



For Sale

Land

1.93 Acres | \$93,264 / AC

Flat Corner Lot, 1 mile from Rutledge Pike and 4 miles to I- 640

000 Millertown Pike and Ellistown
Rd
Knoxville, Tennessee 37924

For more information

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Property Highlights

- Flat topography
- \$180,000- 1.93 Acres
- Emerging market
- Corner property
- Commercial Zoning

Property Description

This is an outstanding level parcel with regular dimensions on the corner of Millertown Pike and Ellistown Rd in the emerging East Knoxville Market. Located less than 1 mile from Rutledge Pike and 4 miles from I-640, both providing easy access to all parts of Knoxville and surrounding areas. With county residential development pushing east along Millertown Pike, this parcel is primed to see long term benefit from being in the path of development. Owners willing to subdivide.

An example is Ely Park. A new single family home development laying 1/10th of a mile east of this offering. It addresses the need for affordable 2bd/2ba single family homes with a starting price of \$169,999.00. This

OFFERING SUMMARY

| | |
|-------------------|------------|
| Sale Price | \$180,000 |
| Lot Size | 1.93 Acres |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|-----------------|------------|----------------|
| 1 Mile | 1,194 | \$55,758 |
| 5 Miles | 26,979 | \$58,376 |
| 10 Miles | 158,452 | \$48,617 |

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Property Overview

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An example is Ely Park. A new single family home development laying 1/10th of a mile east of this offering. It addresses the need for affordable 3bd/2ba single family homes, with a starting price of \$169,000.00. This development is actively building and selling homes on 173 single family lots in Phase I. This area of East Knox County offers some of the more affordable land that is able to be developed in Knoxville, this area will continue to grow!

Location Overview

True corner property with 350 ft +/- of frontage on Millertown Pike and 1.43 ft +/- of frontage along Ellistown Rd. East Knoxville location with County CN zoning. Flat, cleared and ready to develop.

