

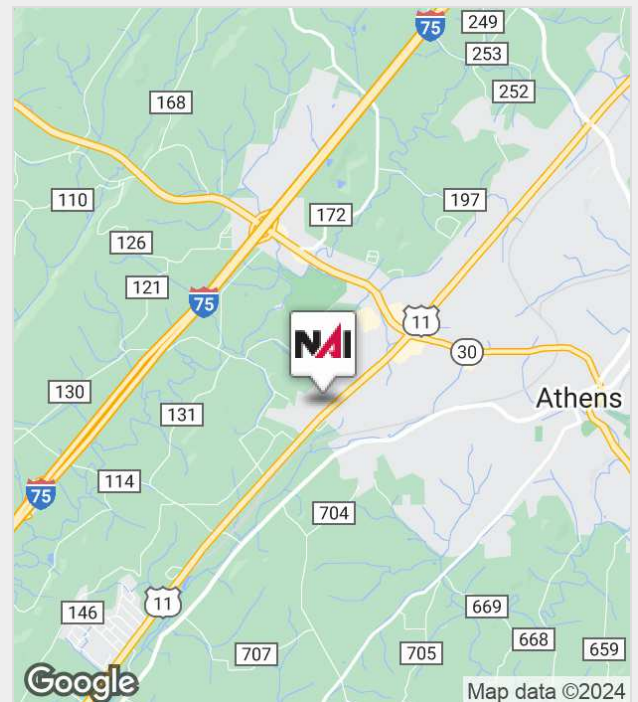


Congress Parkway South

Athens, Tennessee 37303

Property Features

- 2.9 acres
- 209 feet of frontage
- Zoned B-3 (Intensive Business District - general retail)
- Traffic count: 14,167
- At traffic light across from McMinn County High School
- 2017 taxes: \$1,362.57
- Price: \$600,000 (\$206,897 / acre)



For more information:

