



3521 Wrights Ferry Rd

Louisville, Tennessee 37777

Property Features

- Convenient location
- Broad zoning
- Suitable for multiple uses
- Prior plans and preliminary approval for 14 homes



For more information:

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For Sale

Convenient Location, Broad Interstate Commercial Zoning



Property Summary

Sale Price:	\$399,000
Lot Size:	2.97 Acres
APN #:	017040.05
Zoning:	City of Alcoa Interstate Commercial (IC)/Suburbanizing- Blount County
Market:	Knoxville
Sub Market:	Maryville/Alcoa
Traffic Count:	38,000

Property Overview

Outstanding location with visibility and quick access to Pellissippi Parkway. Sitting in Interstate Commercial zoning, this property is suitable for a variety of uses.

Centrally located and convenient to Maryville, Alcoa and West Knoxville. Ideal uses would be medium density residential, office park or service related user.

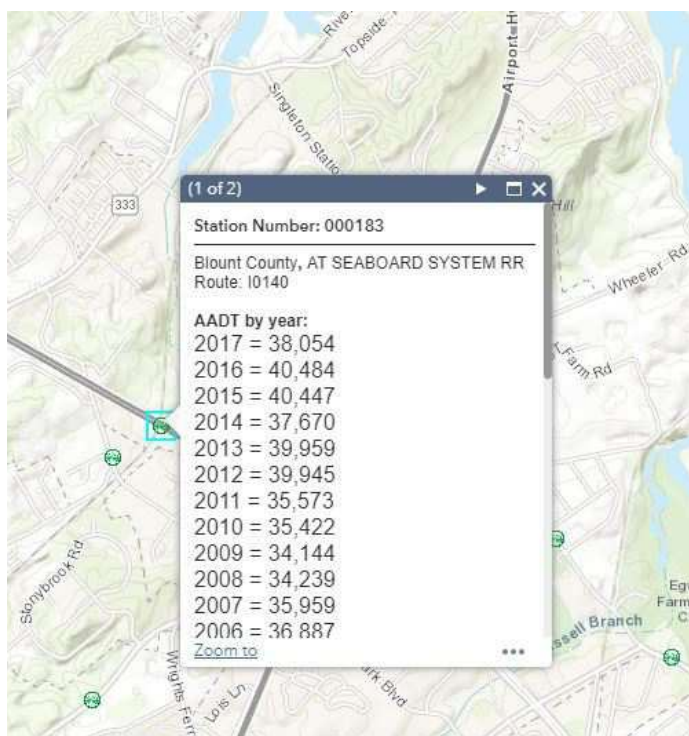
Prior plans for 14 cluster homes, site plan and grade work available for review.

Location Overview

High visibility parcel with quick access to Pellissippi Parkway.

