

Investment Opportunity

68.87 Acres | 1045 Cherokee Trail • Knoxville, Tennessee

Knoxville, TN Land Parcel



Parcel Overview:

Price: \$3,514,500
Price/Acre: \$51,031

Address: 1045 Cherokee Trail
City: Knoxville
State: TN
County: Knox
Jurisdiction: City of Knoxville
& Knox County

Acreage: 68.87
Square Feet: 2,999,977.20 SF

Zoning: RP-1
• Uses: Planned Residential District
• Density: 99 Units

Utilities Available:
• Water & Sewer
• Electric
• Telephone

Frontage:
1,072.49 ft on Cherokee Trail
1,681.96 ft on Tennessee River



John Davidson, CCIM
Tel: 706-354-4410 • Fax: 706-354-4415
jdavidson@FourCornersCommercial.com



John Adams, CCIM
865-637-777 (office) • 865-549-7400 (fax)

View From Property



Knoxville

Knoxville is a rapidly growing city situated on The Tennessee River and home to The University of Tennessee. It is intersected by three major interstates and has more than 20 museums as well as The Knoxville Zoo. There are over 154 shopping centers in metropolitan Knoxville. With a consistent focus on outdoor recreation, one major area attraction is the nearby Smokey Mountain National Park.

Source: U.S. Census Bureau, 2005 American Community Survey and www.knoxvilletennessee.com. According to www.hometownlocator.com



2000 Demographics:

| | 1 Mile: | 3 Miles: | 5 Miles: |
|-------------------------|----------|-----------|-----------|
| Population: | 6,786 | 52,563 | 112,571 |
| Median home value: | \$78,712 | \$113,879 | \$106,998 |
| Number of households: | 1,144 | 21,452 | 48,336 |
| Average household size: | 2.37 | 2.06 | 2.13 |

Landmark Times/Distances

| | |
|-------------------------------|-----------------------|
| University of Tennessee | 7 min. 2.71 miles |
| UT Medical Center..... | 4 min. 1.63 miles |
| Baptist Hospital | 4 min. 1.40 miles |
| Knoxville Airport | 20 min. 11.75 miles |