James Roberson, SIOR, CCIM

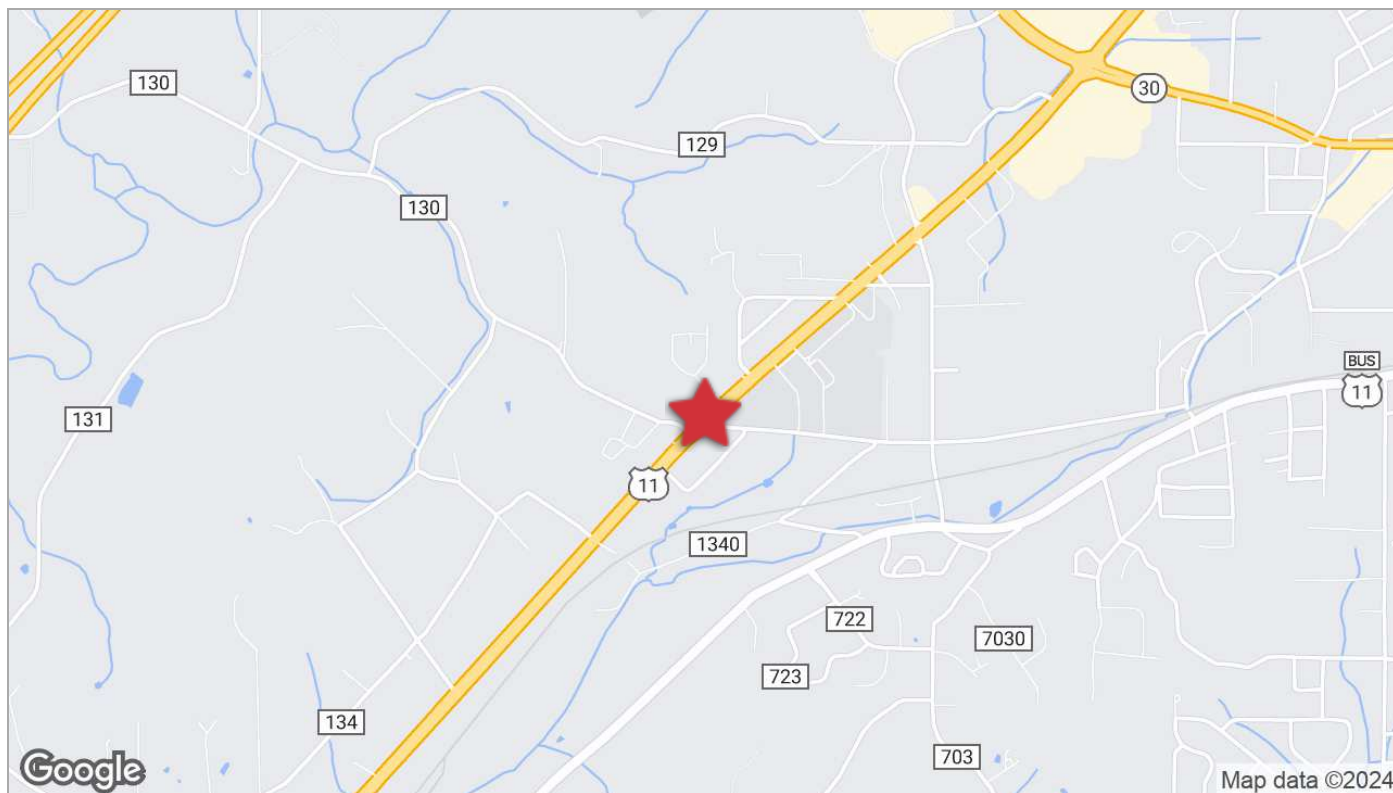
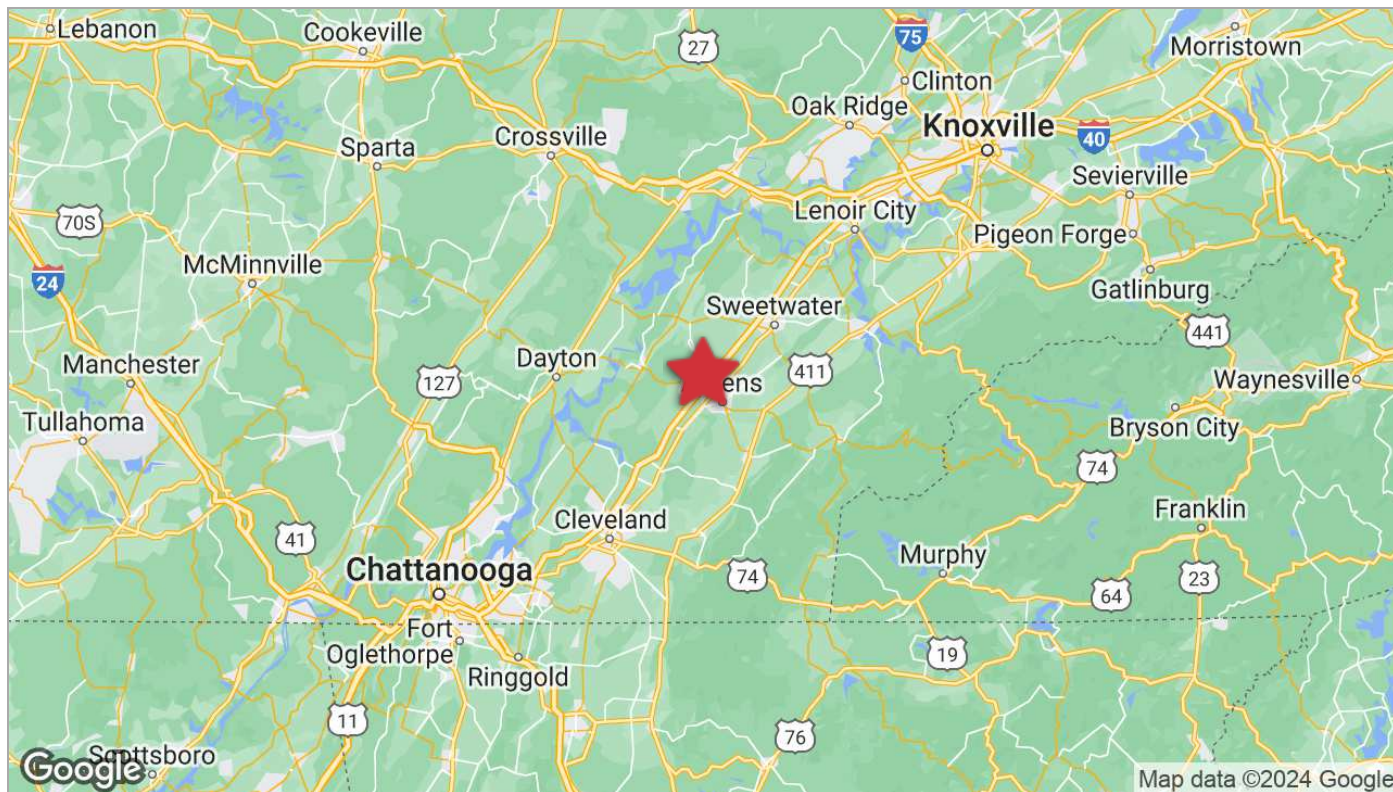
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For Sale

