

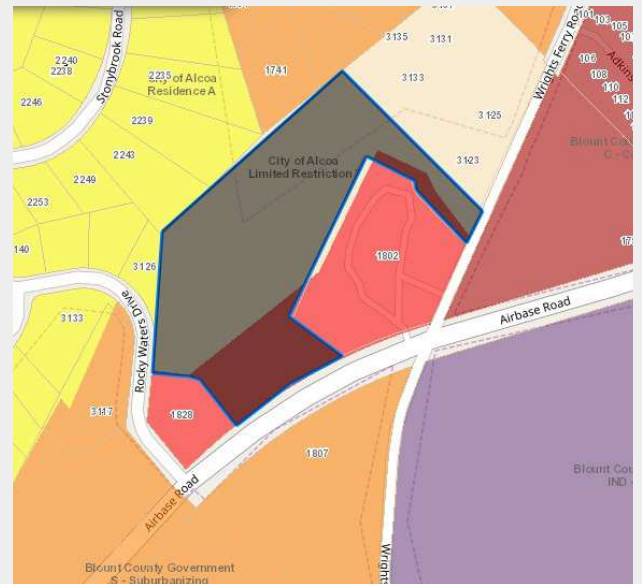


000 Airbase Rd

Alcoa, Tennessee 37777

Property Features

- Mixed Zoning-General Business E and Limited Restriction I
- Potential to re-zone
- Convenient yet quiet location
- Airport adjacent
- Quick Pellissippi Parkway access
- Sample site plan available
- Competitively priced to sell
- All measurements are approximate



For more information:

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For Sale

Conveniently Located Mixed Use Acreage



Property Summary

Sale Price:	\$295,000
Lot Size:	10.03 Acres
APN #:	017093.0
Zoning:	GB-E and LR-1
Market:	Knoxville

Property Overview

Located in quick proximity to McGhee Tyson Airport, Tennessee Air National Guard, Alcoa Highway and Pellissippi Parkway. This parcel offers General Business zoned frontage and Limited Restriction zoning in the rear portion.

Current zoning lends itself to commercial, office, houses of worship, nurseries and residential uses, with opportunity to rezone for more particular uses.

