



GOLDMAN
PARTNERS REALTY
APARTMENT & INVESTMENT BROKERAGE

SWEETWATER, TN - 25 ACRES W/COMMERCIAL FRONTAGE



FOR SALE

SWEETWATER, TN - 25 ACRES W/COMMERCIAL FRONTAGE

385 OAKLAND RD, SWEETWATER, TN 37874

STEVE GOLDMAN

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$575,500

Price / Acre: \$23,020

Lot Size: 25 Acres

Zoning: C3/R3

PROPERTY OVERVIEW

Residential and Commercial Development tract, Sweetwater, TN. 25.24± acres with frontage on two roads including 500' on TN 322/Oakland Rd. Opportunity for an investor or developer to acquire a beautiful property for immediate or future development.

The property is 1.1 miles off I-75, exit 82. buildings: a small residence and a commercial building. While both buildings are currently rented, the property is being offered as a development tract and no showings of the interiors of the buildings will be permitted until a contract has been executed.

LOCATION OVERVIEW

Rural setting



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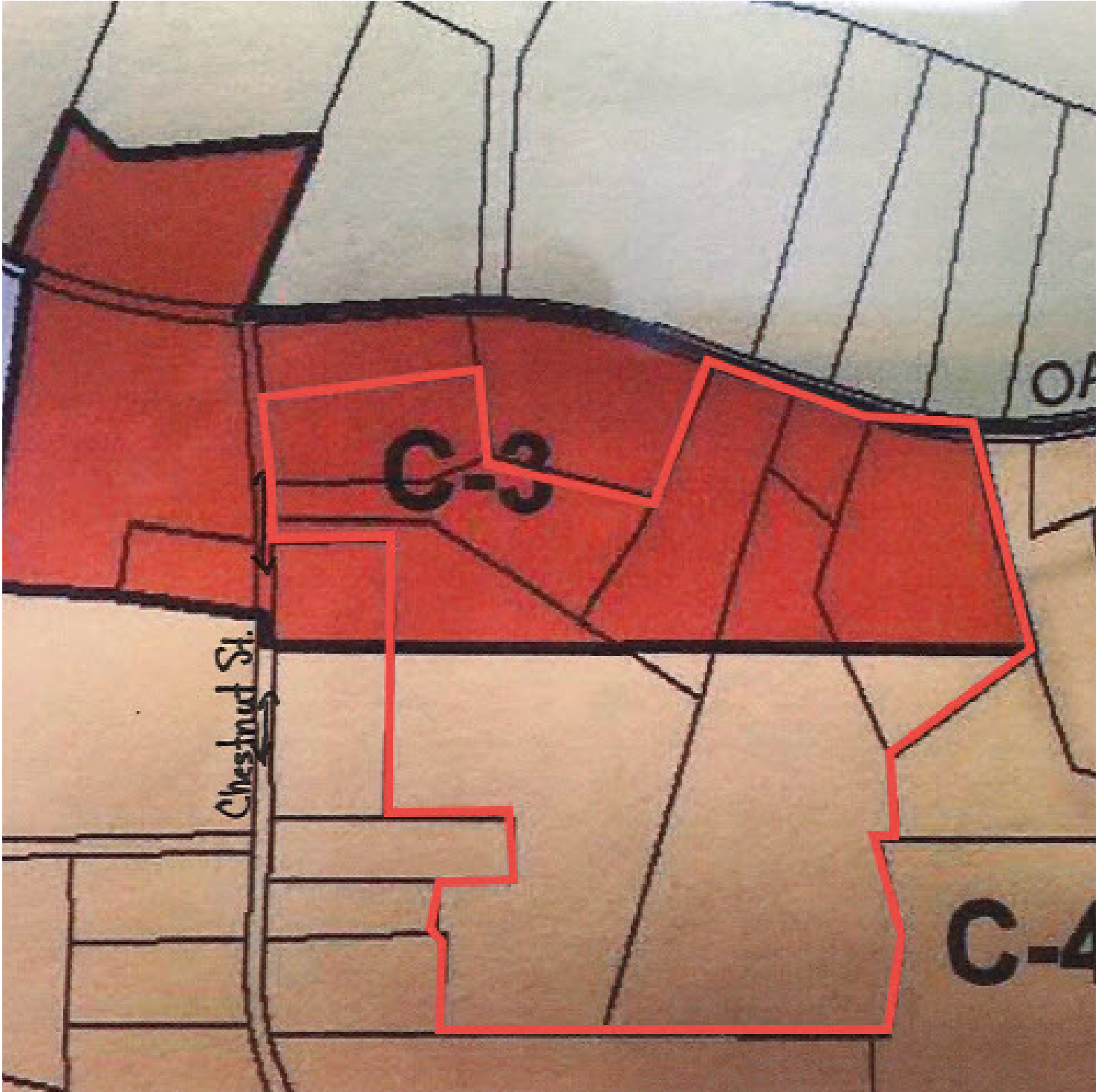
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ADDITIONAL PHOTOS



