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Land Available ~ Maryville, TN

Premier Retail & Commercial Opportunity

121 Fairview Drive

Maryville, TN 37803

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Greenbrier Real Estate Advisors

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Property Details

Name	Land Available For Sale ~ Maryville, TN
Address	121 Fairview Drive ~ Maryville, TN 37804
Lot Size	5.32 Acres +/-
Price	See Agent

Demographic Snapshot *2025 Data

	1 Mile	3 Mile	5 Mile
Population	3,309	29,328	62,154
Average Household Income	$117,036	$114,551	$108,518

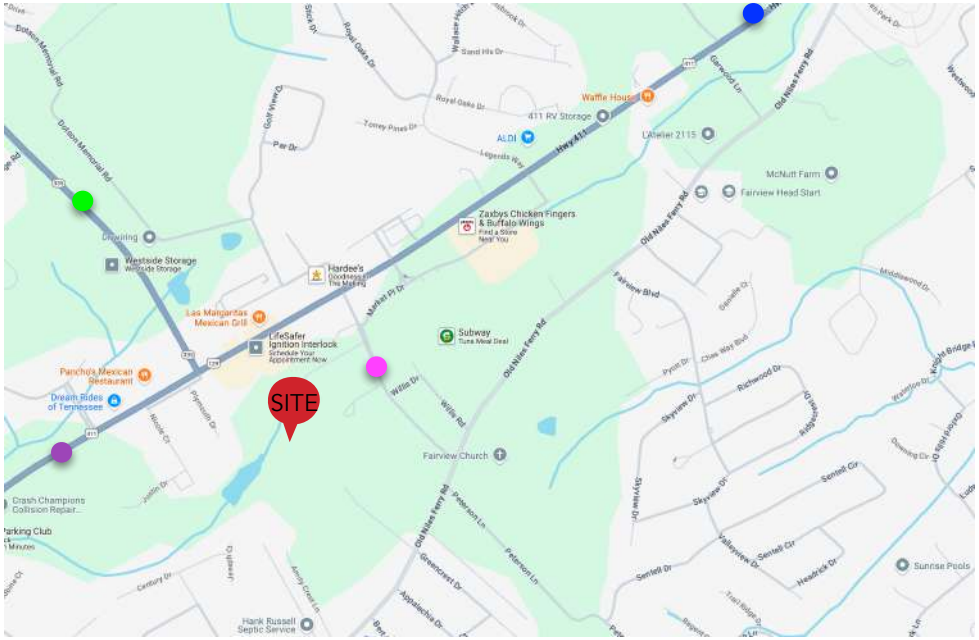
Market Overview

- Land for Sale on Highway 411 in South Maryville, TN
- Access via Fairview Drive
- Surrounding acreage also available
- Local retailers include Walmart, Zaxby's, Hardees, Taco Bell, McDonalds, Marco's Pizza, etc…
- Growth area with strong employment, incomes and schools

