Clinton Highway, Knoxville, Tennessee



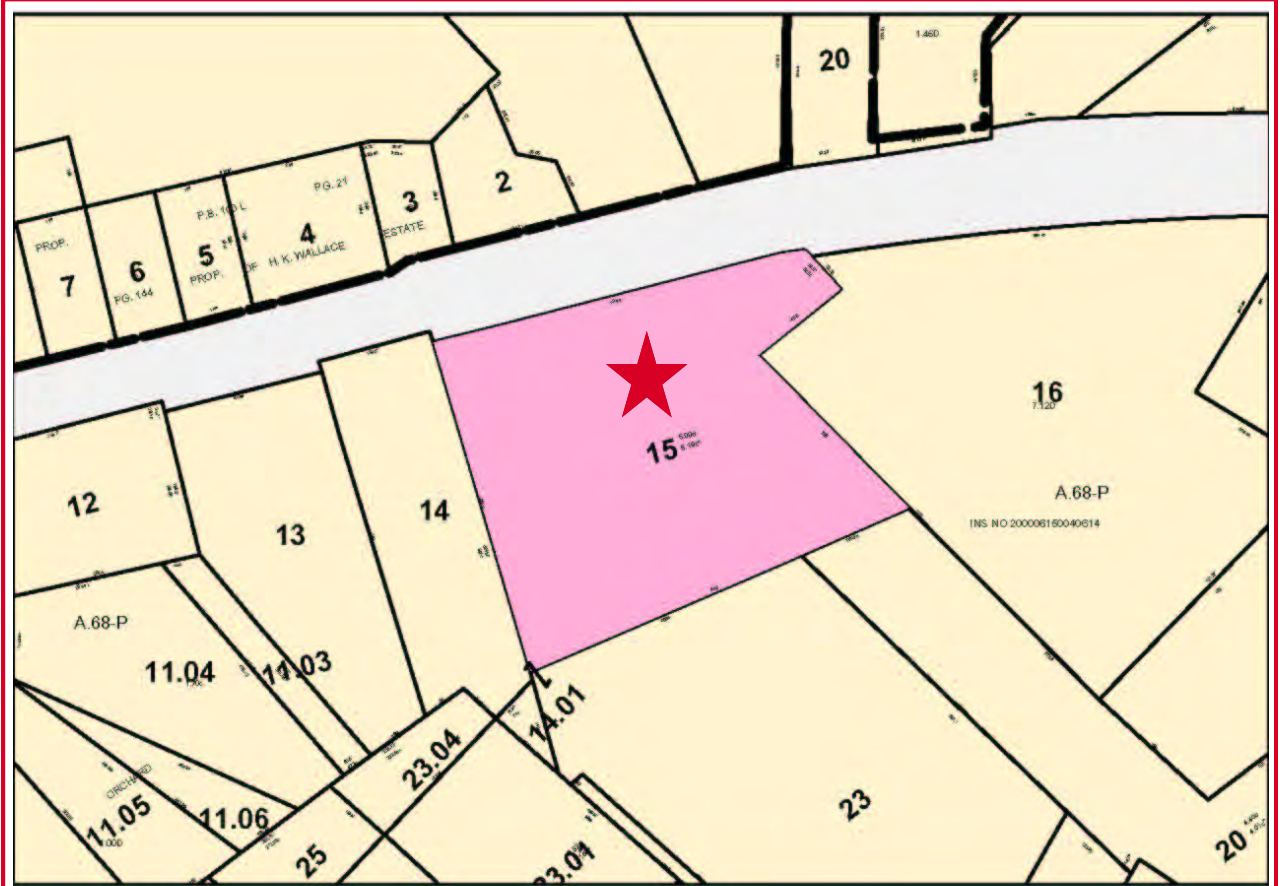
# Area Map

6313 Clinton Highway, Knoxville, Tennessee



# Tax Map

6313 Clinton Highway, Knoxville, Tennessee