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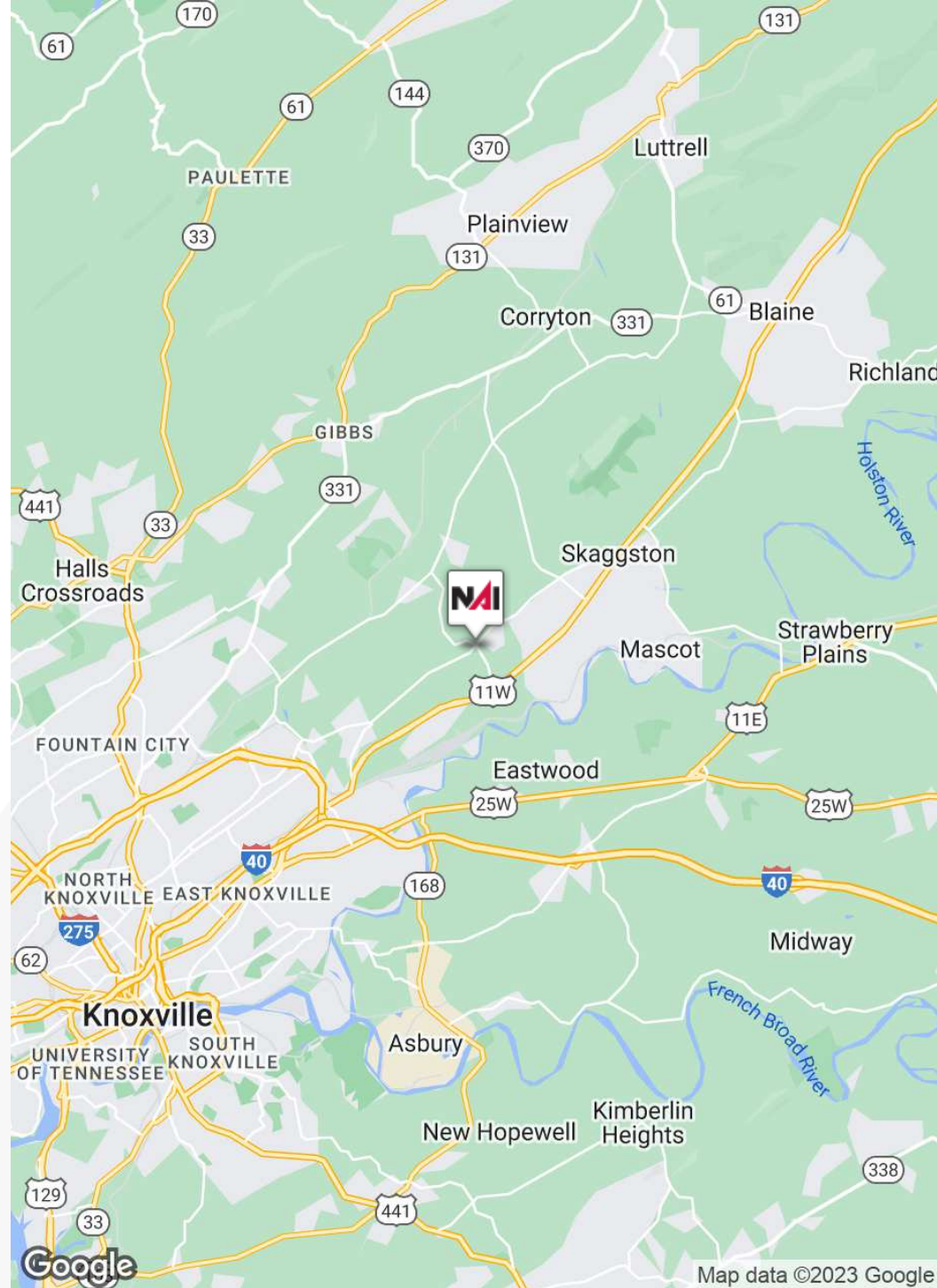
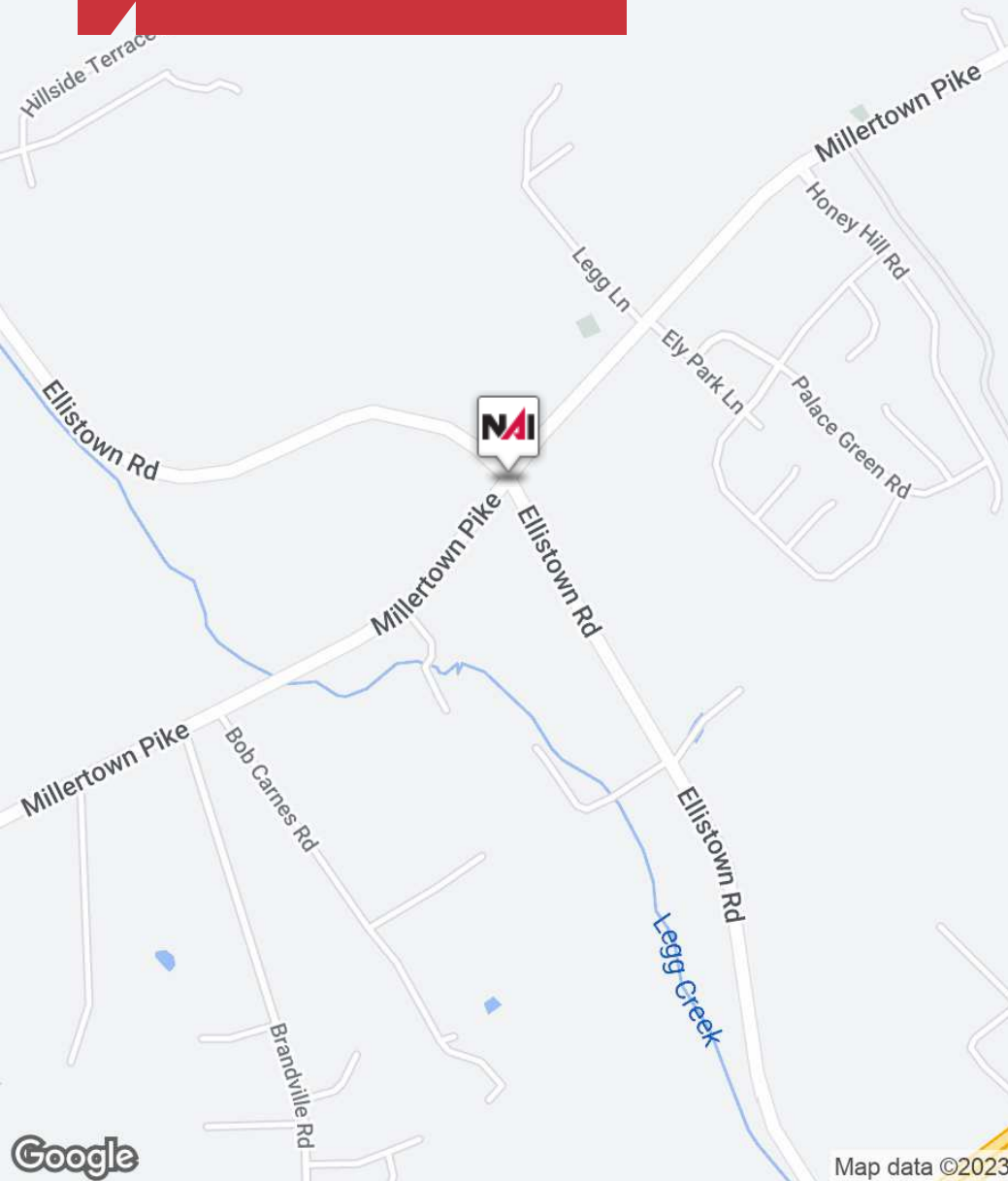
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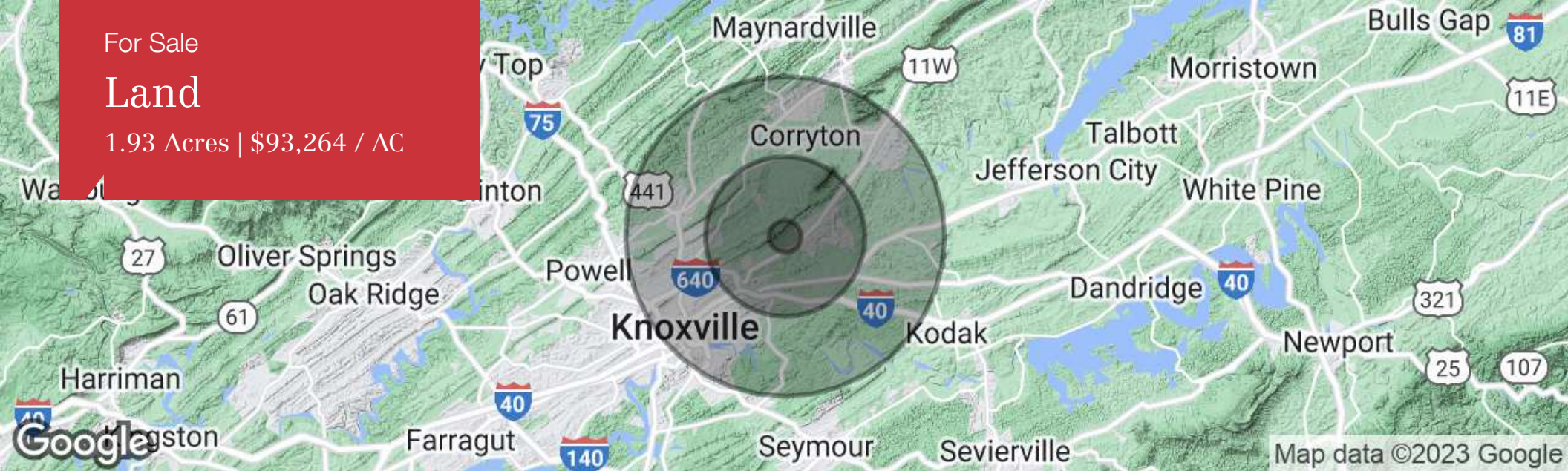
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Population

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| Total Population | 1,194 | 26,979 | 158,452 |
| Median Age | 42.8 | 42.6 | 39.2 |
| Median Age (Male) | 40.9 | 41.3 | 37.6 |
| Median Age (Female) | 44.1 | 43.4 | 40.9 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 478 | 11,135 | 69,585 |
| # of Persons Per HH | 2.5 | 2.4 | 2.3 |
| Average HH Income | \$55,758 | \$58,376 | \$48,617 |
| Average House Value | \$142,415 | \$159,361 | \$150,597 |

Race

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % White | 83.0% | 87.3% | 83.2% |
| % Black | 12.3% | 9.5% | 14.2% |
| % Asian | 1.8% | 1.0% | 0.6% |
| % Hawaiian | 0.0% | 0.0% | 0.0% |
| % Indian | 0.3% | 0.2% | 0.1% |
| % Other | 0.9% | 0.4% | 0.4% |

Ethnicity

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % Hispanic | 1.6% | 1.3% | 1.9% |

* Demographic data derived from 2020 ACS - US Census