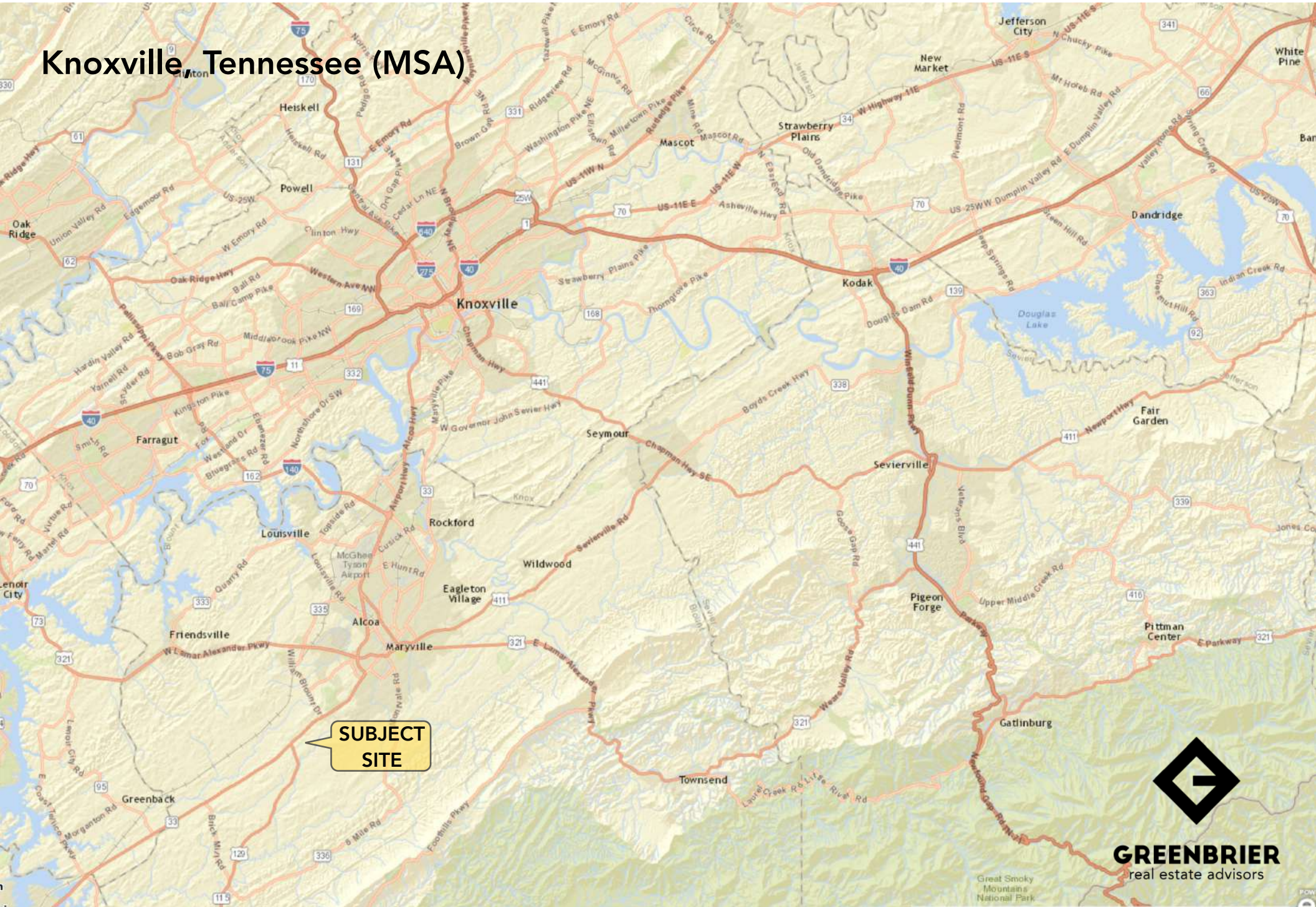
Traffic Counts *2024 Data

Highway 411 (*North of site*)	38,227 ADT
Highway 411 (*South of site*)	26,435 ADT
Fairview Drive	8,928 ADT
William Blount Drive	10,598 ADT

Map



Regional Map



Maryville/Alcoa, TN

Population: *(2024 data)*

Blount County:	142,577
Maryville:	33,509
Alcoa:	11,882

Top Employers:

1.	DENSO Manufacturing	4,150
2.	Blount Memorial Hospital	2,758
3.	Blount County Schools	1,701
4.	Clayton Homes	1,500
5.	Arconic, Inc.	880
6.	Blount County Government	774
7.	Newell Brands, Inc.	500
8.	Walmart Inc.	500
9.	D & S Residential Services, LP	447