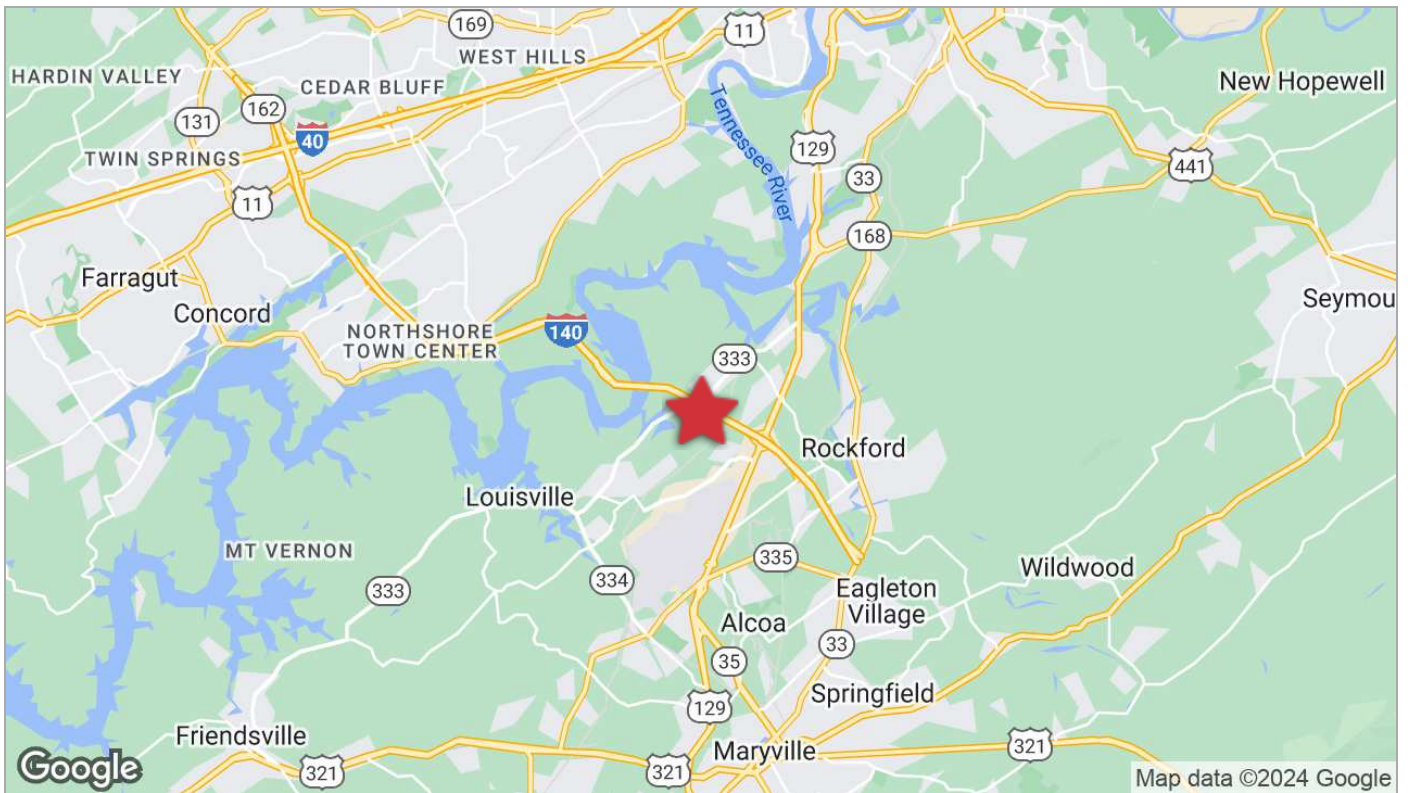
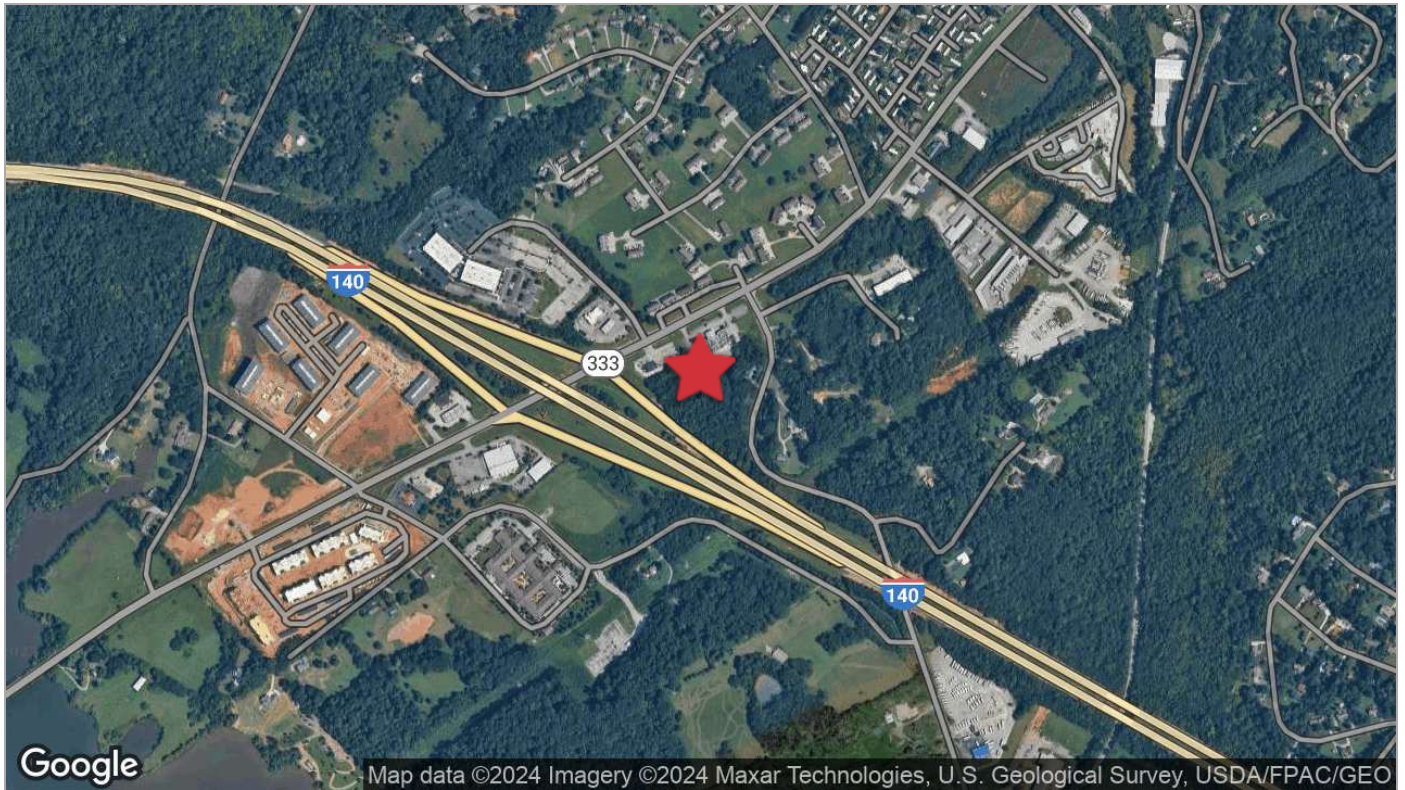
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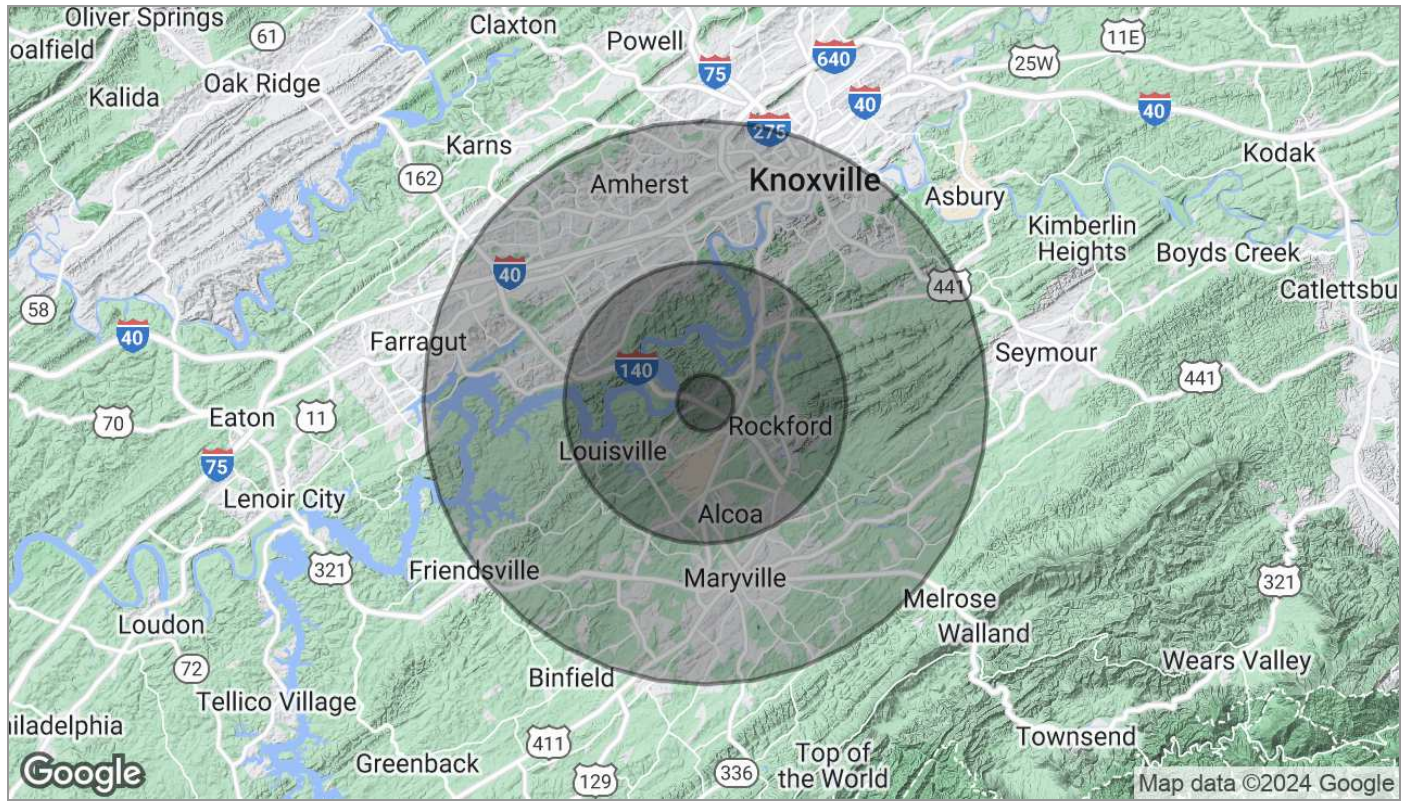
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THE INFORMATION LISTED ABOVE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, WE ACCEPT NO RESPONSIBILITY FOR INACCURACIES.

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,695	39,789	295,397
MEDIAN AGE	34.7	39.0	36.0
MEDIAN AGE (MALE)	34.7	38.3	35.1
MEDIAN AGE (FEMALE)	34.8	39.6	36.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	668	15,995	122,448
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$56,373	\$83,281	\$66,213
AVERAGE HOUSE VALUE	\$191,006	\$212,356	\$213,787

* Demographic data derived from 2020 ACS - US Census