Region

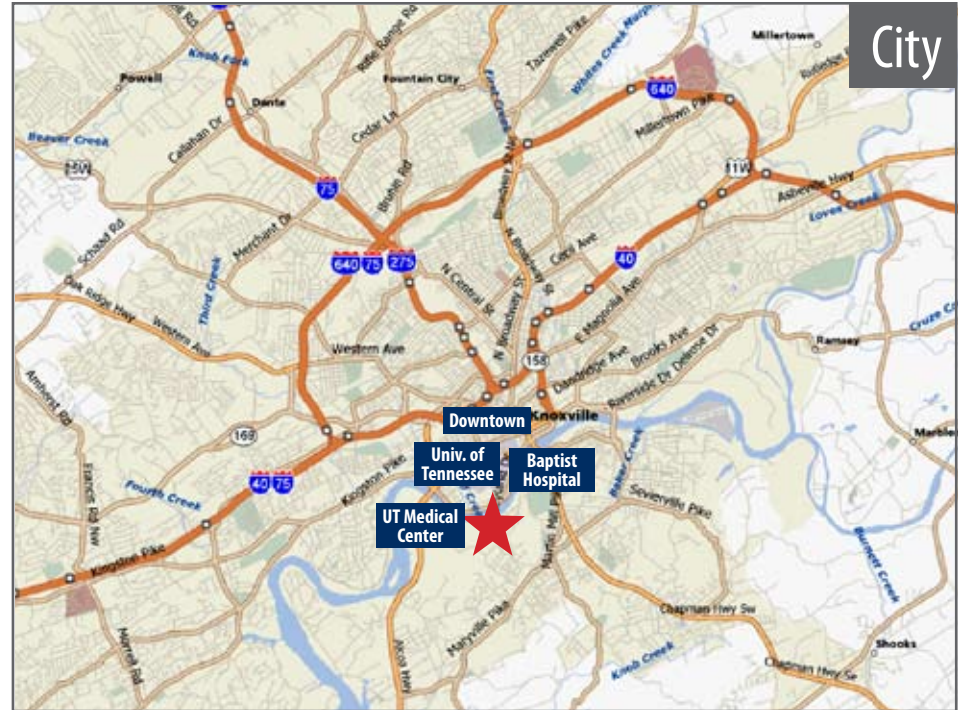


City



Site

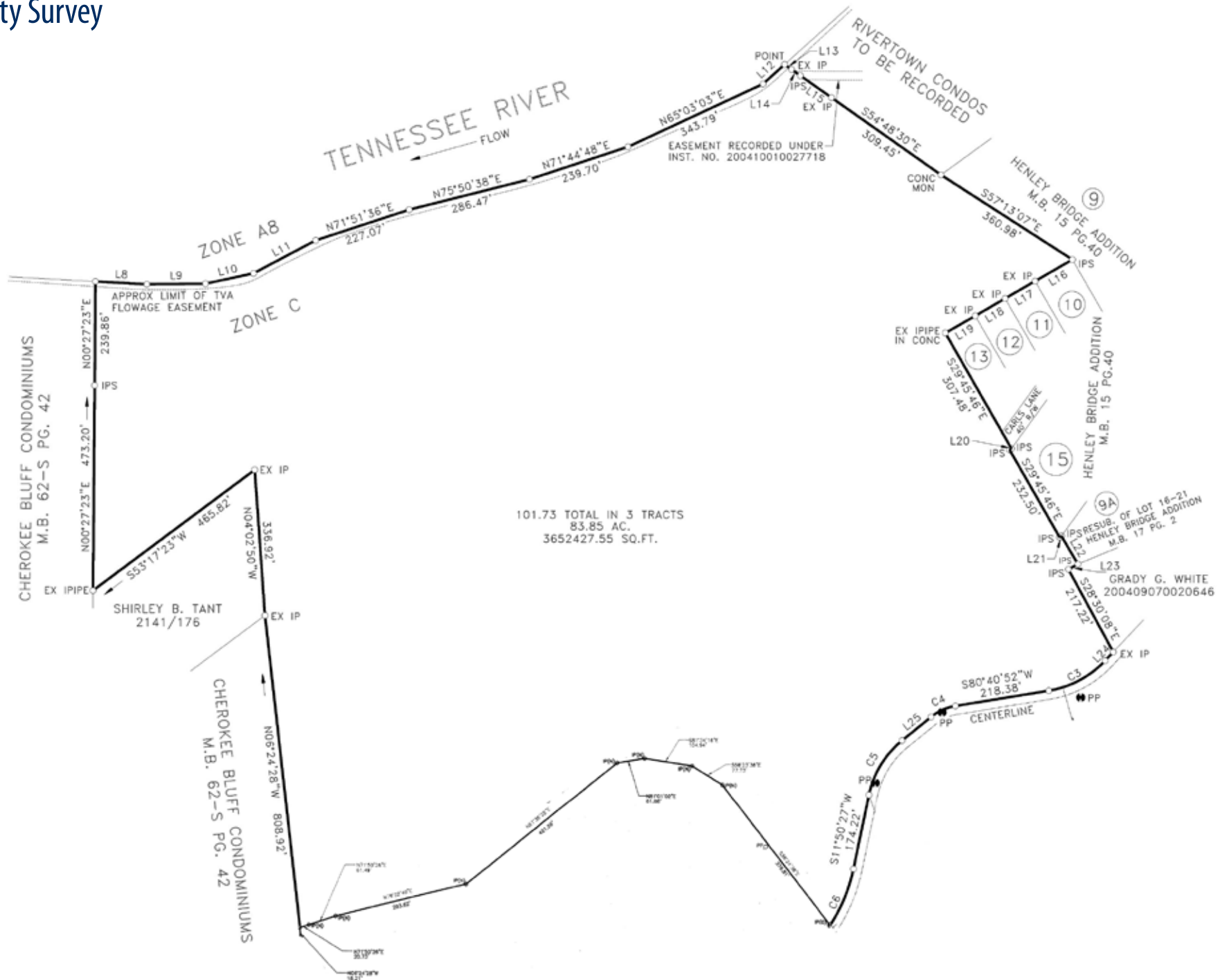
Location Maps



Aerial Photograph



Property Survey



GIS Topo



GIS Plat



Demographics

Community Summary

Latitude: 35.939037
 Longitude: -83.929911
 Radius: 1.0 mile

| | 2000 | | 2006 | | 2011 | |
|-----------------------------|---------------|----------------|---------------|----------------|---------------|----------------|
| Summary | | | | | | |
| Population | 6,786 | | 6,698 | | 6,798 | |
| Households | 1,144 | | 1,145 | | 1,190 | |
| Families | 516 | | 490 | | 484 | |
| Average Household Size | 2.37 | | 2.37 | | 2.36 | |
| Owner Occupied HUs | 546 | | 559 | | 572 | |
| Renter Occupied HUs | 598 | | 586 | | 618 | |
| Median Age | 20.6 | | 20.8 | | 20.8 | |
| Total Housing Units | 1,315 | | 1,336 | | 1,401 | |
| Vacant Housing Units | 171 | | 191 | | 211 | |
| Average Home Value | \$78,712 | | \$109,536 | | \$134,601 | |
| Total Businesses | - | | 85 | | - | |
| Total Employees | - | | 569 | | - | |
| | 2000 | | 2006 | | 2011 | |
| Households by Income | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 498 | 44.0% | 409 | 35.8% | 355 | 29.8% |
| \$15,000 - \$24,999 | 197 | 17.4% | 229 | 20.0% | 195 | 16.4% |
| \$25,000 - \$34,999 | 92 | 8.1% | 98 | 8.6% | 163 | 13.7% |
| \$35,000 - \$49,999 | 125 | 11.1% | 118 | 10.3% | 106 | 8.9% |
| \$50,000 - \$74,999 | 109 | 9.6% | 114 | 10.0% | 129 | 10.8% |
| \$75,000 - \$99,999 | 33 | 2.9% | 76 | 6.6% | 88 | 7.4% |
| \$100,000 - \$149,999 | 44 | 3.9% | 48 | 4.2% | 82 | 6.9% |
| \$150,000 - \$199,000 | 6 | 0.5% | 20 | 1.7% | 28 | 2.4% |
| \$200,000+ | 27 | 2.4% | 31 | 2.7% | 44 | 3.7% |
| Median Household Income | \$17,232 | | \$21,942 | | \$26,685 | |
| Average Household Income | \$38,453 | | \$45,699 | | \$54,611 | |
| Per Capita Income | \$9,275 | | \$15,095 | | \$17,517 | |
| | 2000 | | 2006 | | 2011 | |
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 126 | 1.9% | 127 | 1.9% | 132 | 1.9% |