Market Aerial

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Tax Map

121 Fairview Drive ~ Maryville, TN 37803

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Bird's Eye Aerial

Looking Southwest

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Bird's Eye Aerial

Looking North

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Bird's Eye Aerial

Looking South

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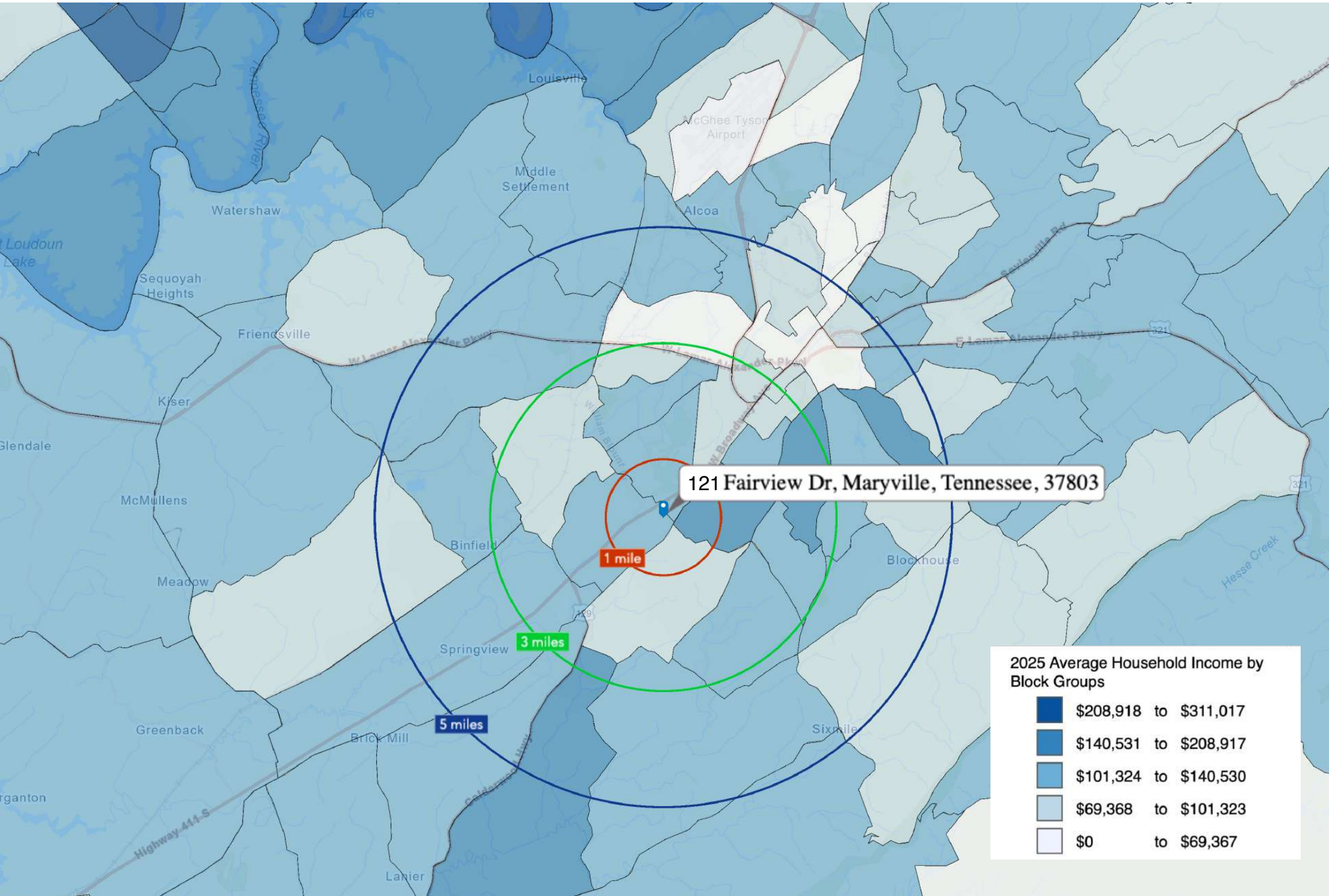
Income Map

Maryville/Alcoa ~ Tennessee



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Demographic Summary

(5 Mile Radius)

