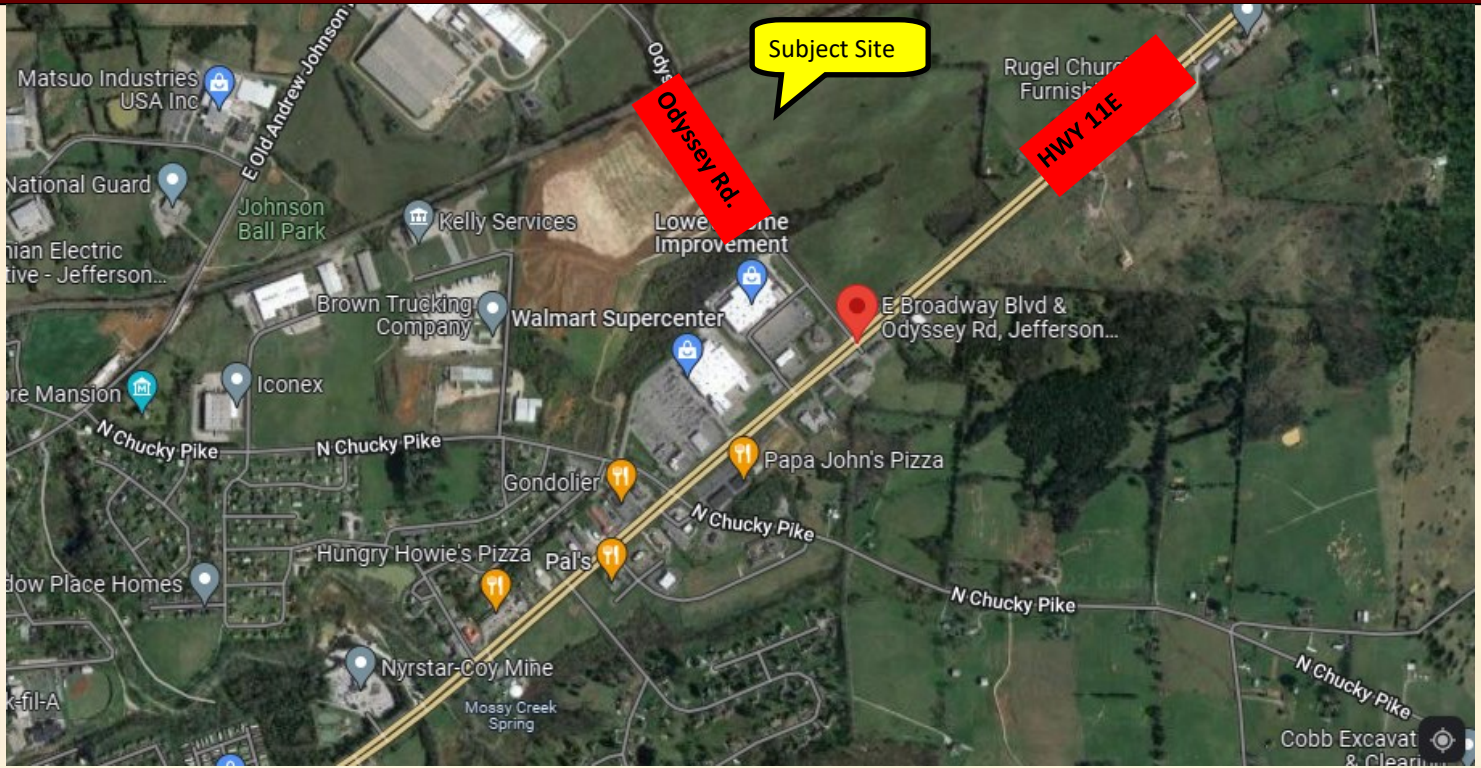


AVAILABLE
Highway 11E and Odyssey Road
Jefferson County, TN



\$2,600,000 +/- 15.5 Acres Multi-Family Site

Property Information

- ◆ Level topography; Proposed zoning to be R-3 High Density Residential; Across from Walmart and Lowes
- ◆ All utilities available
- ◆ Traffic Counts : 18,750 at E . Broadway Blvd; 17,540 at Hicks Rd.; 18,356 at Universal St.
- ◆ Nearby Retailers: Walmart, Lowe's, TVA Credit Union, and Jefferson Memorial Hospital
- ◆ **Minutes from Morristown Area with growing residential and close to Carson Newman College**

◆ Demographics:	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population:	14,751	22,451	69,541
Average Household Income:	\$ 74,598	\$72,928	\$74,271