# Photos

## 6313 Clinton Highway, Knoxville, Tennessee



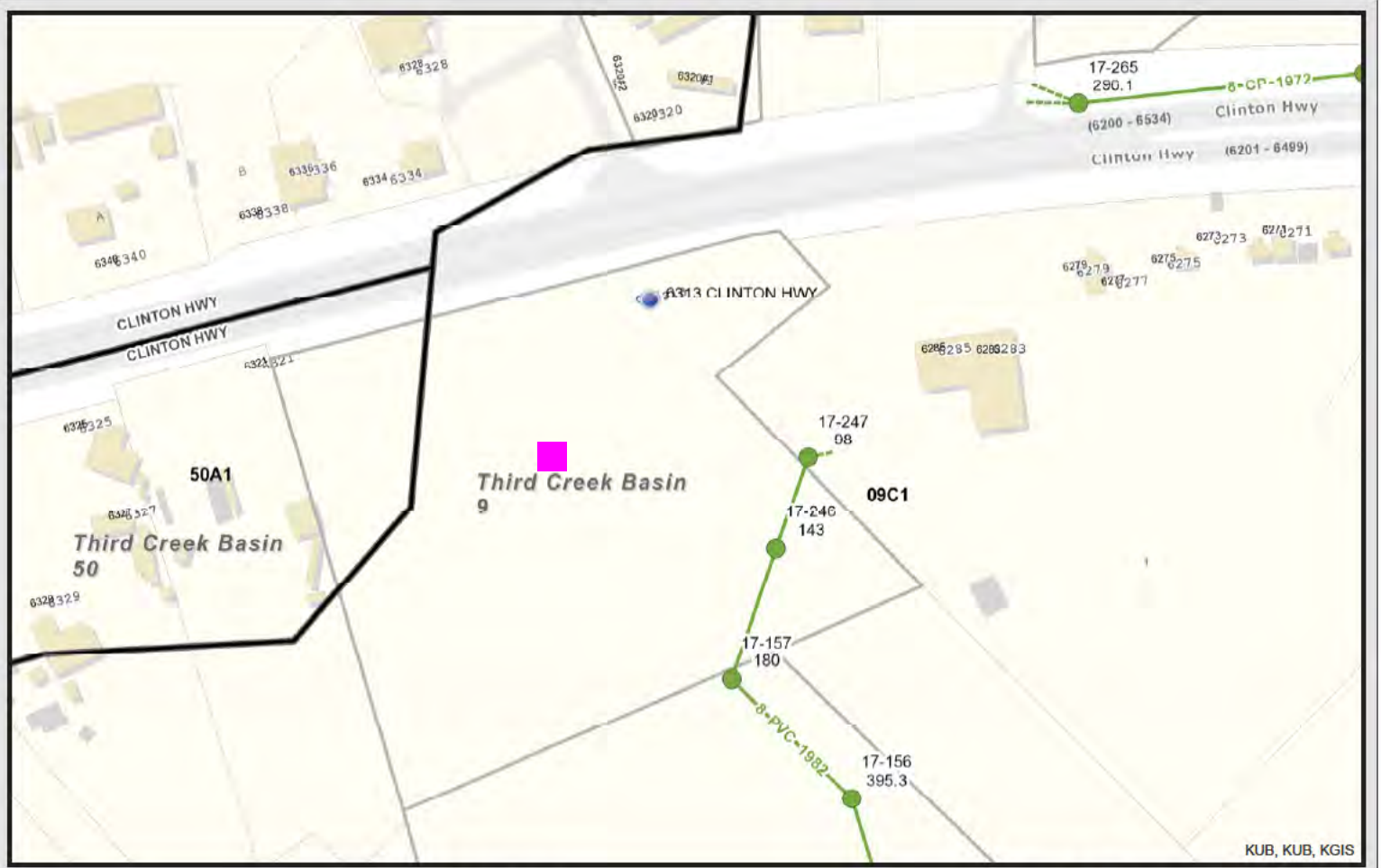
View looking to the SE across Clinton Hwy to NE end of site



View looking to the SW across Clinton Hwy to NW end of site (also shows neighboring property)