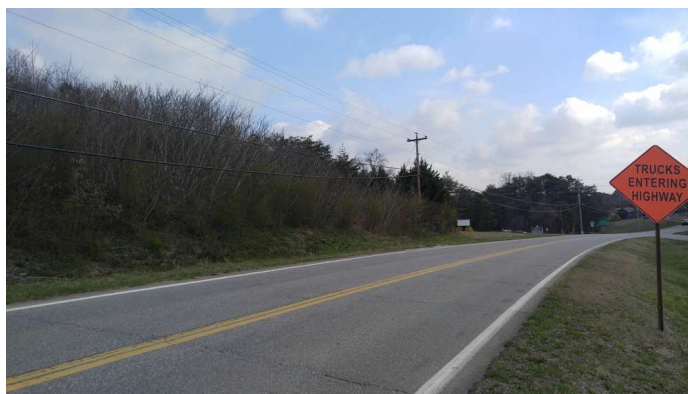
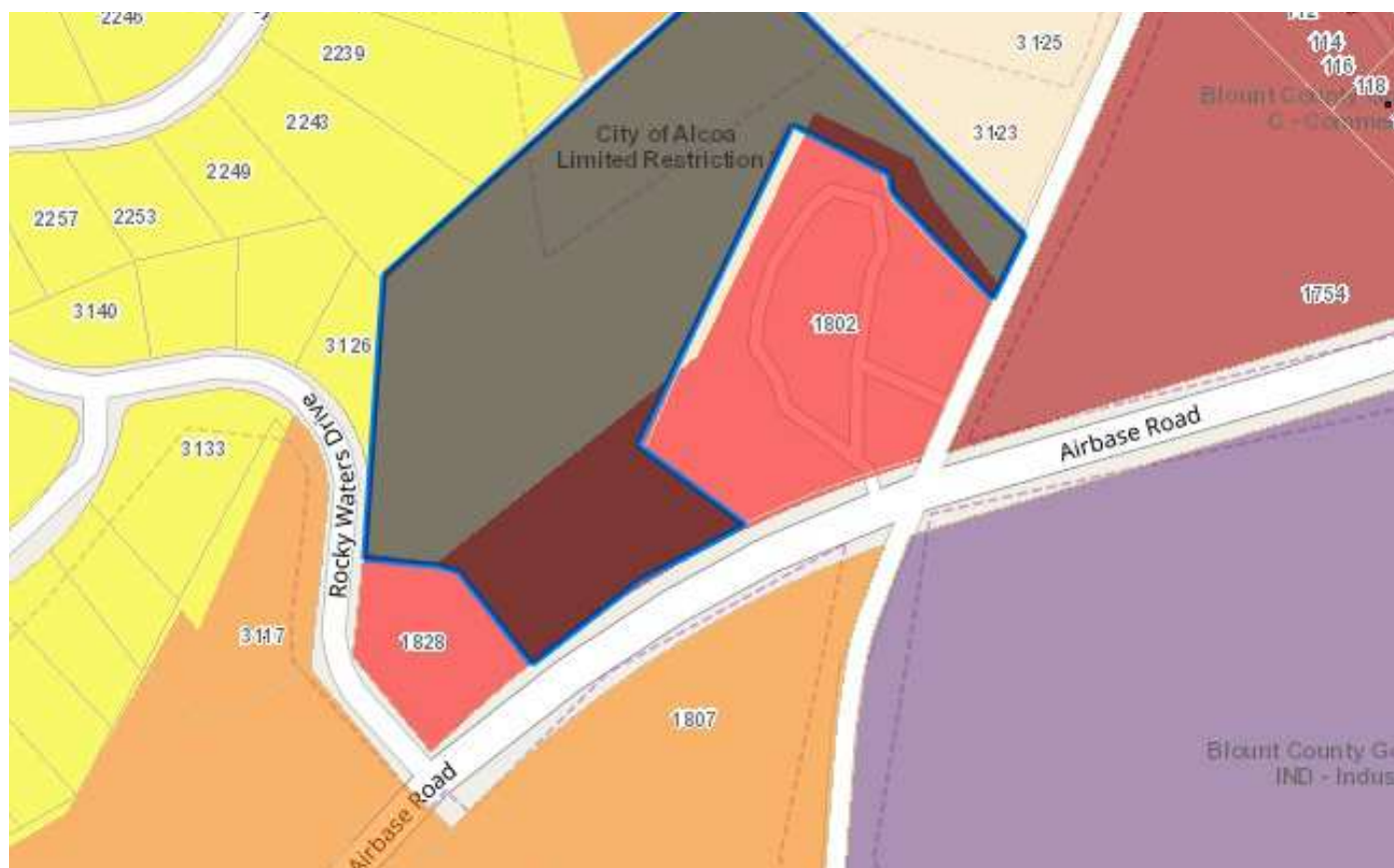
All acreage approximate and Buyer to verify size, use, utilities, zoning and anything pertinent to their needs.

Location Overview

Mixed zoned parcel (General Business-E and Limited Restriction 1) offering quick access to McGhee Tyson Airport and Pellissippi Parkway.

