

AVAILABLE

W. Andrew Johnson Blvd & Commerce Blvd

Morristown, TN



**ENTRY TO COMMERCE INDUSTRIAL PARK
3 COMMERCIAL LOTS**

Property Information

- ◆ Pricing: Lot 1 (3.149 acres) **\$1,295,000**; Lot 2 (3.896 acres) **\$975,000**; Lot 3 (8.57 acres) **\$1,500,000**
- ◆ Will be site ready; Signalized corner; Curb cuts in place
- ◆ Nearby retail: Dollar General, Team Technologies, Altama Boots, Verizon, Kurbside Grillin', Granite of the Smokies
- ◆ Traffic Counts: 22,337 on W Andrew Johnson Blvd

◆ Demographics:	<u>3-Mile</u>	<u>5-Mile</u>	<u>7-Mile</u>
Population:	25,065	27,502	54,011
Avg Household Income:	\$89,278	\$86,104	\$71,875

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Oliver A. Smith, IV

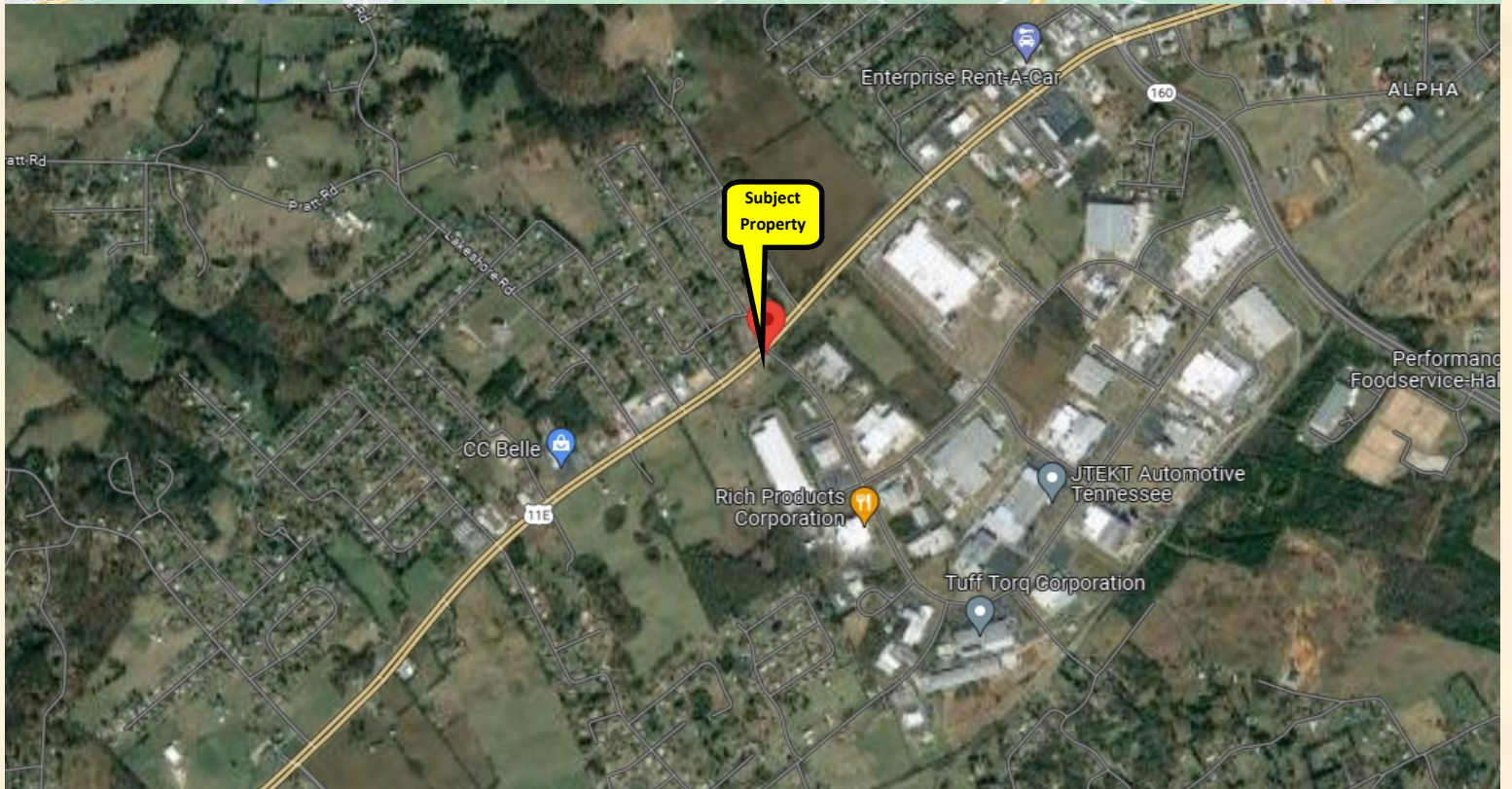
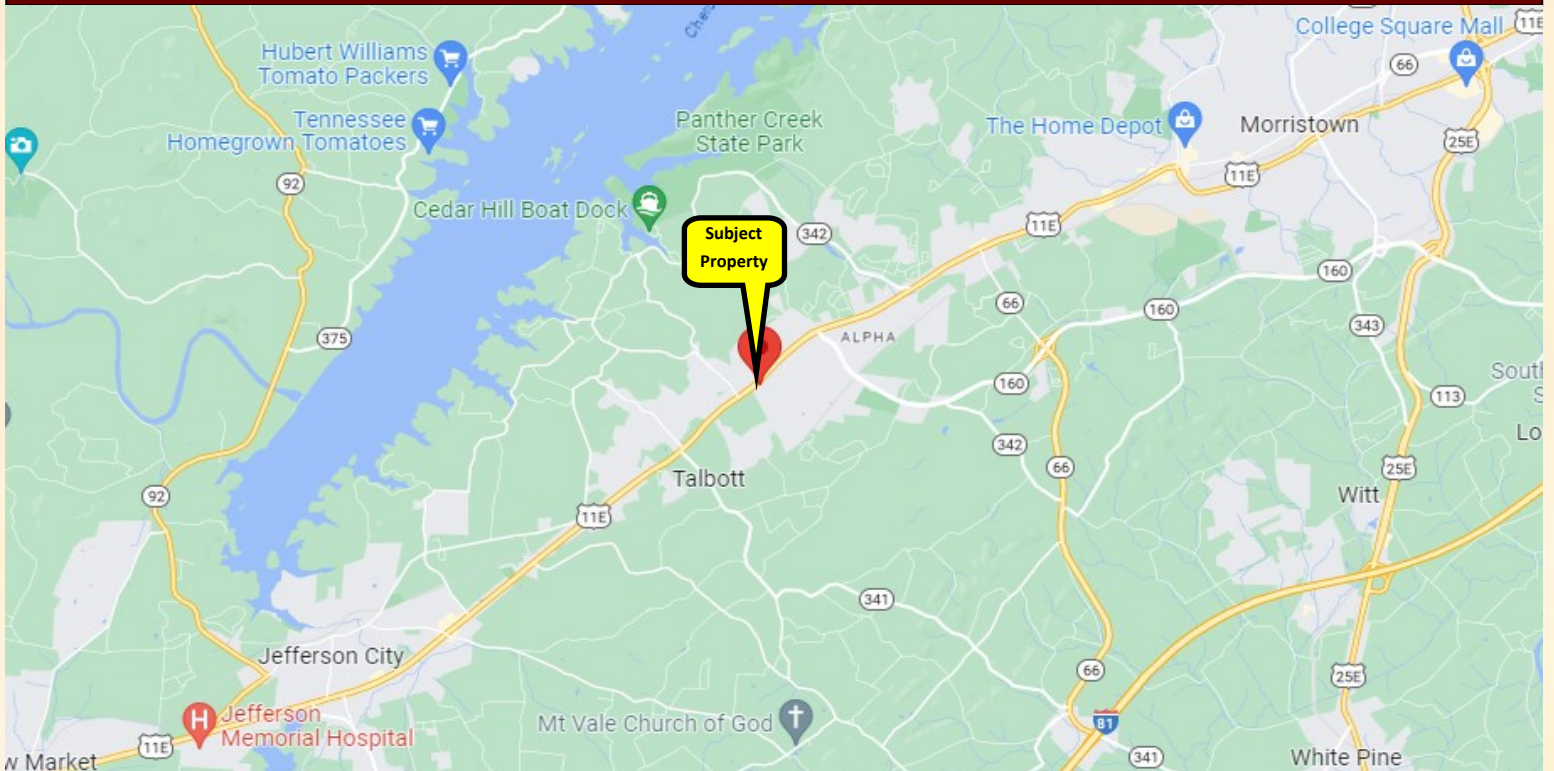
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Regional Map