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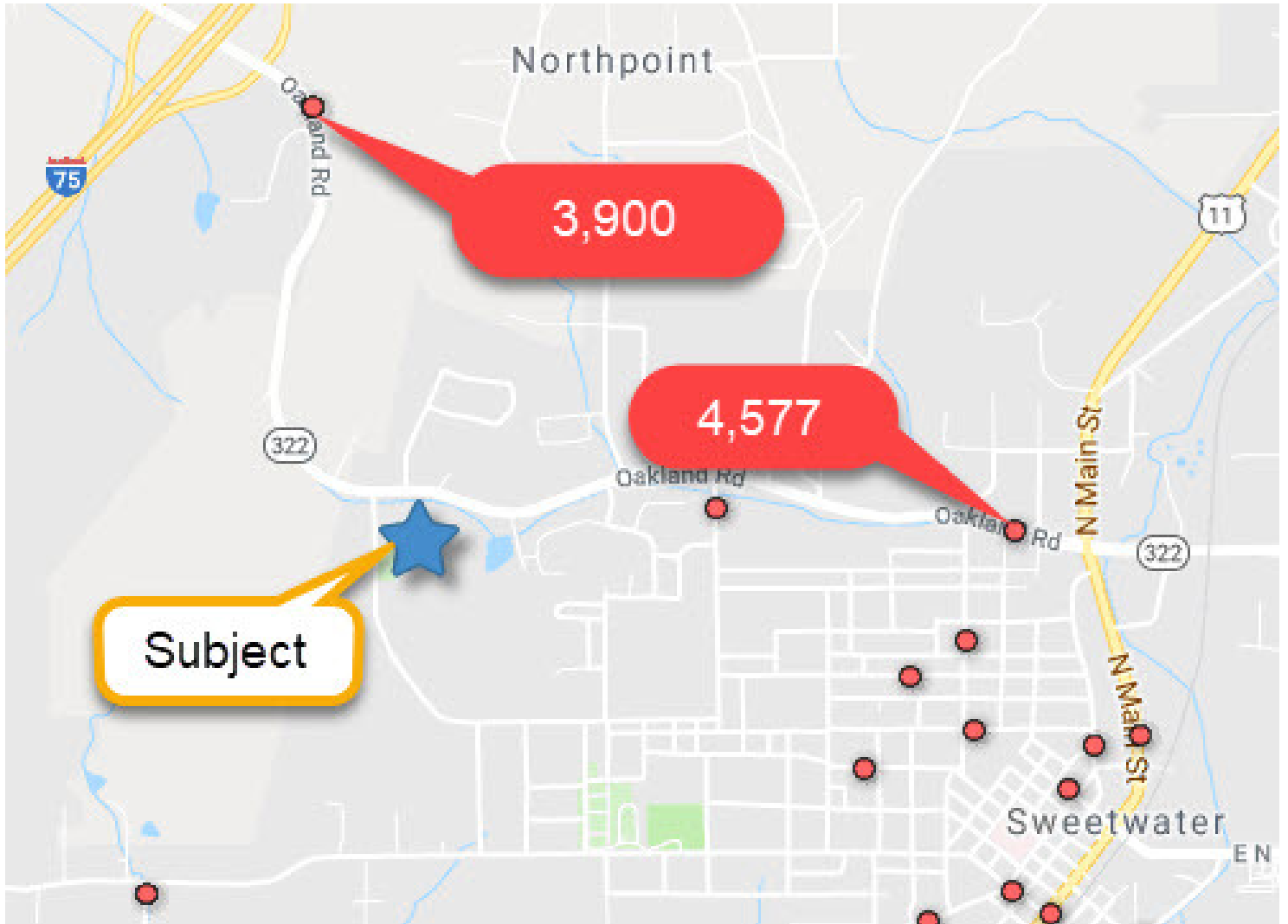
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TRAFFIC COUNTS



