

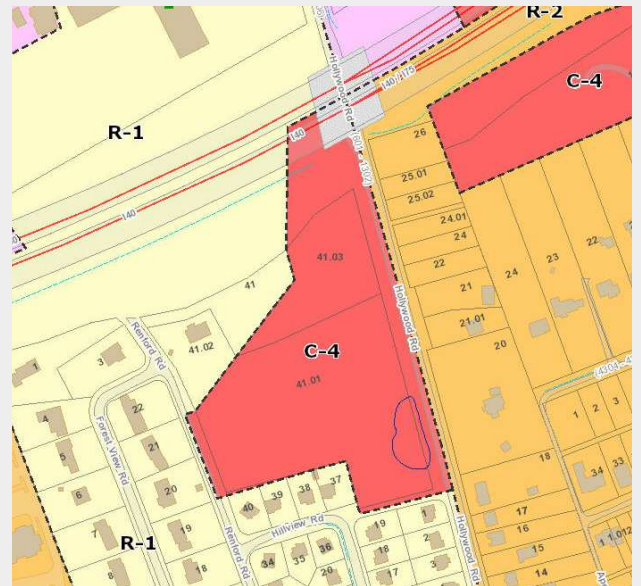


000 Hollywood Rd

Knoxville, Tennessee 37919

Property Features

- Exposure to 155k vehicles daily
- Located in the hot Bearden District
- Multiple highest/best uses
- Partially graded
- Priced to sell!



For more information:

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For Sale

Prime Interstate Exposure Land-Hollywood Rd



Property Summary

Sale Price:	\$350,000
Lot Size:	5.11 Acres
APN #:	107fg41.01 + 41.03
Zoning:	C-4
Market:	Knoxville
Sub Market:	West 640-Papermill
Cross Streets:	Hollywood and I-40

Property Overview

Two vacant parcels totaling 5.11 Acres +/- offering outstanding interstate visibility and adjacent to the rapidly developing Bearden District. Over 154,000 vehicles pass by this I-40 property daily. Possible highest and best uses may be multi-family development, self-storage, office campus and C- 4 zoning also lends itself to retail uses. Over 55,000 people reside within 3 miles of this location with a median age of 30.

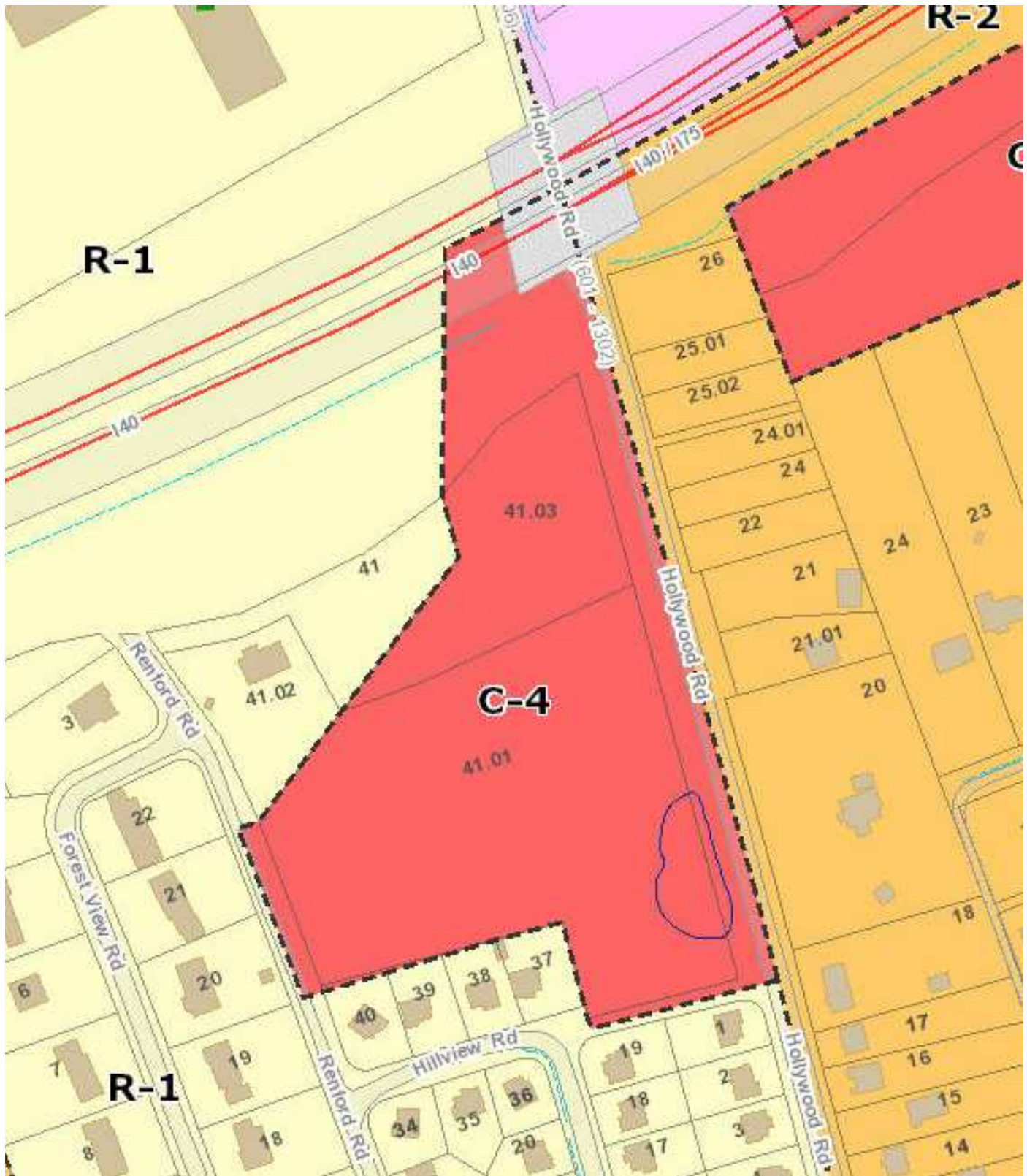
Owner will retain ownership rights to the billboard located on the NW corner of the property with maintenance and line of sight easements.