| 5 - 14 | 239 | 3.5% | 235 | 3.5% | 234 | 3.4% |
| 15 - 19 | 2,750 | 40.5% | 2,674 | 39.9% | 2,686 | 39.5% |
| 20 - 24 | 2,162 | 31.9% | 2,092 | 31.2% | 2,125 | 31.3% |
| 25 - 34 | 429 | 6.3% | 463 | 6.9% | 421 | 6.2% |
| 35 - 44 | 317 | 4.7% | 320 | 4.8% | 294 | 4.3% |
| 45 - 54 | 287 | 4.2% | 266 | 4.0% | 316 | 4.6% |
| 55 - 64 | 190 | 2.8% | 233 | 3.5% | 292 | 4.3% |
| 65 - 74 | 161 | 2.4% | 141 | 2.1% | 144 | 2.1% |
| 75 - 84 | 105 | 1.5% | 117 | 1.7% | 110 | 1.6% |
| 85+ | 22 | 0.3% | 32 | 0.5% | 44 | 0.6% |
| | 2000 | | 2006 | | 2011 | |
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 6,154 | 90.7% | 5,938 | 88.6% | 5,920 | 87.1% |
| Black Alone | 375 | 5.5% | 442 | 6.6% | 491 | 7.2% |
| American Indian Alone | 12 | 0.2% | 13 | 0.2% | 13 | 0.2% |
| Asian Alone | 121 | 1.8% | 158 | 2.4% | 201 | 3.0% |
| Pacific Islander Alone | 2 | 0.0% | 2 | 0.0% | 4 | 0.1% |
| Some Other Race Alone | 21 | 0.3% | 28 | 0.4% | 36 | 0.5% |
| Two or More Races | 102 | 1.5% | 118 | 1.8% | 134 | 2.0% |
| Hispanic Origin (Any Race) | 76 | 1.1% | 99 | 1.5% | 125 | 1.8% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011 were effective as of July 1, 2006. Business data provided by Acxiom. Copyright 2007, all rights reserved.

Community Summary *cont.*

Latitude: 35.939037
Longitude: -83.929911
Radius: 3.0 mile

| Summary | 2000 | | 2006 | | 2011 | |
|------------------------|-----------|--|-----------|--|-----------|--|
| Population | 52,563 | | 54,067 | | 56,460 | |
| Households | 21,452 | | 22,463 | | 23,753 | |
| Families | 9,768 | | 9,559 | | 9,601 | |
| Average Household Size | 2.06 | | 2.04 | | 2.03 | |
| Owner Occupied HUs | 8,527 | | 9,054 | | 9,467 | |
| Renter Occupied HUs | 12,925 | | 13,409 | | 14,286 | |
| Median Age | 26.3 | | 27.4 | | 28.0 | |
| Total Housing Units | 24,506 | | 26,180 | | 27,907 | |
| Vacant Housing Units | 3,054 | | 3,717 | | 4,154 | |
| Average Home Value | \$113,879 | | \$155,363 | | \$186,115 | |
| Total Businesses | - | | 3,099 | | - | |
| Total Employees | - | | 21,306 | | - | |

