



FOR SALE

11.5 ACRES WATTS BAR LAKEFRONT RESIDENTIAL DEVELOPMENT LAND

30204 HWY 72 N, LOUDON, TN 37774

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$739,000

Price / Acre: \$64,261

Lot Size: 11.5 Acres

Zoning: R-A

PROPERTY OVERVIEW

Opportunity for single or multi-lot Watts Bar Lakefront Residential Development 11.5 Acre level tract, partially developed with with dock and subdivision-type road. All utilities appear to be on or near subject. Unincorporated Loudon County near Interstate, Tennessee National (golf), the Honda plant & more.

Easy to get to—Fronts on Hwy 72, just 2 miles from I-75, Loudon exit 72. The property is 15 minutes from Lenoir City and one of the top hospitals in Tennessee. 20 minutes to Knoxville's premier shopping at Turkey Creek with 100 stores and 40 restaurants and the Turkey Creek Medical Center. 35 minutes to the McGhee Tyson airport, University of Tennessee and downtown Knoxville.

Great potential to be developed as a small estate, or family compound. It could also be developed into multiple lots. There is 863' of Watts bar frontage, and 858' of Highway 72 frontage.

LOCATION OVERVIEW

Located on Watts Bar Lake just off Hwy 72



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ADDITIONAL PHOTOS



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 ZONING MAP



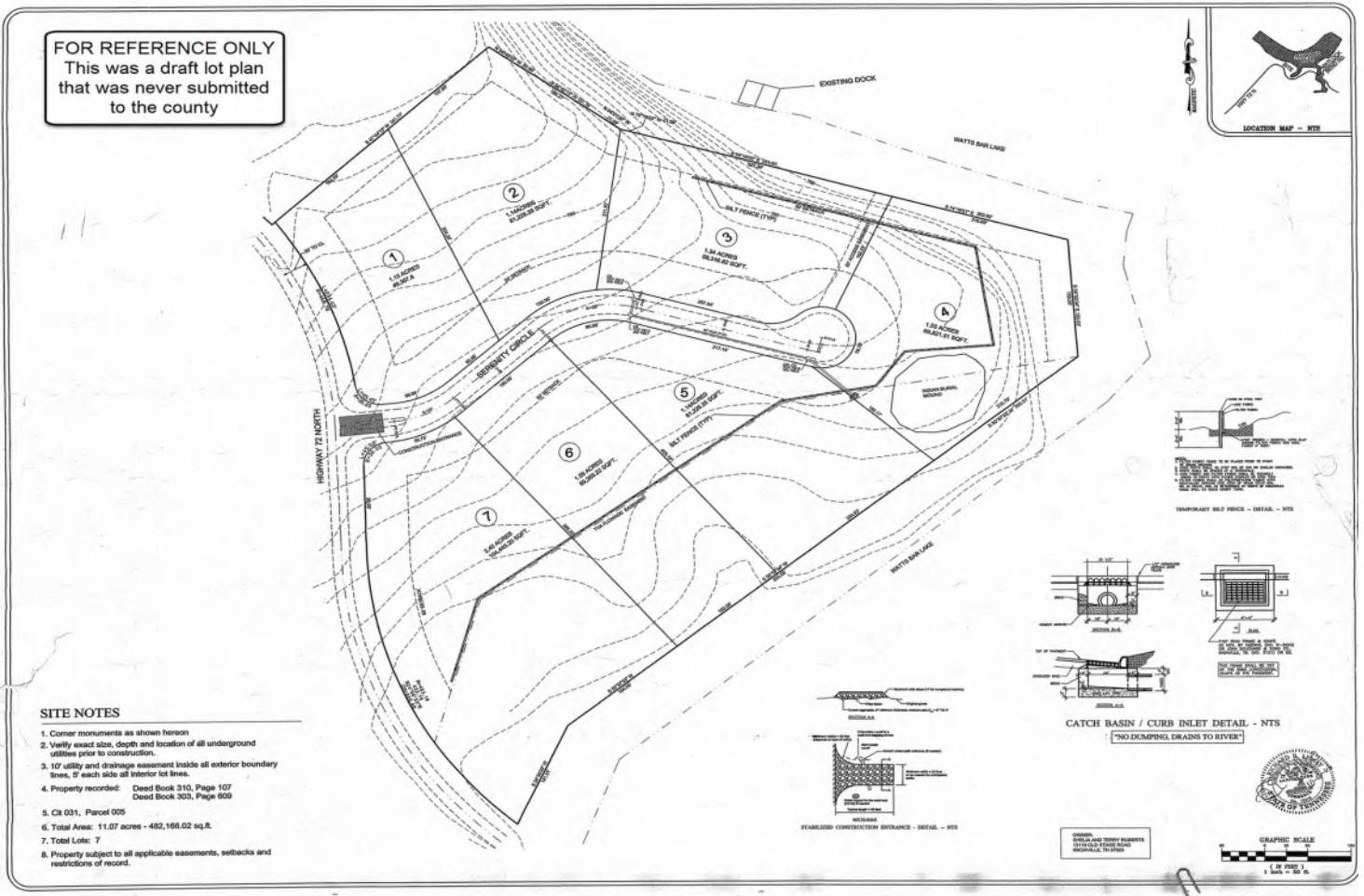
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 SURVEY