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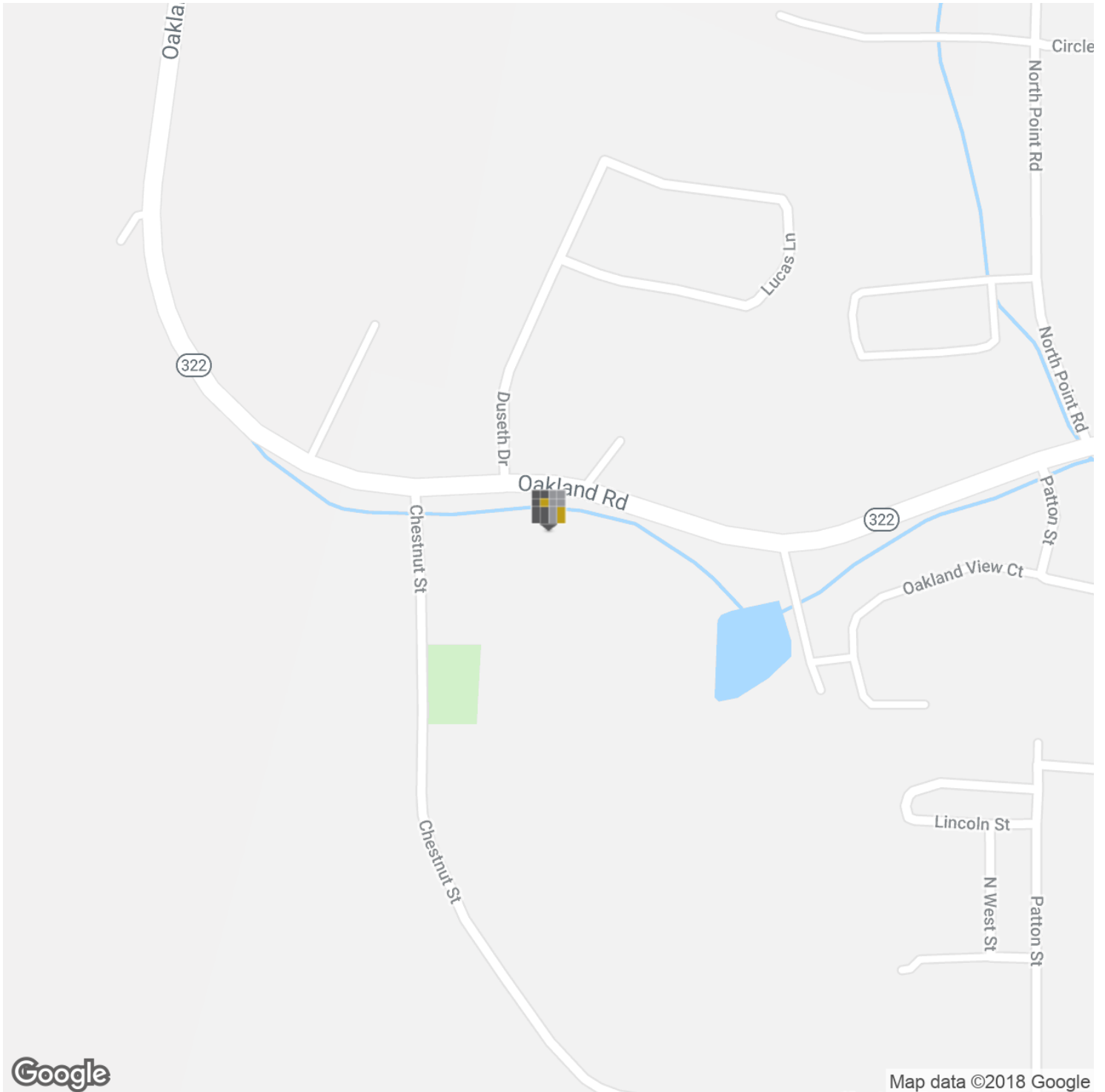
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LOCATION MAPS