| Households by Income | 2000 | | 2006 | | 2011 | |
|--------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 8,740 | 41.0% | 7,646 | 34.0% | 6,826 | 28.7% |
| \$15,000 - \$24,999 | 3,846 | 18.0% | 3,922 | 17.5% | 3,655 | 15.4% |
| \$25,000 - \$34,999 | 2,431 | 11.4% | 2,895 | 12.9% | 3,424 | 14.4% |
| \$35,000 - \$49,999 | 2,561 | 12.0% | 2,627 | 11.7% | 2,757 | 11.6% |
| \$50,000 - \$74,999 | 1,794 | 8.4% | 2,517 | 11.2% | 3,059 | 12.9% |
| \$75,000 - \$99,999 | 687 | 3.2% | 1,089 | 4.8% | 1,525 | 6.4% |
| \$100,000 - \$149,999 | 705 | 3.3% | 962 | 4.3% | 1,360 | 5.7% |
| \$150,000 - \$199,000 | 161 | 0.8% | 297 | 1.3% | 465 | 2.0% |
| \$200,000+ | 407 | 1.9% | 508 | 2.3% | 681 | 2.9% |
| Median Household Income | \$19,539 | | \$23,986 | | \$28,353 | |
| Average Household Income | \$37,427 | | \$42,876 | | \$50,912 | |
| Per Capita Income | \$16,120 | | \$19,631 | | \$23,361 | |

| Population by Age | 2000 | | 2006 | | 2011 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 2,894 | 5.5% | 2,958 | 5.5% | 3,053 | 5.4% |
| 5 - 14 | 4,883 | 9.3% | 4,929 | 9.1% | 5,087 | 9.0% |
| 15 - 19 | 6,925 | 13.2% | 6,801 | 12.6% | 6,909 | 12.2% |
| 20 - 24 | 10,482 | 19.9% | 10,198 | 18.9% | 10,852 | 19.2% |
| 25 - 34 | 7,434 | 14.1% | 7,960 | 14.7% | 7,473 | 13.2% |
| 35 - 44 | 5,972 | 11.4% | 5,734 | 10.6% | 5,838 | 10.3% |
| 45 - 54 | 5,131 | 9.8% | 5,546 | 10.3% | 5,824 | 10.3% |
| 55 - 64 | 3,369 | 6.4% | 4,232 | 7.8% | 5,186 | 9.2% |
| 65 - 74 | 2,722 | 5.2% | 2,690 | 5.0% | 3,014 | 5.3% |
| 75 - 84 | 2,019 | 3.8% | 2,142 | 4.0% | 2,110 | 3.7% |
| 85+ | 733 | 1.4% | 895 | 1.7% | 1,113 | 2.0% |

| Race and Ethnicity | 2000 | | 2006 | | 2011 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 41,422 | 78.8% | 41,173 | 76.1% | 41,828 | 74.1% |
| Black Alone | 8,444 | 16.1% | 9,489 | 17.5% | 10,451 | 18.5% |
| American Indian Alone | 177 | 0.3% | 194 | 0.4% | 214 | 0.4% |
| Asian Alone | 1,173 | 2.2% | 1,609 | 3.0% | 2,061 | 3.7% |
| Pacific Islander Alone | 20 | 0.0% | 17 | 0.0% | 19 | 0.0% |
| Some Other Race Alone | 403 | 0.8% | 527 | 1.0% | 656 | 1.2% |
| Two or More Races | 925 | 1.8% | 1,078 | 2.0% | 1,230 | 2.2% |
| Hispanic Origin (Any Race) | 826 | 1.6% | 1,094 | 2.0% | 1,378 | 2.4% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011 were effective as of July 1, 2006. Business data provided by Axiom. Copyright 2007, all rights reserved.