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LOCATION MAPS



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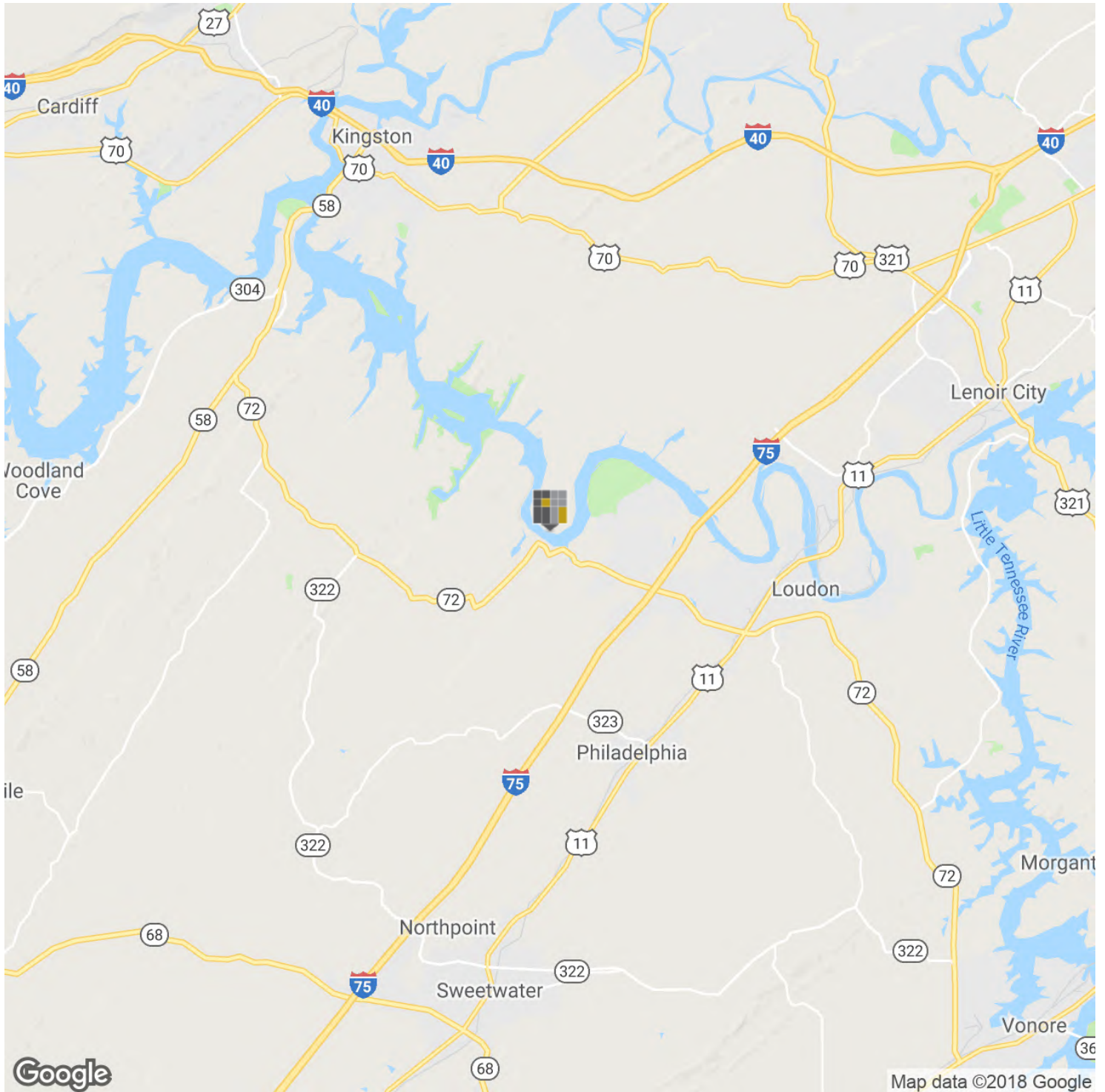
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Executive Summary