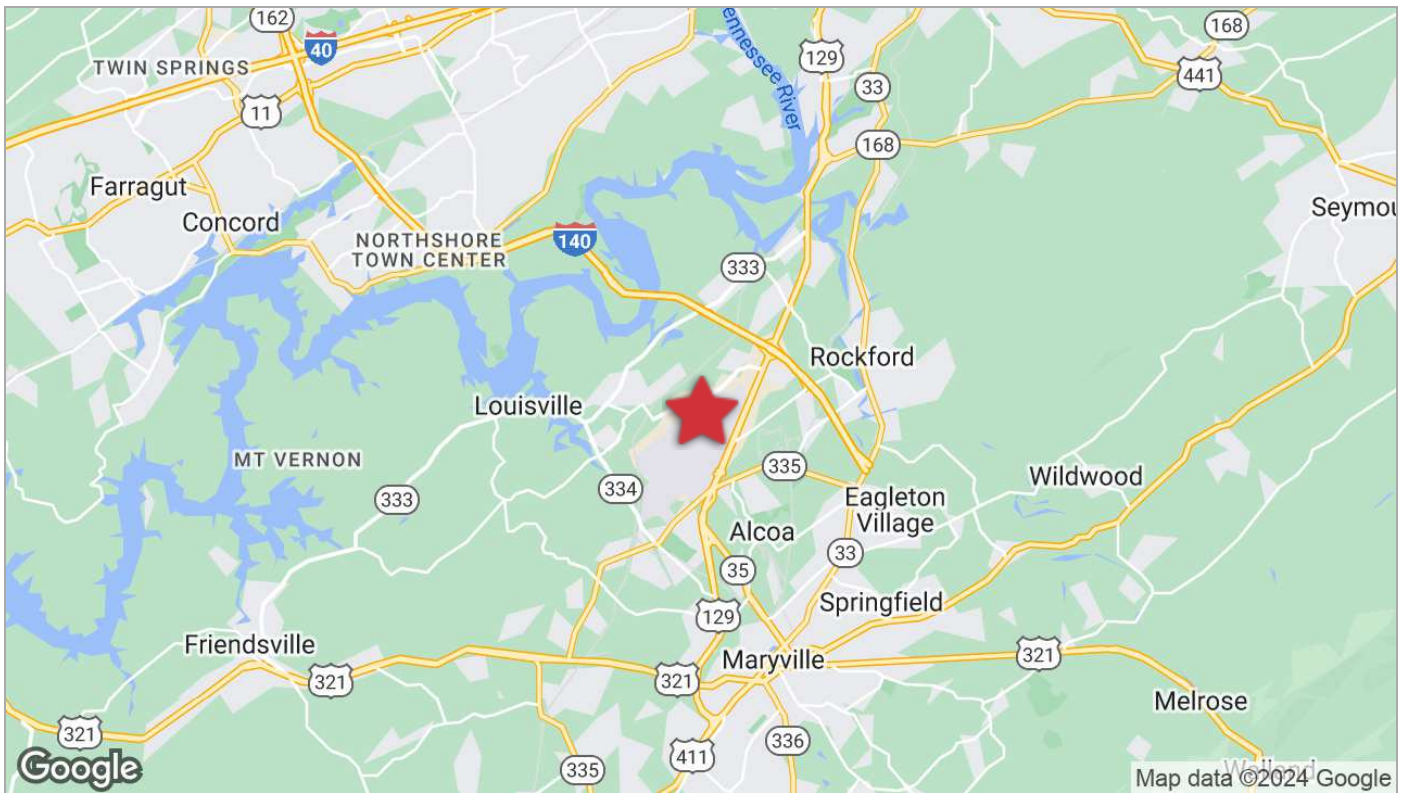
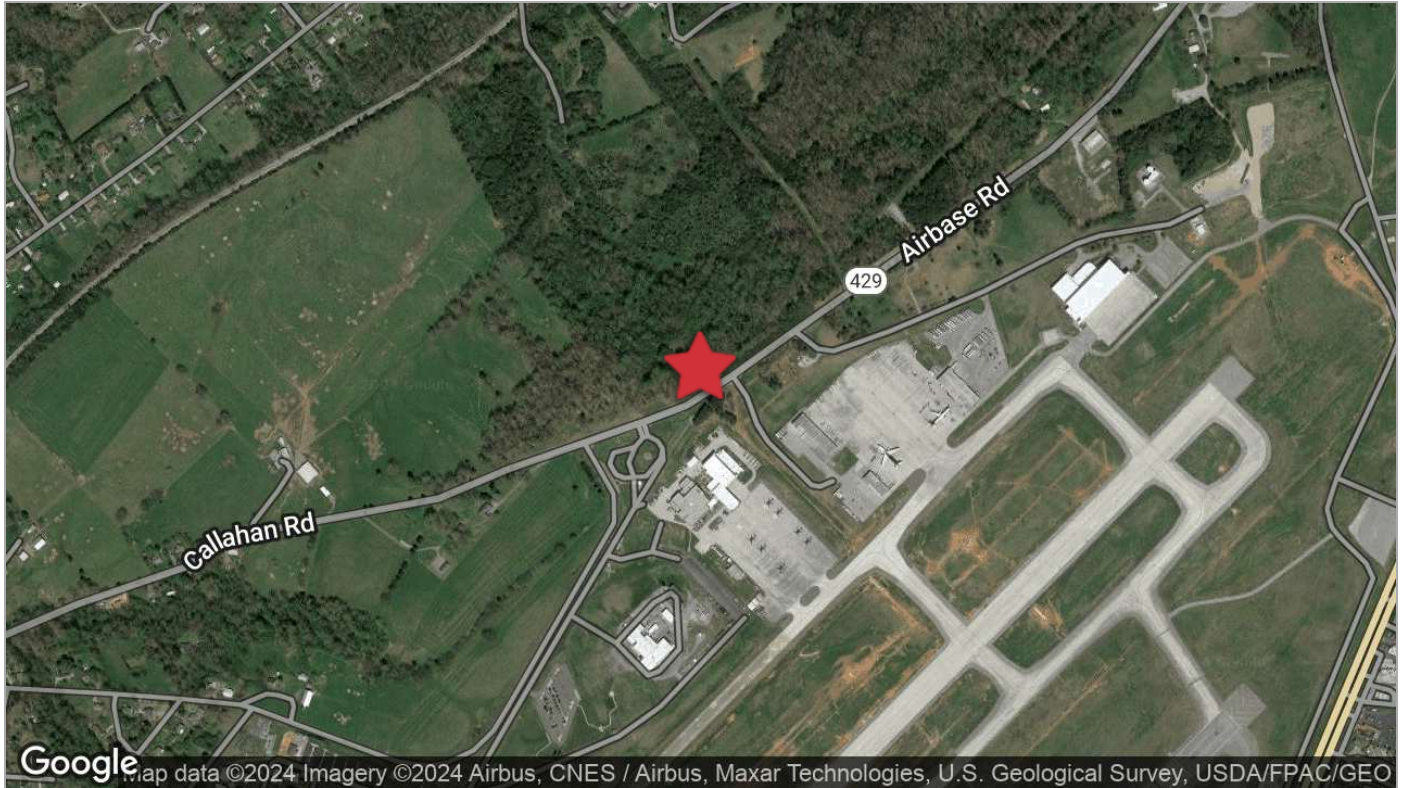
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For Sale