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Trade Area
Aerial



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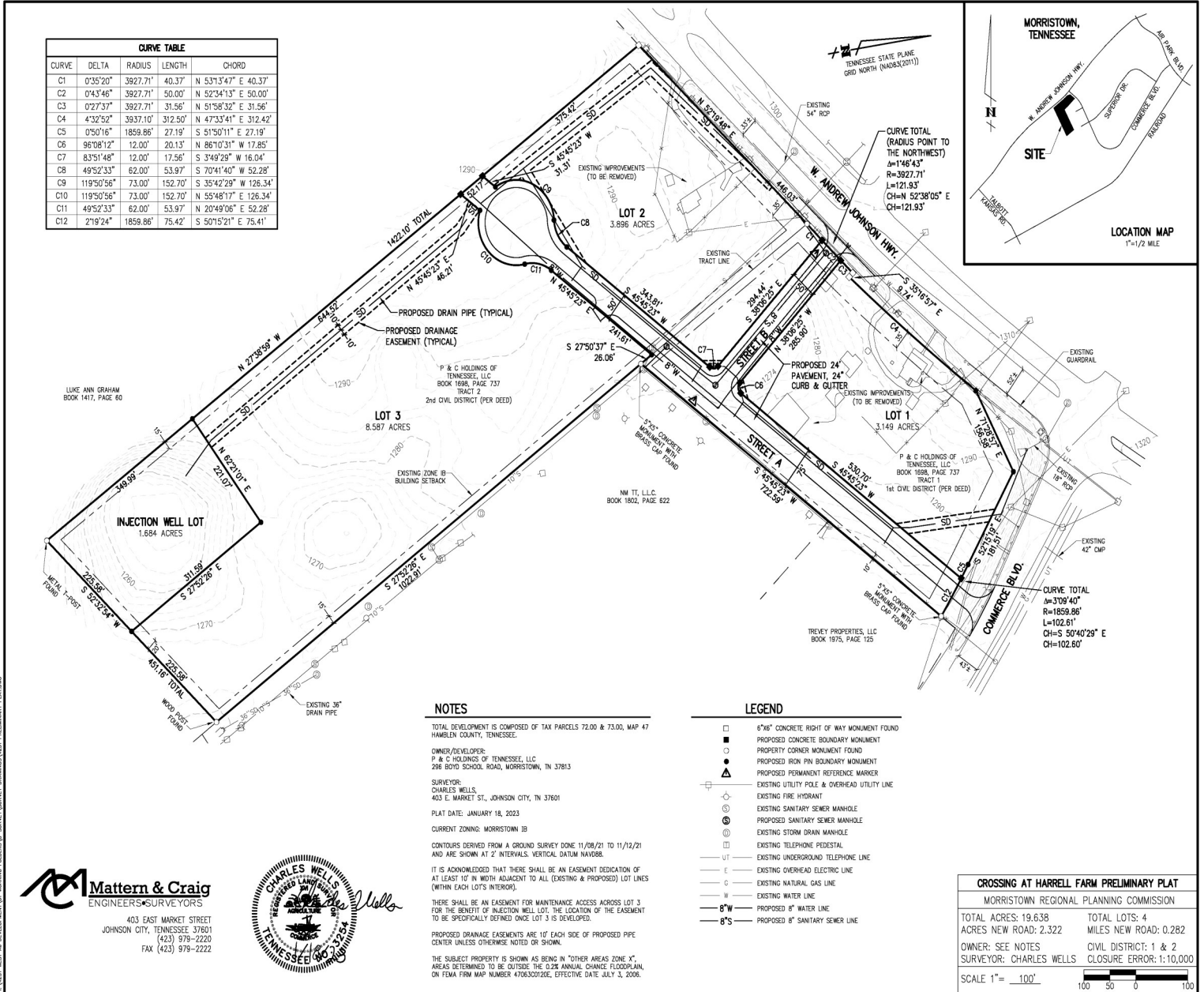
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Preliminary Plat