30204 Highway 72 N, Loudon, Tennessee, 37774
 Rings: 3, 5, 10 mile radii

Prepared by Steve Goldman, CCIM
 Latitude: 35.74397
 Longitude: -84.43710

	3 miles	5 miles	10 miles
Population			
2000 Population	1,352	5,555	41,080
2010 Population	1,693	6,755	47,716
2018 Population	1,793	7,127	49,627
2023 Population	1,850	7,363	50,935
2000-2010 Annual Rate	2.27%	1.98%	1.51%
2010-2018 Annual Rate	0.70%	0.65%	0.48%
2018-2023 Annual Rate	0.63%	0.65%	0.52%
2018 Male Population	49.9%	49.7%	49.4%
2018 Female Population	50.1%	50.3%	50.6%
2018 Median Age	45.4	44.1	44.2

In the identified area, the current year population is 49,627. In 2010, the Census count in the area was 47,716. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 50,935 representing a change of 0.52% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 45.4, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	90.7%	88.5%	90.1%
2018 Black Alone	1.2%	1.7%	2.3%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	0.8%	1.0%	0.8%
2018 Pacific Islander Alone	0.1%	0.2%	0.1%
2018 Other Race	5.1%	6.6%	4.8%
2018 Two or More Races	1.5%	1.6%	1.6%
2018 Hispanic Origin (Any Race)	8.6%	10.7%	8.9%

Persons of Hispanic origin represent 8.9% 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 32.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	522	2,134	16,283
2010 Households	669	2,619	18,888
2018 Total Households	703	2,740	19,470
2023 Total Households	723	2,818	19,902
2000-2010 Annual Rate	2.51%	2.07%	1.50%
2010-2018 Annual Rate	0.60%	0.55%	0.37%
2018-2023 Annual Rate	0.56%	0.56%	0.44%
2018 Average Household Size	2.55	2.60	2.53

The household count in this area has changed from 18,888 in 2010 to 19,470 in the current year, a change of 0.37% annually. The five-year projection of households is 19,902, a change of 0.44% annually from the current year total. Average household size is currently 2.53, compared to 2.50 in the year 2010. The number of families in the current year is 13,628 in the specified area.

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.

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	3 miles	5 miles	10 miles
Median Household Income			
2018 Median Household Income	\$45,611	\$46,960	\$47,123
2023 Median Household Income	\$52,498	\$53,975	\$53,101
2018-2023 Annual Rate	2.85%	2.82%	2.42%
Average Household Income			
2018 Average Household Income	\$64,351	\$64,037	\$62,457
2023 Average Household Income	\$77,210	\$76,410	\$72,665
2018-2023 Annual Rate	3.71%	3.60%	3.07%
Per Capita Income			
2018 Per Capita Income	\$24,897	\$24,671	\$24,852
2023 Per Capita Income	\$29,769	\$29,303	\$28,763
2018-2023 Annual Rate	3.64%	3.50%	2.97%

Households by Income

Current median household income is \$47,123 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,101 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,457 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$72,665 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,852 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,763 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	602	2,330	17,654
2000 Owner Occupied Housing Units	424	1,692	12,642
2000 Renter Occupied Housing Units	98	442	3,641
2000 Vacant Housing Units	80	196	1,371
2010 Total Housing Units	802	2,980	21,062
2010 Owner Occupied Housing Units	537	2,033	14,155
2010 Renter Occupied Housing Units	132	586	4,733
2010 Vacant Housing Units	133	361	2,174
2018 Total Housing Units	836	3,122	21,899
2018 Owner Occupied Housing Units	550	2,071	14,343
2018 Renter Occupied Housing Units	153	669	5,127
2018 Vacant Housing Units	133	382	2,429
2023 Total Housing Units	866	3,242	22,639
2023 Owner Occupied Housing Units	565	2,137	14,764
2023 Renter Occupied Housing Units	158	681	5,138
2023 Vacant Housing Units	143	424	2,737

Currently, 65.5% of the 21,899 housing units in the area are owner occupied; 23.4%, renter occupied; and 11.1% 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 21,062 housing units in the area - 67.2% owner occupied, 22.5% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 1.75%. Median home value in the area is \$175,213, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 4.90% annually to \$222,594.

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.