2.9 Acres Of Retail Land



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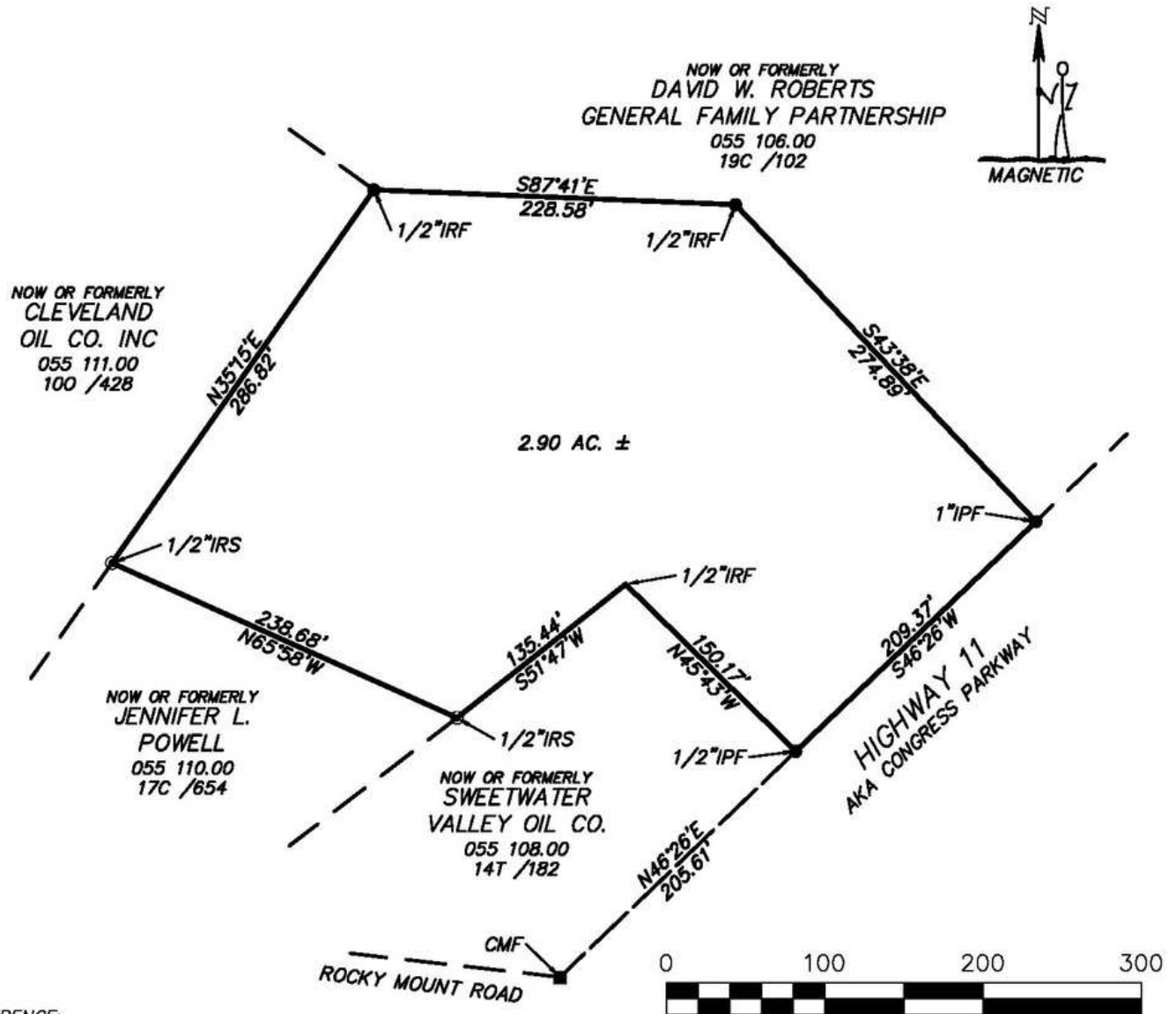
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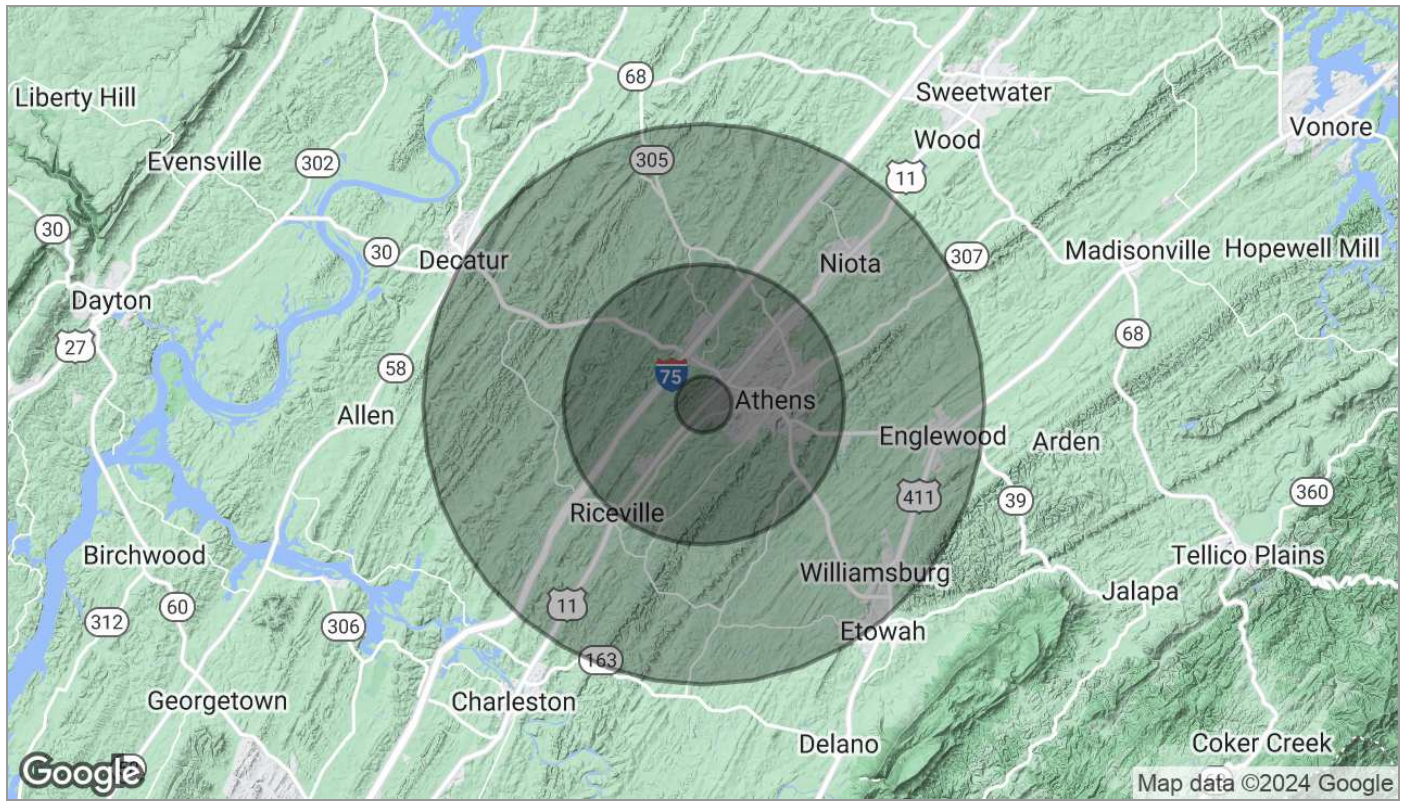


REFERENCE:

1: Deed Book 17A, Page 677.

For Sale

2.9 Acres Of Retail Land



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,815	21,012	43,600
MEDIAN AGE	37.9	38.9	40.2
MEDIAN AGE (MALE)	35.4	37.9	39.5
MEDIAN AGE (FEMALE)	40.9	40.1	41.1
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	751	8,550	17,533
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$36,174	\$43,960	\$48,226
AVERAGE HOUSE VALUE		\$153,908	\$159,537

* Demographic data derived from 2020 ACS - US Census