KEY FACTS

62,154

2024 Total Population (Esri)

2.4

Average Household Size

42.9

2024 Median Age (Esri)

$83,327

Median Household Income

EDUCATION

7%

No High School Diploma

35%

High School Graduate

27%

Some College

32%

Bachelor's/Grad/Prof Degree

2024 Daytime Population	
2024 Total Daytime Population	64,843
2024 Daytime Population: Workers	31,985
2024 Daytime Population: Residents	32,858

BUSINESS

2,232

Total Businesses

35,362

Total Employees

EMPLOYMENT

62%

White Collar

26%

Blue Collar

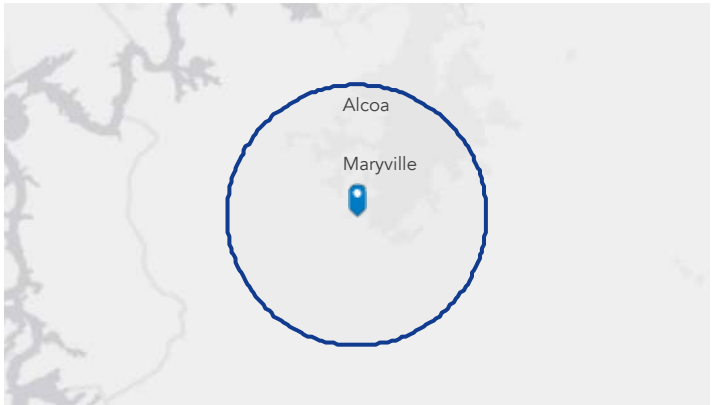
12%

Services

4.1%

Unemployment Rate

121 Fairview Dr, Maryville, Tennessee, 37803



Average Household Income

$108,518

2024 Average Household Income

Total Retail Sales

$7,756,253,081

2024 Total (SIC01-99) Sales ($000)

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Knoxville MSA Overview

MARKET ECONOMIC INFORMATION (*2023)

POPULATION FIGURES

Knoxville, TN DMA	**1,443,661**
Ranked 62nd out of 210 DMA markets in U.S.	
Knoxville, TN MSA	**903,964**
City of Knoxville Population	**195,343**
Knox County Population	**494,293**

TOP EMPLOYERS

	Employees
1. U.S. Department of Energy – Oak Ridge	16,175
2. Covenant Health	11,913
3. Knox County Schools	10,047
4. University of Tennessee	9,299
5. Wal–Mart Stores	6,863
6. University Health Systems	5,387
7. Clayton Homes	5,047
8. Denso Manufacturing	5,000
9. Dollywood	4,500
10. K–VA–T Food Stores (Food City)	4,302
11. Roark Capital Group	3,873
12. State of Tennessee	3,122
13. Sevier County Schools	3,000
14. Knox County Government	2,941
15. Tennova Healthcare	2,927
16. Blount Memorial Hospital	2,688

MSA SECTOR BREAKDOWN ON EMPLOYMENT

Industry (by SIC Codes *2023)	Employees
Construction	19,424
Finance, Insurance, Real Estate	24,705
Government	20,377
Manufacturing	34,819
Services	194,269
Wholesale Trade	18,711
Retail Trade	89,129
Transportation, Communications, & Public Utilities	15,804

UNIVERSITIES & COLLEGES

	Enrollment
The University of Tennessee	36,304
Pellissippi State Community College	8,710
Roane State Comm. College (Harriman)	4,457
Walters State Community College	5,379
Tusculum University (Greeneville)	1,111
Carson Newman	2,735
Bryan College (Dayton)	1,587
Maryville College	1,147
Tennessee Wesleyan College	1,052
South College	4,175