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	0°35'20"	3927.71'	40.37' N 53°13'47" E 40.37'
C2	0°43'46"	3927.71'	50.00' N 52°34'13" E 50.00'
C3	0°27'57"	3927.71'	31.56' N 51°58'32" E 31.56'
C4	4°32'52"	3937.10'	312.50' S 47°33'41" E 312.42'
C5	0°50'16"	1859.86'	27.19' S 51°50'11" E 27.19'
C6	96°08'12"	12.00'	20.13' S 86°10'31" W 17.85'
C7	83°51'48"	12.00'	17.56' S 3°49'29" W 16.04'
C8	49°52'33"	62.00'	53.97' S 70°41'40" W 52.28'
C9	119°50'56"	73.00'	152.70' S 35°42'29" W 126.34'
C10	119°50'56"	73.00'	152.70' N 55°48'17" E 126.34'
C11	49°52'33"	62.00'	53.97' N 20°49'06" E 52.28'
C12	2°19'24"	1859.86'	75.42' S 50°15'21" E 75.41'



NOTES

TOTAL DEVELOPMENT IS COMPOSED OF TAX PARCELS 72.00 & 73.00, MAP 47 HAMILTON COUNTY, TENNESSEE.

OWNER/DEVELOPER:
P & C HOLDINGS OF TENNESSEE, LLC
298 BOYD SCHOOL ROAD, MORRISTOWN, TN 37813

SURVEYOR:
CHARLES WELLS,
403 E. MARKET ST., JOHNSON CITY, TN 37601

PLAT DATE: JANUARY 18, 2023
CURRENT ZONING: MORRISTOWN IB

CONTOURS DERIVED FROM A GROUND SURVEY DONE 11/08/21 TO 11/12/21 AND ARE SHOWN AT 2' INTERVALS, VERTICAL DATUM NAVD83.

IT IS ACKNOWLEDGED THAT THERE SHALL BE AN EASEMENT DEDICATION OF AT LEAST 10' IN WIDTH ADJACENT TO ALL (EXISTING & PROPOSED) LOT LINES (WITHIN EACH LOT'S INTERIOR).

THERE SHALL BE AN EASEMENT FOR MAINTENANCE ACCESS ACROSS LOT 3 FOR THE BENEFIT OF INJECTION WELL LOT. THE LOCATION OF THE EASEMENT TO BE SPECIALLY DEFINED ONCE LOT 3 IS DEVELOPED.

PROPOSED DRAINAGE EASEMENTS ARE 10' EACH SIDE OF PROPOSED PIPE CENTER UNLESS OTHERWISE NOTED OR SHOWN.

THE SUBJECT PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ON FEMA FIRM MAP NUMBER 47063C0120E, EFFECTIVE DATE JULY 3, 2006.

LEGEND

- 6"x6" CONCRETE RIGHT OF WAY MONUMENT FOUND
- PROPOSED CONCRETE BOUNDARY MONUMENT
- PROPERTY CORNER MONUMENT FOUND
- PROPOSED IRON PIN BOUNDARY MONUMENT
- ▲ PROPOSED PERMANENT REFERENCE MARKER
- EXISTING UTILITY POLE & OVERHEAD UTILITY LINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNDERGROUND TELEPHONE LINE
- UT EXISTING OVERHEAD ELECTRIC LINE
- G EXISTING NATURAL GAS LINE
- W EXISTING WATER LINE
- 8"W PROPOSED 8" WATER LINE
- 8"SW PROPOSED 8" SANITARY SEWER LINE