Location Overview

5.11 Acres +/- of partially improved land located adjacent to I-40/75 with interstate visibility.

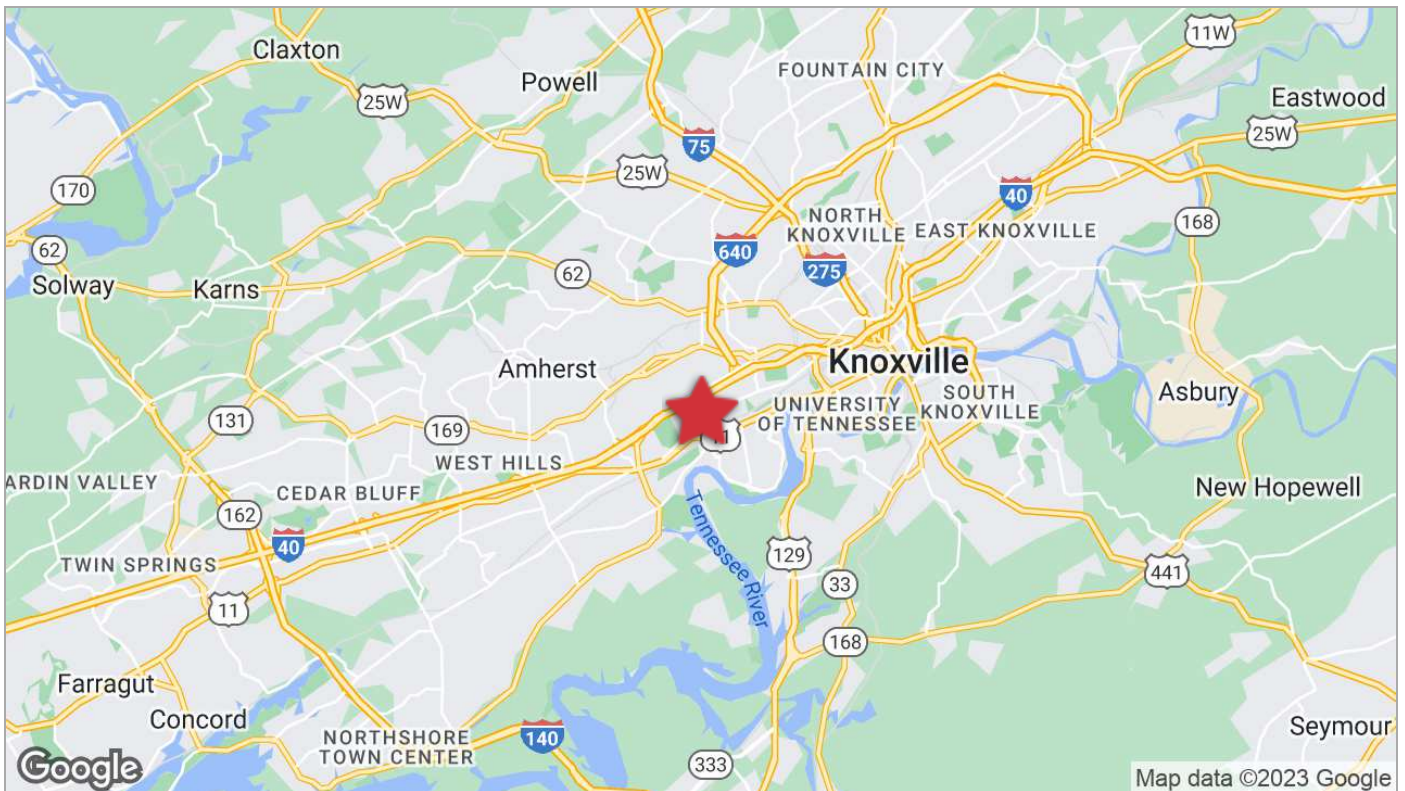
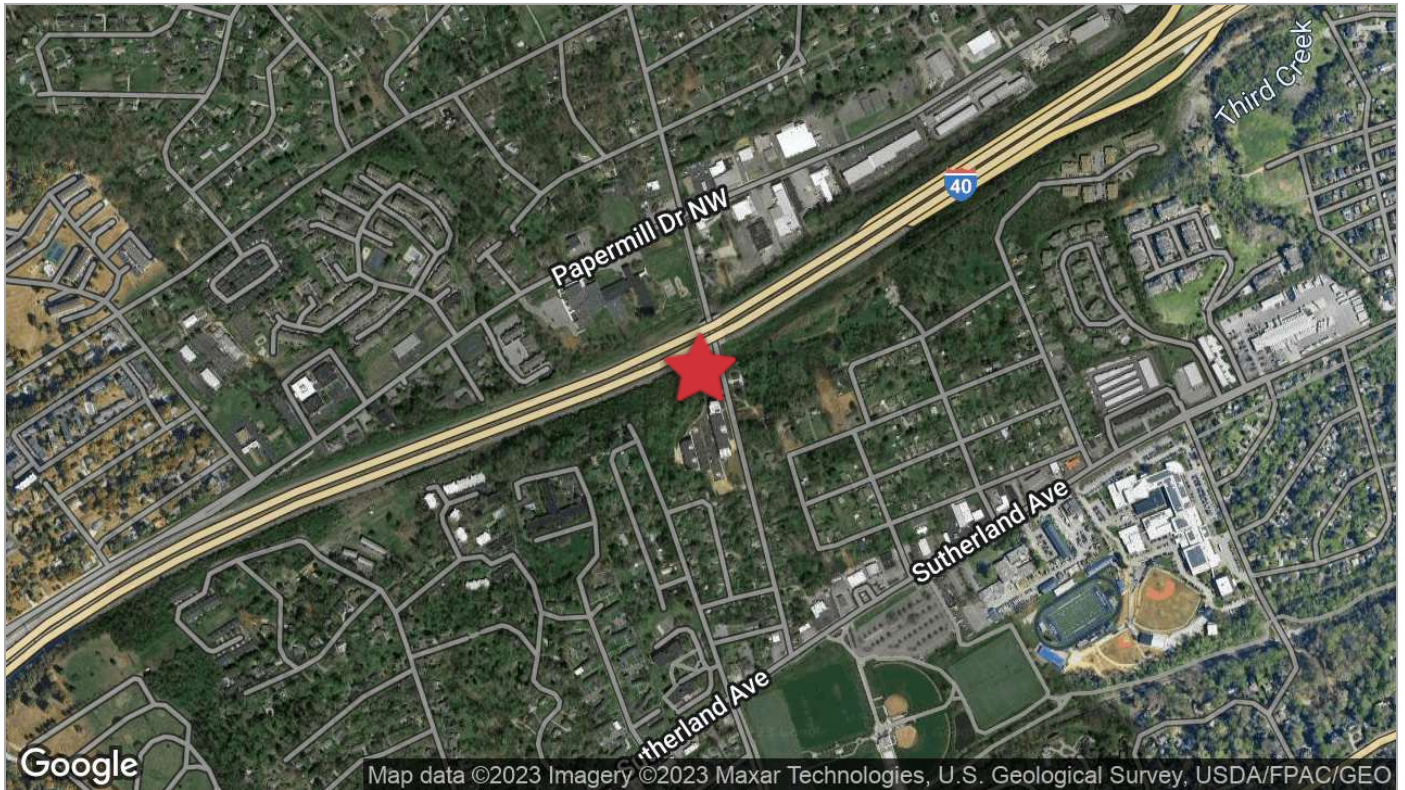
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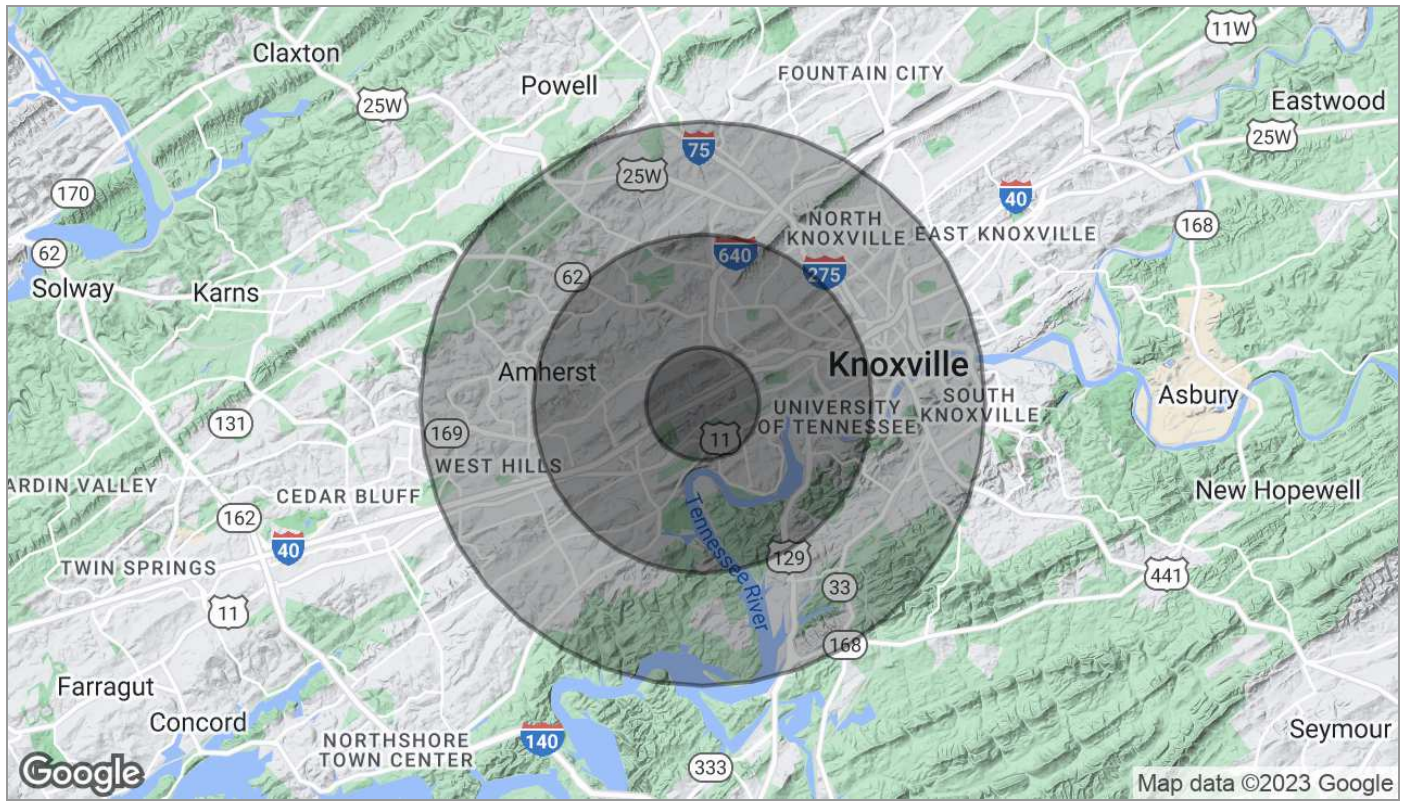
	1 Mile	3 Miles	5 Miles
Total households	3,285	21,997	60,863
Total persons per hh	2.1	2.2	2.3
Average hh income	\$52,511	\$58,613	\$54,100
Average house value	\$293,003	\$194,073	\$162,221

	1 Mile	3 Miles	5 Miles
Total population	6,794	49,397	139,603
Median age	28.6	32.8	33.5
Median age (male)	27.1	32.4	33.1
Median age (female)	29.1	33.0	34.3

* Demographic data derived from 2020 ACS - US Census

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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,794	49,397	139,603
MEDIAN AGE	28.6	32.8	33.5
MEDIAN AGE (MALE)	27.1	32.4	33.1
MEDIAN AGE (FEMALE)	29.1	33.0	34.3
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,285	21,997	60,863
# OF PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$52,511	\$58,613	\$54,100
AVERAGE HOUSE VALUE	\$293,003	\$194,073	\$162,221

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