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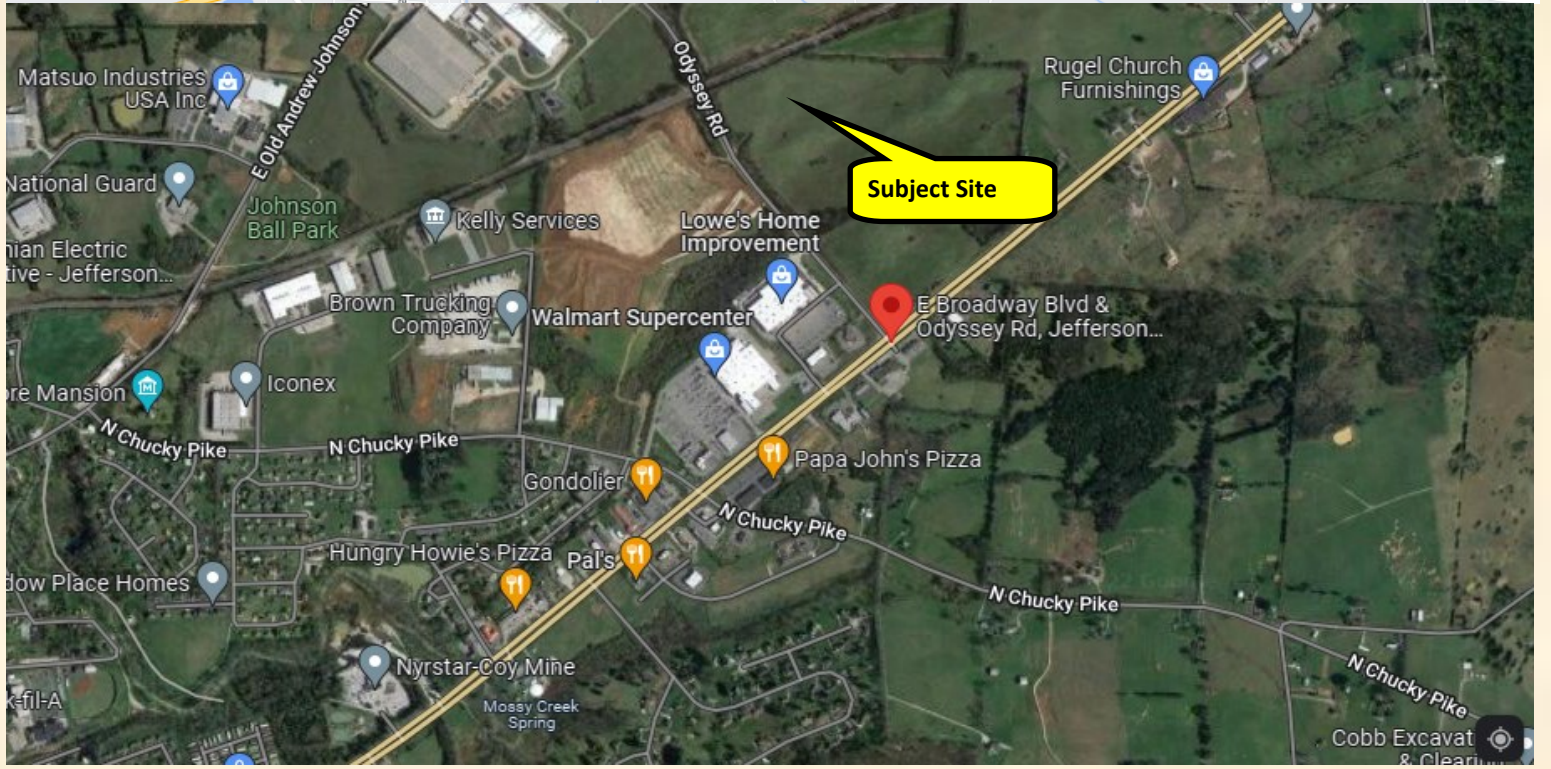