# Sewer Map

## 6313 Clinton Highway, Knoxville, Tennessee

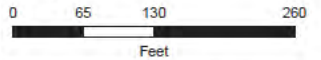


Clinton Hwy  
Sewer

Knoxville Utilities Board



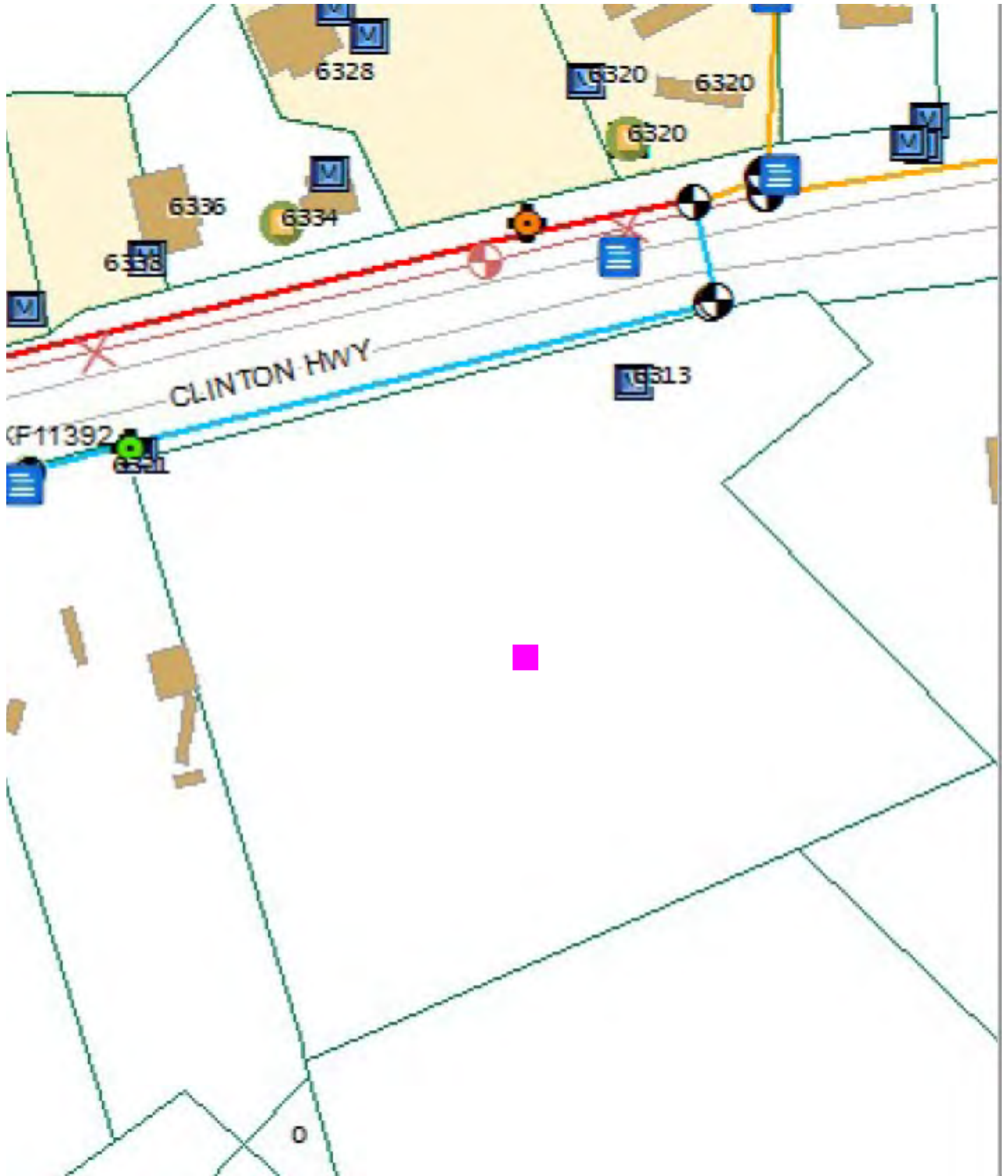
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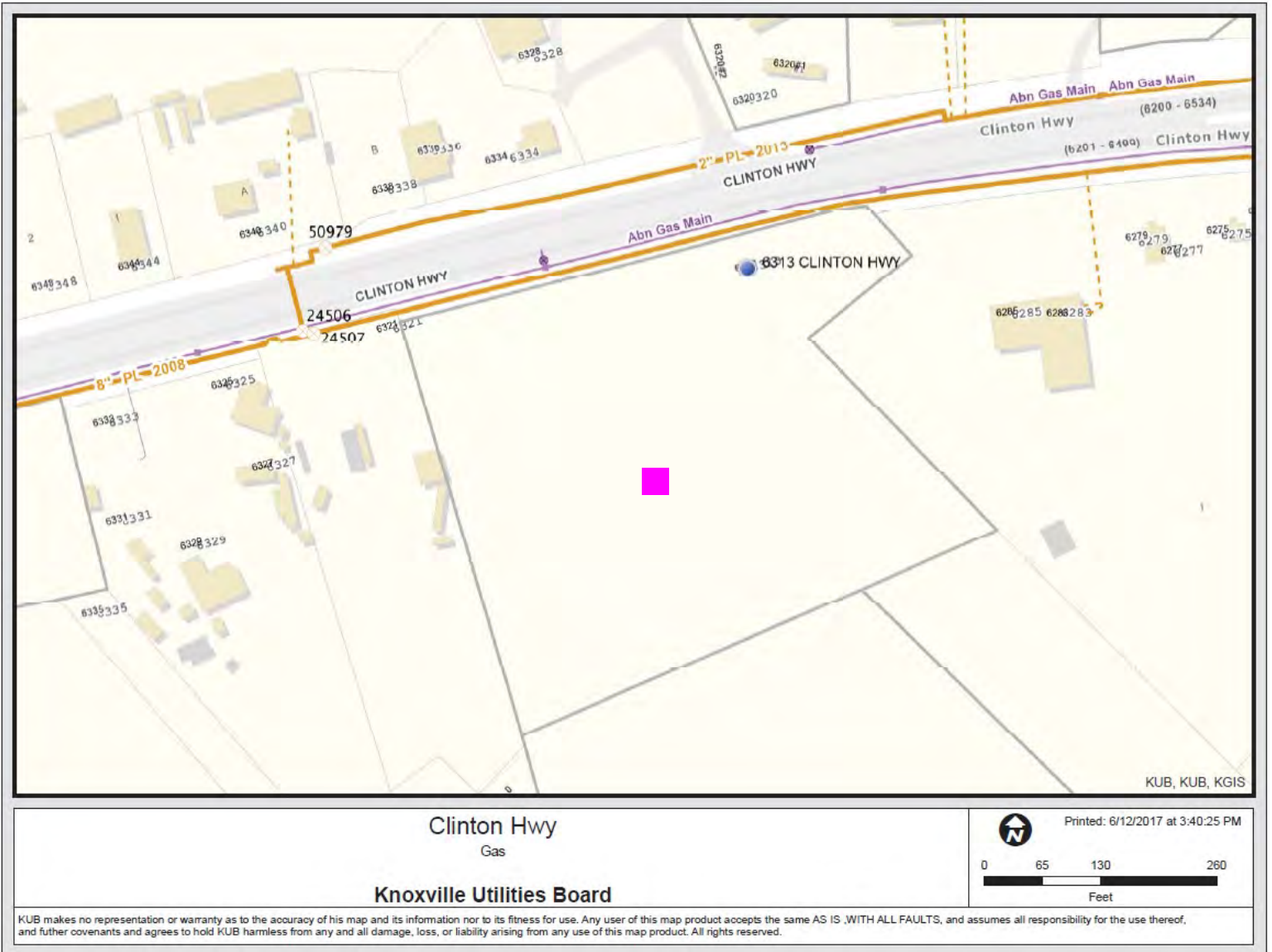
# Hallsdale Powell Water Line Map