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Conveniently Located Mixed Use Acreage



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THE INFORMATION LISTED ABOVE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE ACCEPT NO RESPONSIBILITY FOR INACCURACIES.

GRAPHIC PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 35.8306/-83.9819

RGRAP3

1802-1828 TN-429

Louisville, TN 37777

Population

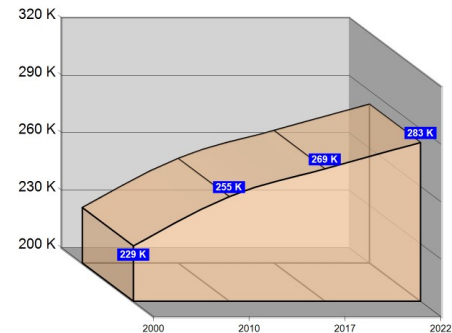
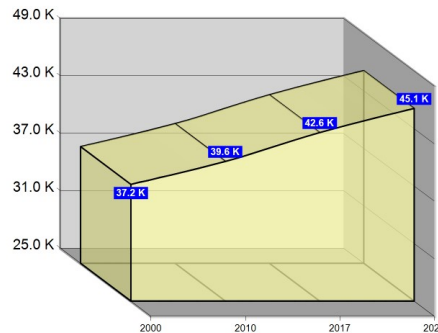
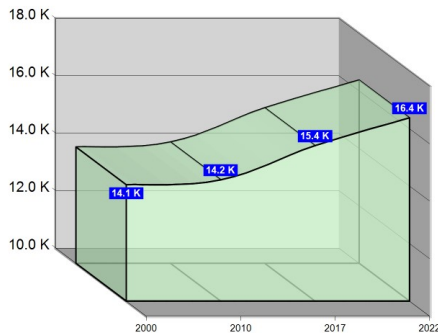
Estimated Population (2017)
Projected Population (2022)
Census Population (2010)
Census Population (2000)
Projected Annual Growth (2017-2022)
Historical Annual Growth (2010-2017)
Historical Annual Growth (2000-2010)
Estimated Population Density (2017)
Trade Area Size