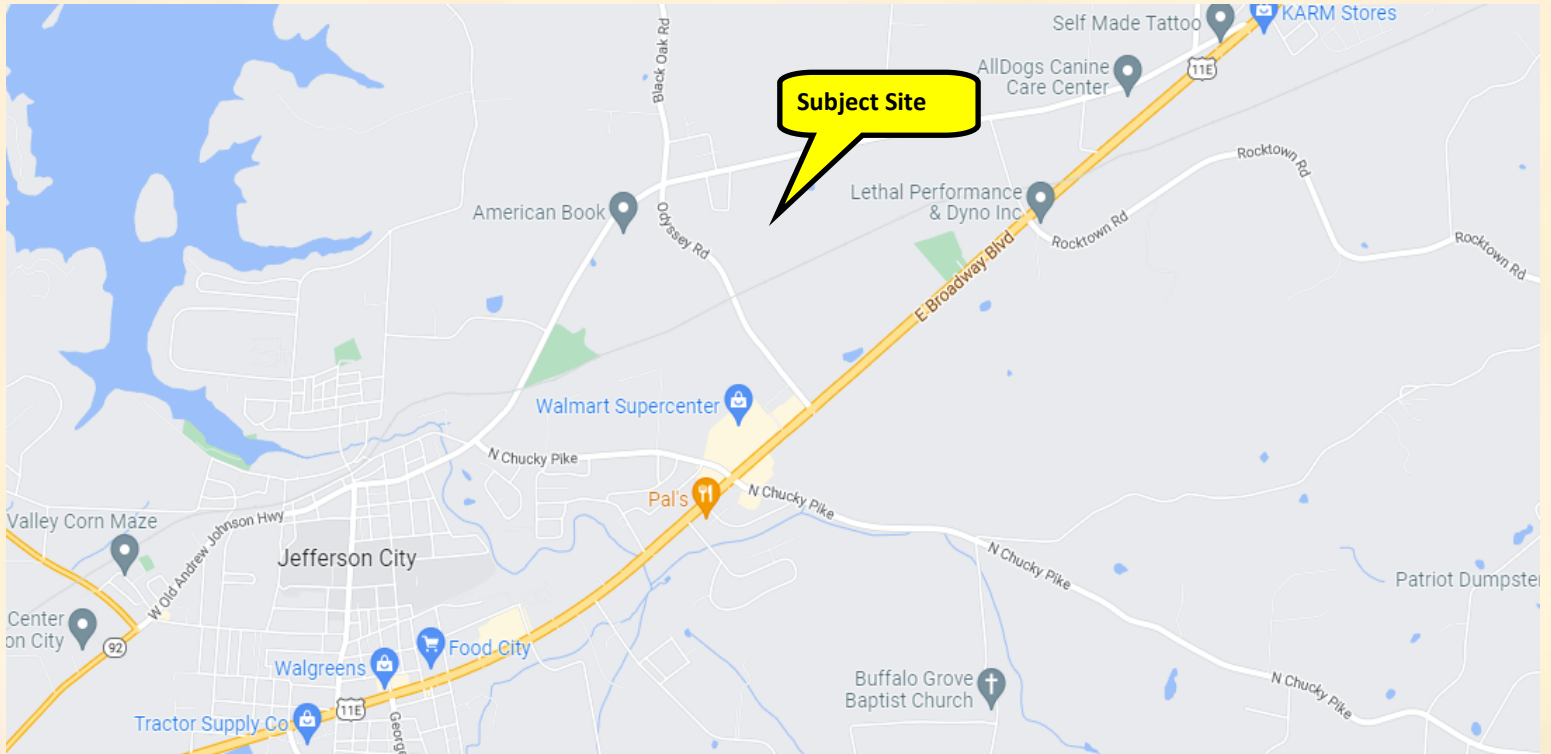
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Regional Map