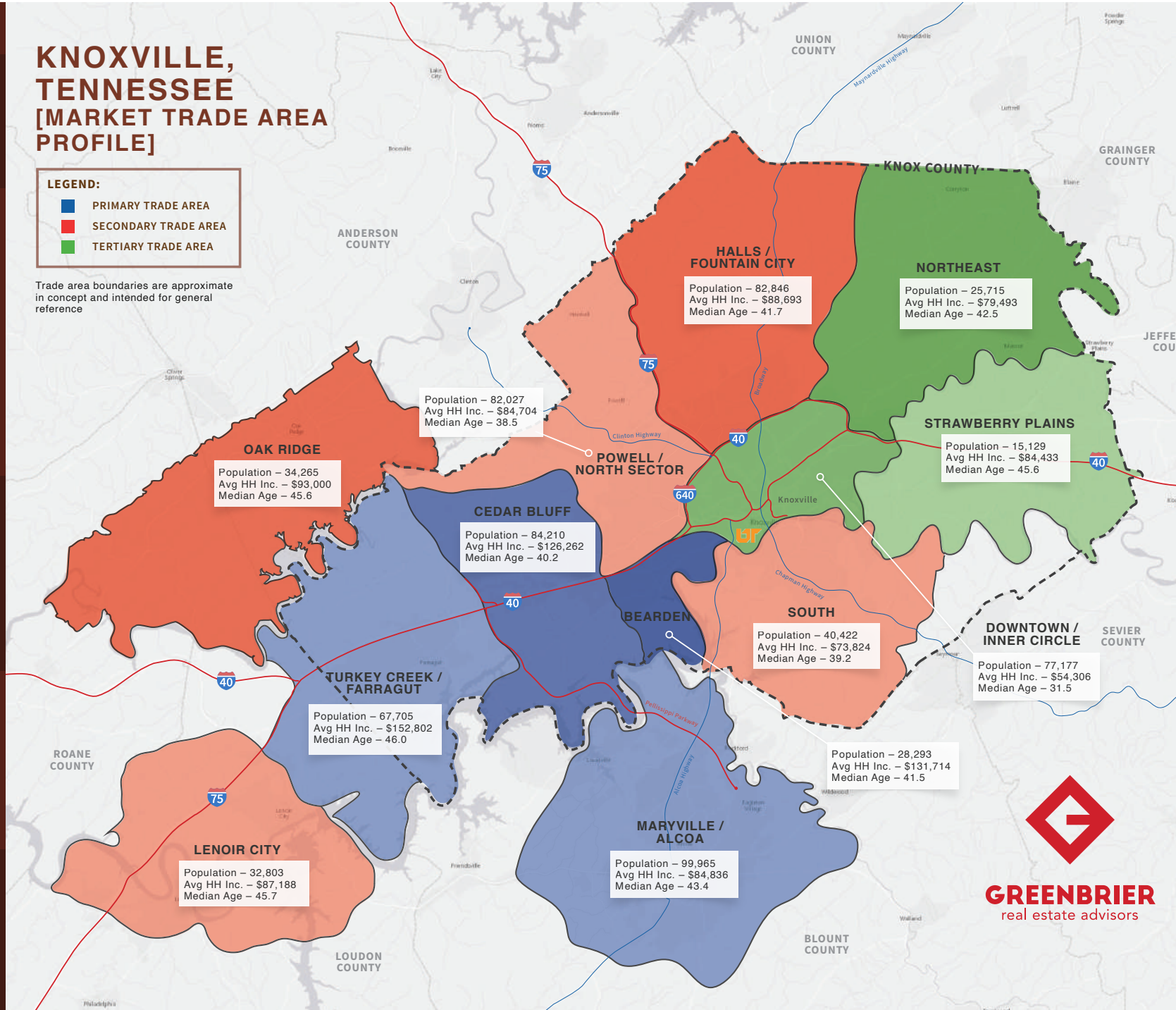
AREA HOSPITALS

	# of Beds
University of Tennessee Medical Center	710
Fort Sanders Regional Medical Center	541
Parkwest Medical Center	492
Blount Memorial Hospital	304
Methodist Medical Center of Oak Ridge	283
Tennova Healthcare – North Knoxville	219
East Tennessee Children's Hospital	152
Turkey Creek Medical Center	107

KNOXVILLE, TENNESSEE [MARKET TRADE AREA PROFILE]

LEGEND:
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- TERTIARY TRADE AREA

Trade area boundaries are approximate in concept and intended for general reference



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