3 mi radius

5 mi radius

10 mi radius

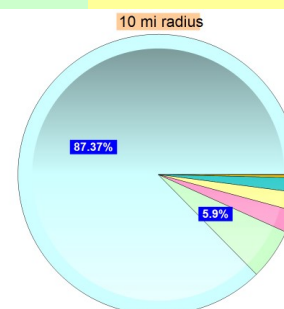
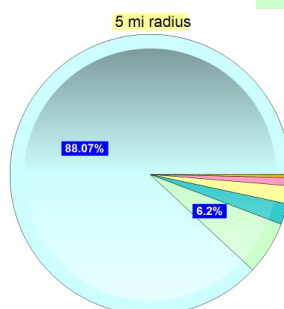
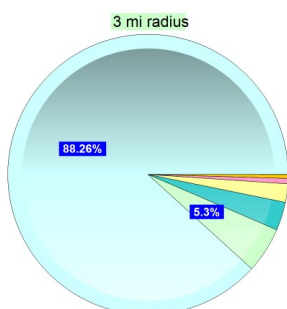
15,411	42,599	269,153
16,378	45,123	282,924
14,221	39,581	254,618
14,051	37,185	228,912
967 1.3%	2,524 1.2%	13,771 1.0%
1,190 0.2%	3,018 0.9%	14,535 1.4%
170 0.1%	2,396 0.6%	25,706 1.1%
545 psm	543 psm	857 psm
28.3 sq mi	78.5 sq mi	314.0 sq mi



Race and Ethnicity (2017)

Not Hispanic or Latino Population
White
Black or African American
American Indian or Alaska Native
Asian
Hawaiian or Pacific Islander
Other Race
Two or More Races
Hispanic or Latino Population
White
Black or African American
American Indian or Alaska Native
Asian
Hispanic Hawaiian or Pacific Islander
Other Race
Two or More Races

14,471 93.9%	40,387 94.8%	257,877 95.8%
13,251 91.6%	36,553 90.5%	229,681 89.1%
790 5.5%	2,571 6.4%	15,546 6.0%
55 0.4%	109 0.3%	681 0.3%
88 0.6%	385 1.0%	6,817 2.6%
2 -	9 -	137 0.1%
19 0.1%	35 0.1%	191 0.1%
266 1.8%	725 1.8%	4,823 1.9%
940 6.1%	2,212 5.2%	11,276 4.2%
350 37.2%	964 43.6%	5,485 48.6%
24 2.6%	55 2.5%	287 2.5%
12 1.3%	35 1.6%	180 1.6%
8 0.8%	11 0.5%	97 0.9%
- -	1 -	23 0.2%
486 51.6%	985 44.5%	4,334 38.4%
60 6.4%	161 7.3%	870 7.7%



White Black or African American American Indian or Alaska Native Asian Hawaiian or Pacific Islander Other Race 2+ Races

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3 mi radius

5 mi radius

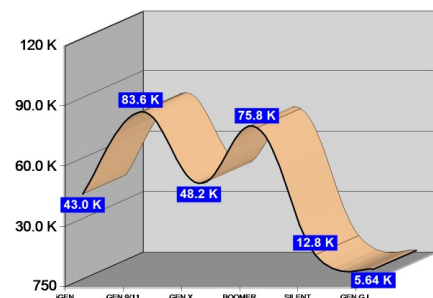
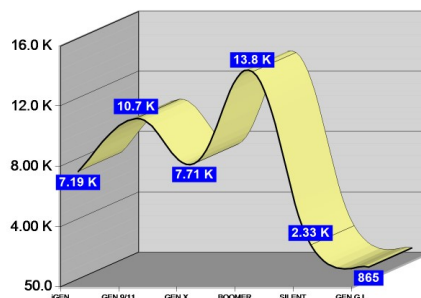
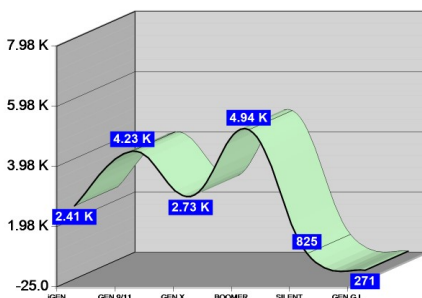
10 mi radius

Age Distribution (2017)