CROSSING AT HARRELL FARM PRELIMINARY PLAT	
MORRISTOWN REGIONAL PLANNING COMMISSION	
TOTAL ACRES: 19.638	TOTAL LOTS: 4
ACRES NEW ROAD: 2.322	MILES NEW ROAD: 0.282
OWNER: SEE NOTES	CIVIL DISTRICT: 1 & 2
SURVEYOR: CHARLES WELLS	CLOSURE ERROR: 1:10,000
SCALE 1" = 100'	

Mattern & Craig
ENGINEERS/SURVEYORS
403 EAST MARKET STREET
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Demographics

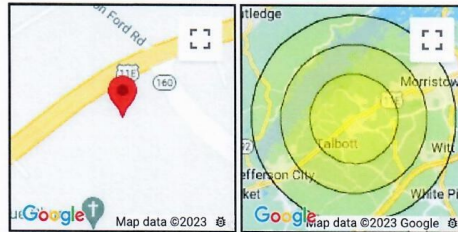
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Executive Summary



EASI Updated Site Selection Reports & Analysis Executive Summary

Latitude: 36° : 10' : 39"
 Longitude: -83° : 23' : 37"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/1990)	11,343	19,920	41,504
Population (4/1/2000)	12,962	24,650	47,616
Population (4/1/2010)	14,363	26,054	51,413
Population (1/1/2021)	15,065	27,502	54,011
Population (1/1/2026)	15,048	27,505	54,061
Percent Growth (2021/2010)	4.89	5.56	5.05
Percent Forecast (2026/2021)	-0.11	0.01	0.09

Description	3 Miles	5 Miles	7 Miles
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	4,140	7,516	15,681
Households (4/1/2000)	5,004	9,592	18,683
Households (4/1/2010)	5,549	10,214	19,830
Households (1/1/2021)	5,847	10,833	20,970
Households (1/1/2026)	5,822	10,801	20,913
Percent Growth (2021/2010)	5.37	6.06	5.75
Percent Forecast (2026/2021)	-0.43	-0.30	-0.27

GENERAL POPULATION CHARACTERISTICS			
Median Age	44.3	44.4	41.6
Male	7,398	13,374	26,212
Female	7,667	14,128	27,799
Density	446.1	343.4	392.6
Urban	12,362	20,002	41,426
Rural	2,703	7,500	12,585

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2021)	5,847	10,833	20,970
Families	3,968	6,946	12,536
Non-Family Households	1,879	3,887	8,434
Average Size of Household	2.58	2.52	2.48
Median Age of Householder	56.4	56.8	56.1
Median Value Owner Occupied (\$)	146,595	140,336	122,638
Median Rent (\$)	504	491	474
Median Vehicles Per Household	2.7	2.6	2.5

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	6,269	11,759	23,547
Housing, Owner Occupied	4,935	8,659	14,682
Housing, Renter Occupied	912	2,174	6,288
Housing, Vacant	422	926	2,577

POPULATION BY RACE			
White Alone	13,884	25,097	45,746
Black Alone	360	775	3,461
Asian Alone	367	522	842
American Indian and Alaska Native Alone	63	142	296
Other Race Alone	197	590	2,565
Two or More Races	194	376	1,101

POPULATION BY ETHNICITY

<https://www.easidemographics.com/cgi-bin/site.exe>

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Demographics

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Executive Summary

Hispanic	561	1,704	6,182
White Non-Hispanic	13,608	24,133	42,672
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	522,006,650	935,542,041	1,560,622,914
Total Household Income (\$)	522,006,650	932,759,773	1,507,215,957
Median Household Income (\$)	70,243	64,660	50,830
Average Household Income (\$)	89,278	86,104	71,875
Per Capita Income (\$)	34,650	34,017	28,895
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	579,387	808,955	1,551,763
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	399,206.7	721,243.7	1,296,818.0
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	8,234	13,166	27,008
Establishments, Total (by Place of Work)	298	533	1,259
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	105	105	103
EASI Total Crime Index (US Avg=100; A=High)	73	87	116
EASI Weather Index (US Avg=100)	106	106	106
BLOCK GROUP COUNT	9	17	35

Footnotes:

© 2021 Easy Analytic Software, Inc. Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2021 unless otherwise stated.

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