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Trade Area Aerial



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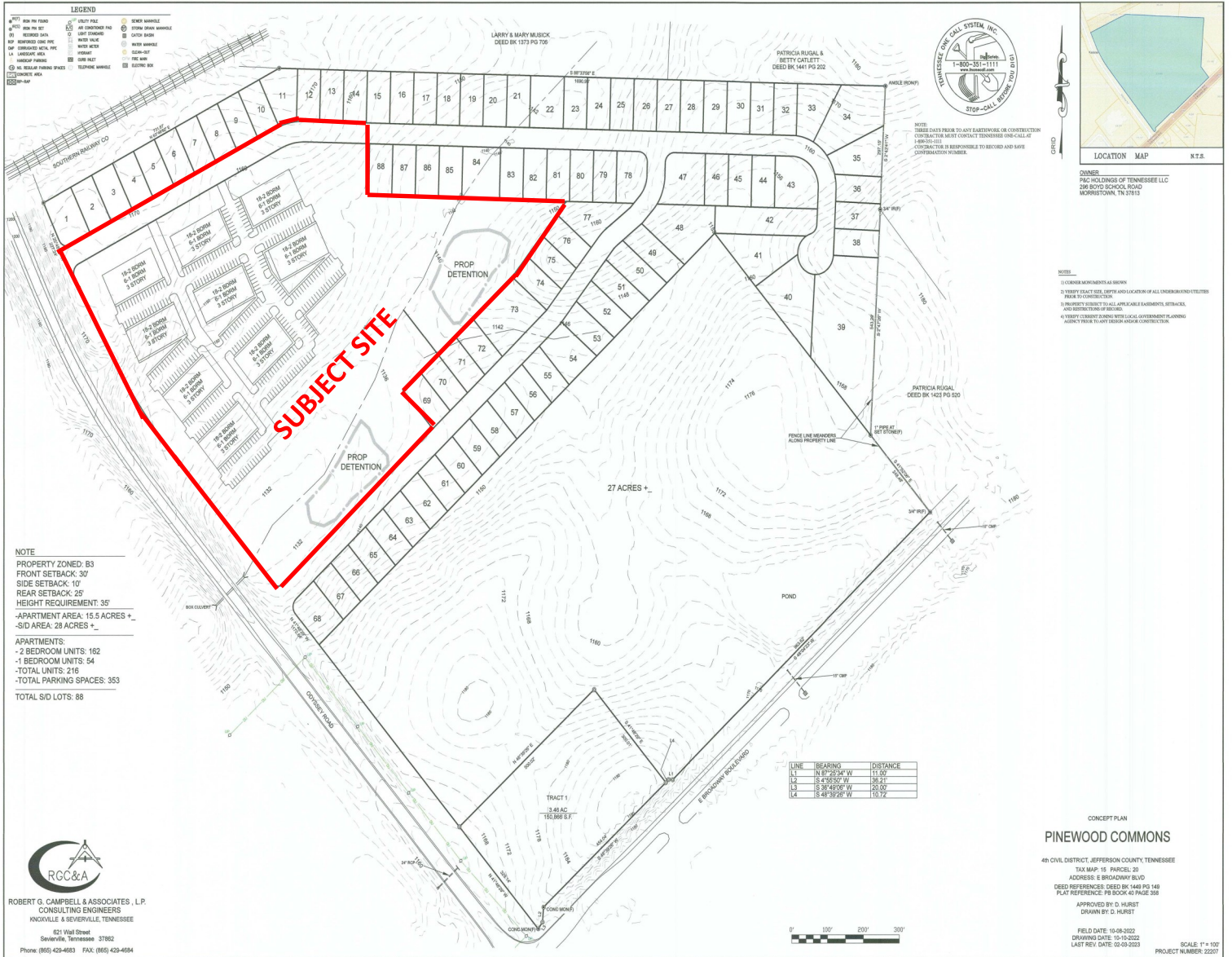
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Concept Plan



Demographics

Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/1990)	9,926	15,783	44,853
Population (4/1/2000)	12,988	20,040	57,957
Population (4/1/2010)	13,861	21,143	65,274
Population (1/1/2021)	14,751	22,451	69,541
Population (1/1/2026)	14,796	22,501	69,696
Percent Growth (2021/2010)	6.42	6.19	6.54
Percent Forecast (2026/2021)	0.31	0.22	0.22
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	3,501	5,671	16,630
Households (4/1/2000)	4,891	7,599	22,352
Households (4/1/2010)	5,141	8,049	25,176
Households (1/1/2021)	5,559	8,649	27,037
Households (1/1/2026)	5,565	8,650	27,038
Percent Growth (2021/2010)	8.13	7.45	7.39
Percent Forecast (2026/2021)	0.11	0.01	0.00
GENERAL POPULATION CHARACTERISTICS			
Median Age	39.6	41.6	43.6
Male	7,122	10,881	34,265
Female	7,629	11,570	35,276
Density	431.0	370.4	227.7
Urban	11,120	16,066	35,669
Rural	3,631	6,385	33,872
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2021)	5,559	8,649	27,037
Families	3,277	5,230	17,356
Non-Family Households	2,282	3,419	9,681
Average Size of Household	2.45	2.47	2.51
Median Age of Householder	54.8	55.5	56.1
Median Value Owner Occupied (\$)	141,510	136,246	132,950
Median Rent (\$)	503	483	470
Median Vehicles Per Household	2.5	2.5	2.5

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Demographics

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	6,468	9,830	31,773
Housing, Owner Occupied	3,987	6,495	21,610
Housing, Renter Occupied	1,572	2,154	5,427
Housing, Vacant	909	1,181	4,736
POPULATION BY RACE			
White Alone	13,175	20,373	64,126
Black Alone	710	870	1,821
Asian Alone	132	239	735
American Indian and Alaska Native Alone	60	95	292
Other Race Alone	287	362	1,269
Two or More Races	387	512	1,298
POPULATION BY ETHNICITY			
Hispanic	889	1,119	3,729
White Non-Hispanic	12,617	19,684	61,969
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	430,808,947	646,875,018	2,037,589,292
Total Household Income (\$)	414,687,993	630,754,064	2,008,057,481
Median Household Income (\$)	53,807	56,013	55,985
Average Household Income (\$)	74,598	72,928	74,271
Per Capita Income (\$)	29,205	28,813	29,301
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	368,946	658,631	1,436,834
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	350,658.2	548,885.3	1,742,341.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	5,567	11,343	20,408
Establishments, Total (by Place of Work)	327	507	969

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