	3 mi radius		5 mi radius		10 mi radius	
Age Under 5 Years	888	5.8%	2,406	5.6%	14,094	5.2%
Age 5 to 9 Years	759	4.9%	2,317	5.4%	14,131	5.3%
Age 10 to 14 Years	764	5.0%	2,471	5.8%	14,791	5.5%
Age 15 to 19 Years	926	6.0%	2,528	5.9%	18,662	6.9%
Age 20 to 24 Years	1,175	7.6%	2,787	6.5%	28,056	10.4%
Age 25 to 29 Years	1,188	7.7%	2,957	6.9%	20,328	7.6%
Age 30 to 34 Years	945	6.1%	2,436	5.7%	16,596	6.2%
Age 35 to 39 Years	819	5.3%	2,393	5.6%	16,158	6.0%
Age 40 to 44 Years	862	5.6%	2,423	5.7%	15,118	5.6%
Age 45 to 49 Years	1,044	6.8%	2,898	6.8%	16,936	6.3%
Age 50 to 54 Years	1,114	7.2%	3,066	7.2%	17,367	6.5%
Age 55 to 59 Years	1,163	7.5%	3,203	7.5%	17,474	6.5%
Age 60 to 64 Years	1,030	6.7%	2,903	6.8%	15,965	5.9%
Age 65 to 69 Years	936	6.1%	2,608	6.1%	14,015	5.2%
Age 70 to 74 Years	700	4.5%	2,013	4.7%	10,979	4.1%
Age 75 to 79 Years	522	3.4%	1,407	3.3%	7,582	2.8%
Age 80 to 84 Years	303	2.0%	919	2.2%	5,257	2.0%
Age 85 Years or Over	271	1.8%	865	2.0%	5,644	2.1%
Median Age	40.7		41.0		37.9	

Generation (2017)

iGeneration (Age Under 15 Years)	2,411	15.6%	7,194	16.9%	43,016	16.0%
Generation 9/11 Millennials (Age 15 to 34 Years)	4,235	27.5%	10,708	25.1%	83,641	31.1%
Gen Xers (Age 35 to 49 Years)	2,726	17.7%	7,713	18.1%	48,213	17.9%
Baby Boomers (Age 50 to 74 Years)	4,944	32.1%	13,793	32.4%	75,800	28.2%
Silent Generation (Age 75 to 84 Years)	825	5.4%	2,326	5.5%	12,839	4.8%
G.I. Generation (Age 85 Years or Over)	271	1.8%	865	2.0%	5,644	2.1%



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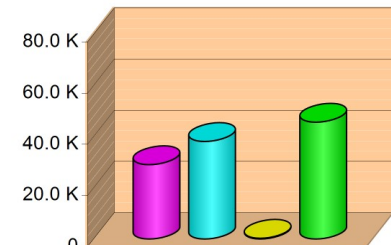
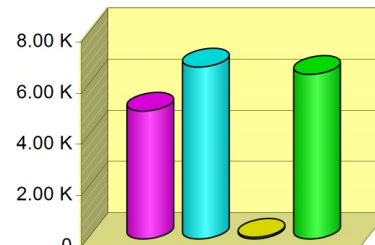
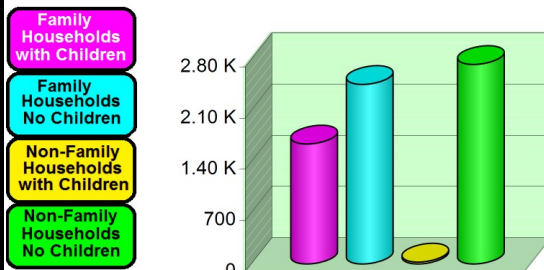
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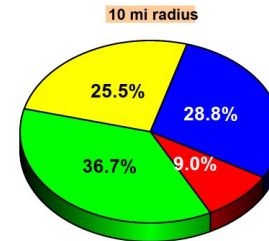
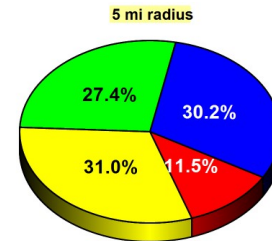
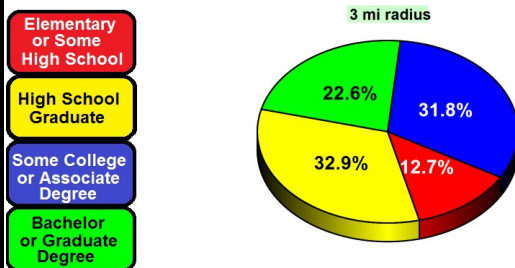
Household Type (2017)