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Sweetwater
 Sweetwater, Tennessee
 Rings: 3, 5, 10 mile radii

Prepared by Steve Goldman, CCIM
 Latitude: 35.60885
 Longitude: -84.48399

	3 miles	5 miles	10 miles
Population			
2000 Population	6,842	10,943	31,029
2010 Population	7,306	12,122	35,804
2018 Population	7,572	12,533	36,928
2023 Population	7,783	12,849	37,774
2000-2010 Annual Rate	0.66%	1.03%	1.44%
2010-2018 Annual Rate	0.43%	0.40%	0.38%
2018-2023 Annual Rate	0.55%	0.50%	0.45%
2018 Male Population	48.3%	48.5%	49.2%
2018 Female Population	51.7%	51.5%	50.8%
2018 Median Age	43.2	43.1	42.6

In the identified area, the current year population is 36,928. In 2010, the Census count in the area was 35,804. The rate of change since 2010 was 0.38% annually. The five-year projection for the population in the area is 37,774 representing a change of 0.45% annually from 2018 to 2023. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	86.2%	88.5%	90.7%
2018 Black Alone	6.6%	4.8%	3.0%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	1.2%	1.0%	0.7%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	3.4%	3.4%	3.1%
2018 Two or More Races	2.2%	1.9%	1.9%
2018 Hispanic Origin (Any Race)	5.8%	5.7%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 26.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,788	4,360	12,132
2010 Households	2,983	4,832	13,950
2018 Total Households	3,089	4,993	14,366
2023 Total Households	3,174	5,116	14,688
2000-2010 Annual Rate	0.68%	1.03%	1.41%
2010-2018 Annual Rate	0.42%	0.40%	0.36%
2018-2023 Annual Rate	0.54%	0.49%	0.44%
2018 Average Household Size	2.41	2.48	2.54

The household count in this area has changed from 13,950 in 2010 to 14,366 in the current year, a change of 0.36% annually. The five-year projection of households is 14,688, a change of 0.44% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2010. The number of families in the current year is 10,092 in the specified area.

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 Rings: 3, 5, 10 mile radii

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	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$38,414	\$39,584	\$41,602
2023 Median Household Income	\$40,943	\$42,295	\$45,646
2018-2023 Annual Rate	1.28%	1.33%	1.87%
Average Household Income			
2018 Average Household Income	\$51,668	\$53,652	\$56,539
2023 Average Household Income	\$57,113	\$59,567	\$63,986
2018-2023 Annual Rate	2.02%	2.11%	2.51%
Per Capita Income			
2018 Per Capita Income	\$21,054	\$21,491	\$22,221
2023 Per Capita Income	\$23,235	\$23,825	\$25,113
2018-2023 Annual Rate	1.99%	2.08%	2.48%

Current median household income is \$41,602 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$45,646 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$56,539 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$63,986 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$22,221 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$25,113 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	3,024	4,725	13,121
2000 Owner Occupied Housing Units	2,019	3,290	9,421
2000 Renter Occupied Housing Units	769	1,070	2,712
2000 Vacant Housing Units	236	365	988
2010 Total Housing Units	3,397	5,459	15,671
2010 Owner Occupied Housing Units	2,069	3,473	10,324
2010 Renter Occupied Housing Units	914	1,359	3,626
2010 Vacant Housing Units	414	627	1,721
2018 Total Housing Units	3,540	5,660	16,224
2018 Owner Occupied Housing Units	2,175	3,618	10,614
2018 Renter Occupied Housing Units	914	1,375	3,752
2018 Vacant Housing Units	451	667	1,858
2023 Total Housing Units	3,674	5,852	16,734
2023 Owner Occupied Housing Units	2,263	3,749	10,947
2023 Renter Occupied Housing Units	911	1,367	3,742
2023 Vacant Housing Units	500	736	2,046

Currently, 65.4% of the 16,224 housing units in the area are owner occupied; 23.1%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 15,671 housing units in the area - 65.9% owner occupied, 23.1% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 1.55%. Median home value in the area is \$139,885, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.44% annually to \$165,645.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.