Latitude: 35.939037
Longitude: -83.929911
Radius: 5.0 mile

| Summary | 2000 | | 2006 | | 2011 | |
|------------------------|-----------|--|-----------|--|-----------|--|
| Population | 112,571 | | 115,599 | | 120,700 | |
| Households | 48,336 | | 50,196 | | 52,873 | |
| Families | 24,658 | | 24,109 | | 24,218 | |
| Average Household Size | 2.13 | | 2.11 | | 2.10 | |
| Owner Occupied HUs | 23,446 | | 24,698 | | 25,885 | |
| Renter Occupied HUs | 24,890 | | 25,498 | | 26,988 | |
| Median Age | 31.9 | | 33.1 | | 34.5 | |
| Total Housing Units | 54,123 | | 57,115 | | 60,614 | |
| Vacant Housing Units | 5,787 | | 6,919 | | 7,740 | |
| Average Home Value | \$106,998 | | \$146,596 | | \$176,351 | |
| Total Businesses | - | | 6,149 | | - | |
| Total Employees | - | | 47,608 | | - | |

| Households by Income | 2000 | | 2006 | | 2011 | |
|--------------------------|----------|---------|----------|---------|----------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| < \$15,000 | 16,396 | 34.0% | 13,859 | 27.6% | 12,232 | 23.1% |
| \$15,000 - \$24,999 | 8,667 | 18.0% | 8,239 | 16.4% | 7,318 | 13.8% |
| \$25,000 - \$34,999 | 6,344 | 13.2% | 6,719 | 13.4% | 7,326 | 13.9% |
| \$35,000 - \$49,999 | 6,430 | 13.3% | 6,656 | 13.3% | 6,853 | 13.0% |
| \$50,000 - \$74,999 | 5,073 | 10.5% | 6,791 | 13.5% | 7,805 | 14.8% |
| \$75,000 - \$99,999 | 2,253 | 4.7% | 3,130 | 6.2% | 4,379 | 8.3% |
| \$100,000 - \$149,999 | 1,666 | 3.5% | 2,780 | 5.5% | 4,129 | 7.8% |
| \$150,000 - \$199,000 | 489 | 1.0% | 773 | 1.5% | 1,098 | 2.1% |
| \$200,000+ | 900 | 1.9% | 1,246 | 2.5% | 1,732 | 3.3% |
| Median Household Income | \$23,631 | | \$28,744 | | \$34,223 | |
| Average Household Income | \$39,988 | | \$47,764 | | \$57,455 | |
| Per Capita Income | \$17,669 | | \$21,748 | | \$26,240 | |

| Population by Age | 2000 | | 2006 | | 2011 | |
|-------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 6,486 | 5.8% | 6,596 | 5.7% | 6,818 | 5.6% |
| 5 - 14 | 12,238 | 10.9% | 12,054 | 10.4% | 12,035 | 10.0% |
| 15 - 19 | 10,379 | 9.2% | 10,489 | 9.1% | 10,707 | 8.9% |
| 20 - 24 | 15,324 | 13.6% | 14,610 | 12.6% | 15,888 | 13.2% |
| 25 - 34 | 16,583 | 14.7% | 17,068 | 14.8% | 15,639 | 13.0% |
| 35 - 44 | 15,013 | 13.3% | 14,394 | 12.5% | 14,512 | 12.0% |
| 45 - 54 | 13,047 | 11.6% | 14,556 | 12.6% | 15,356 | 12.7% |
| 55 - 64 | 8,668 | 7.7% | 10,824 | 9.4% | 13,489 | 11.2% |
| 65 - 74 | 7,425 | 6.6% | 7,037 | 6.1% | 7,746 | 6.4% |
| 75 - 84 | 5,422 | 4.8% | 5,657 | 4.9% | 5,680 | 4.7% |
| 85+ | 1,987 | 1.8% | 2,314 | 2.0% | 2,829 | 2.3% |

| Race and Ethnicity | 2000 | | 2006 | | 2011 | |
|----------------------------|--------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 86,799 | 77.1% | 86,516 | 74.8% | 88,209 | 73.1% |
| Black Alone | 21,096 | 18.7% | 23,229 | 20.1% | 25,379 | 21.0% |
| American Indian Alone | 355 | 0.3% | 395 | 0.3% | 438 | 0.4% |
| Asian Alone | 1,628 | 1.4% | 2,233 | 1.9% | 2,874 | 2.4% |
| Pacific Islander Alone | 35 | 0.0% | 32 | 0.0% | 35 | 0.0% |
| Some Other Race Alone | 828 | 0.7% | 1,074 | 0.9% | 1,340 | 1.1% |
| Two or More Races | 1,830 | 1.6% | 2,120 | 1.8% | 2,425 | 2.0% |
| Hispanic Origin (Any Race) | 1,658 | 1.5% | 2,187 | 1.9% | 2,768 | 2.3% |

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011 were effective as of July 1, 2006. Business data provided by Axiom. Copyright 2007, all rights reserved.