Total Households	6,857	18,232	113,218
Family Households	4,100 35.8%	11,726 36.9%	67,225 33.7%
Family Households with Children	1,642 40.1%	5,002 42.7%	29,076 43.3%
Family Households No Children	2,458 59.9%	6,724 57.3%	38,149 56.7%
Non-Family Households	2,757 35.8%	6,507 36.9%	45,994 33.7%
Non-Family Households with Children	26 0.9%	68 1.0%	298 0.6%
Non-Family Households No Children	2,731 99.1%	6,439 99.0%	45,695 99.4%



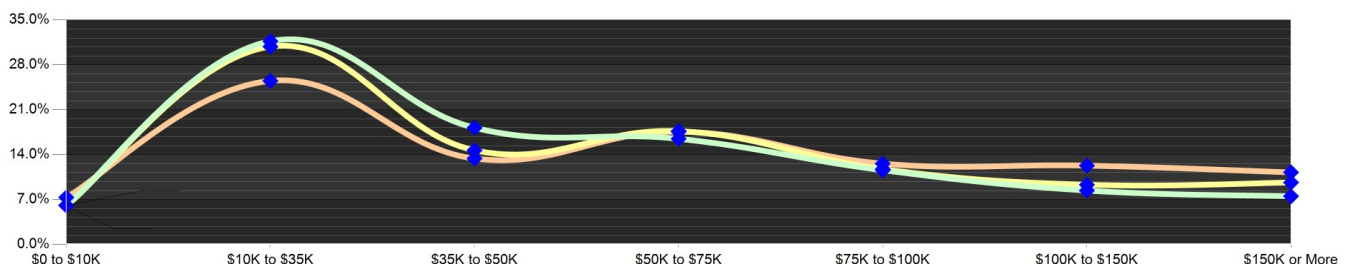
Education Attainment (2017)

Elementary or Some High School	1,389 12.7%	3,450 11.5%	16,219 9.0%
High School Graduate	3,583 32.9%	9,318 31.0%	45,723 25.5%
Some College or Associate Degree	3,464 31.8%	9,077 30.2%	51,670 28.8%
Bachelor or Graduate Degree	2,462 22.6%	8,245 27.4%	65,807 36.7%



Household Income (2017)

Estimated Average Household Income	\$60,596	\$68,743	\$80,252
Estimated Median Household Income	\$47,114	\$54,098	\$60,560
HH Income Under \$10,000	419 6.1%	1,105 6.1%	8,312 7.3%
HH Income \$10,000 to \$34,999	2,174 31.7%	5,625 30.9%	28,887 25.5%
HH Income \$35,000 to \$49,999	1,248 18.2%	2,676 14.7%	15,176 13.4%
HH Income \$50,000 to \$74,999	1,130 16.5%	3,222 17.7%	19,914 17.6%
HH Income \$75,000 to \$99,999	577 8.4%	1,699 9.3%	13,928 12.3%
HH Income \$100,000 to \$149,999	577 8.4%	1,699 9.3%	13,928 12.3%
HH Income \$150,000 or More	516 7.5%	1,762 9.7%	12,729 11.2%



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For Sale

Conveniently Located Mixed Use Acreage

Agent Profile



Michael Moore

Senior Advisor
NAI Koella | RM Moore
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c +1 865 221 9442
mmoore@koellamoore.com

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

Memberships & Affiliations

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997

For Sale

Conveniently Located Mixed Use Acreage

Agent Profile



Spike McCamy

Senior Advisor

NAI Koella | RM Moore

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c +1 865 384 9982

smccamy@koellamoore.com

Professional Background

Spike McCamy is a Senior Advisor with NAI Koella | RM Moore and specializes in the sale of income-producing real estate. During his career, Spike has helped close over \$25 million in investment real estate. He also represents several local tenants in leasing efforts.

In 2015, Spike closed over \$10 million in property sales and was one of the top 100 producers in the Sperry Van Ness national network of advisors.

Spike is a Knoxville native and graduated from West High School. He obtained his Bachelor's degree in Marketing and Logistics from the University of Tennessee in December of 2007. Prior to earning his affiliate broker real estate license in 2008, he had the opportunity to work for The Custom Builder in Hilton Head Island, SC and was able to gain invaluable experience in the building of custom residential homes. This experience launched his interest in building and commercial real estate.