6313 Clinton Highway, Knoxville, Tennessee



# Gas Line Map

## 6313 Clinton Highway, Knoxville, Tennessee



# Demographics

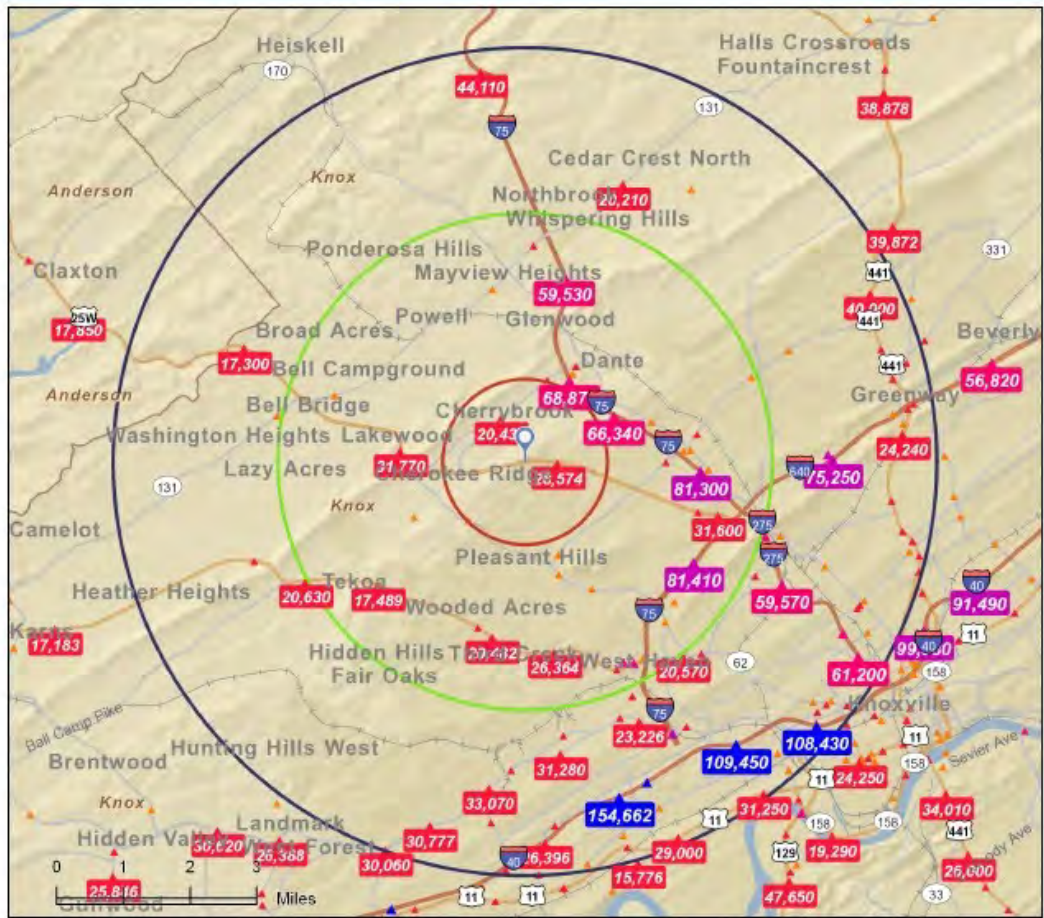
## 6313 Clinton Highway, Knoxville, Tennessee



### Traffic Count Map

6313 Clinton Highway  
 6313 Clinton Hwy, Knoxville, Tennessee, 37912  
 Ring: 1, 3, 5 Miles

Latitude: 36.008873  
 Longitude: -84.005537



- Average Daily Traffic Volume**
- Up to 6,000 vehicles per day
  - 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



# Demographics

## 6313 Clinton Highway, Knoxville, Tennessee



### Executive Summary

6313 Clinton Highway  
 6313 Clinton Hwy, Knoxville, Tennessee, 37912,  
 Rings: 1, 3, 5 mile radii

Latitude: 36.008873031  
 Longitude: -84.00553651

Population	1 mile	3 miles	5 miles
2000 Population	3,701	41,454	111,833
2010 Population	4,234	47,294	123,807
2013 Population	4,397	48,403	125,753
2018 Population	4,658	50,481	130,046
2000-2010 Annual Rate	1.35%	1.33%	1.02%
2010-2013 Annual Rate	1.17%	0.72%	0.48%
2013-2018 Annual Rate	1.16%	0.84%	0.67%
2013 Male Population	47.6%	47.8%	48.1%
2013 Female Population	52.4%	52.2%	51.9%
2013 Median Age	38.9	37.0	35.6

In the identified area, the current year population is 125,753. In 2010, the Census count in the area was 123,807. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 130,046 representing a change of 0.67% annually from 2013 to 2018. Currently, the population is 48.1% male and 51.9% female.

#### Median Age

The median age in this area is 35.6, compared to U.S. median age of 37.3.

#### Race and Ethnicity

2013 White Alone	83.7%	84.4%	82.0%
2013 Black Alone	9.9%	9.0%	10.6%
2013 American Indian/Alaska Native Alone	0.3%	0.3%	0.4%
2013 Asian Alone	1.9%	1.3%	1.5%
2013 Pacific Islander Alone	0.3%	0.1%	0.2%
2013 Other Race	2.2%	2.7%	3.0%
2013 Two or More Races	1.8%	2.2%	2.4%
2013 Hispanic Origin (Any Race)	4.5%	5.3%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 17.4% 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 39.2 in the identified area, compared to 62.1 for the U.S. as a whole.

#### Households

2000 Households	1,584	17,884	48,850
2010 Households	1,837	20,420	52,998
2013 Total Households	1,908	20,862	53,760
2018 Total Households	2,021	21,701	55,502
2000-2010 Annual Rate	1.49%	1.33%	0.82%
2010-2013 Annual Rate	1.17%	0.66%	0.44%
2013-2018 Annual Rate	1.16%	0.79%	0.64%
2013 Average Household Size	2.30	2.30	2.31

The household count in this area has changed from 52,998 in 2010 to 53,760 in the current year, a change of 0.44% annually. The five-year projection of households is 55,502, a change of 0.64% annually from the current year total. Average household size is currently 2.31, compared to 2.31 in the year 2010. The number of families in the current year is 31,483 in the specified area.

# Demographics

## 6313 Clinton Highway, Knoxville, Tennessee



### Executive Summary

6313 Clinton Highway  
6313 Clinton Hwy, Knoxville, Tennessee, 37912,  
Rings: 1, 3, 5 mile radii

Latitude: 36.008873031  
Longitude: -84.00533651

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$47,092	\$41,922	\$38,706
2018 Median Household Income	\$52,277	\$50,200	\$46,196
2013-2018 Annual Rate	2.11%	3.67%	3.60%
<b>Average Household Income</b>			
2013 Average Household Income	\$52,186	\$51,274	\$50,740
2018 Average Household Income	\$57,495	\$57,477	\$58,016
2013-2018 Annual Rate	1.96%	2.31%	2.72%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$22,384	\$22,047	\$21,888
2018 Per Capita Income	\$24,660	\$24,625	\$24,948
2013-2018 Annual Rate	1.96%	2.24%	2.65%

#### Households by Income

Current median household income is \$38,706 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$46,196 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$50,740 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$58,016 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$21,888 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$24,948 in five years, compared to \$32,073 for all U.S. households

#### Housing

2000 Total Housing Units	1,674	19,027	53,096
2000 Owner Occupied Housing Units	1,278	12,060	29,333
2000 Owner Occupied Housing Units	307	5,824	19,517
2000 Vacant Housing Units	89	1,143	4,246
2010 Total Housing Units	1,973	22,251	58,373
2010 Owner Occupied Housing Units	1,437	13,513	31,555
2010 Renter Occupied Housing Units	400	6,907	21,443
2010 Vacant Housing Units	136	1,831	5,375
2013 Total Housing Units	2,012	22,809	59,549
2013 Owner Occupied Housing Units	1,440	13,147	30,376
2013 Renter Occupied Housing Units	468	7,716	23,384
2013 Vacant Housing Units	104	1,947	5,789
2018 Total Housing Units	2,095	23,579	61,640
2018 Owner Occupied Housing Units	1,534	13,870	31,766
2018 Renter Occupied Housing Units	487	7,832	23,737
2018 Vacant Housing Units	74	1,878	6,138

Currently, 51.0% of the 59,549 housing units in the area are owner occupied; 39.3%, renter occupied; and 9.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 58,373 housing units in the area - 54.1% owner occupied, 36.7% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 0.89%. Median home value in the area is \$129,781, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.47% annually to \$161,512.