

For Sale 7.23 Acres
Commercial Property Right off Exit 23 on I-81
Bulls Gap, Tennessee 37818



Property Information

4 Separate Lots
Right off Interstate 81
Great Visibility
High Traffic count
Fronts 11-W
Can be Divided
Zoned Commercial
\$1,179,000



For More Information Contact:

Kelly Graham, CCIM
Graham & Associates, REALTORS
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Bristol, TN 37620

Website:
www.KellyGraham.com

Email:



Lot #2
0.90 Acres
\$229,900

Lot #4
2.84 Acres
\$399,900

Lot #3
2.14 Acres
\$349,900

Lot #5
1.35 Acres
\$399,900



Traffic Count = 30,347



Andrew Johnson Hwy.

Greenville, TN 13 Miles

Traffic count = 15,872

SITE



Professional Vending Services



East Tennessee Forest Products

Scepter Greenville



Morristown, TN 17 Miles



Walmart Distribution Center

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Google earth



Executive Summary

13425 W Andrew Johnson Hwy, Bulls Gap, Tennessee, 37711
 13425 W Andrew Johnson Hwy, Bulls Gap, Tennessee, 37711
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 36.22329
 Longitude: -83.03584

	3 miles	5 miles	10 miles
Population			
2000 Population	2,231	7,209	26,106
2010 Population	2,557	7,926	28,972
2015 Population	2,527	7,928	29,195
2020 Population	2,510	7,936	29,418
2000-2010 Annual Rate	1.37%	0.95%	1.05%
2010-2015 Annual Rate	-0.22%	0.00%	0.15%
2015-2020 Annual Rate	-0.13%	0.02%	0.15%
2015 Male Population	50.9%	50.3%	49.7%
2015 Female Population	49.1%	49.7%	50.3%
2015 Median Age	41.6	42.7	43.2

In the identified area, the current year population is 29,195. In 2010, the Census count in the area was 28,972. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 29,418 representing a change of 0.15% annually from 2015 to 2020. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 41.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	97.6%	97.5%	96.3%
2015 Black Alone	0.6%	0.5%	1.3%
2015 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2015 Asian Alone	0.0%	0.2%	0.2%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.6%	0.4%	0.6%
2015 Two or More Races	1.0%	1.2%	1.3%
2015 Hispanic Origin (Any Race)	1.7%	1.3%	1.5%

Persons of Hispanic origin represent 1.5% of the population in the identified area compared to 17.6% 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 9.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	869	2,837	10,412
2010 Households	987	3,105	11,555
2015 Total Households	978	3,114	11,659
2020 Total Households	973	3,126	11,759
2000-2010 Annual Rate	1.28%	0.91%	1.05%
2010-2015 Annual Rate	-0.17%	0.06%	0.17%
2015-2020 Annual Rate	-0.10%	0.08%	0.17%
2015 Average Household Size	2.58	2.54	2.50

The household count in this area has changed from 11,555 in 2010 to 11,659 in the current year, a change of 0.17% annually. The five-year projection of households is 11,759, a change of 0.17% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 8,421 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2015 Median Household Income	\$32,205	\$33,512	\$36,109
2020 Median Household Income	\$38,177	\$38,872	\$41,141
2015-2020 Annual Rate	3.46%	3.01%	2.64%
Average Household Income			
2015 Average Household Income	\$41,724	\$42,972	\$46,253
2020 Average Household Income	\$48,632	\$49,611	\$52,911
2015-2020 Annual Rate	3.11%	2.91%	2.73%
Per Capita Income			
2015 Per Capita Income	\$16,116	\$17,053	\$18,528
2020 Per Capita Income	\$18,817	\$19,741	\$21,212
2015-2020 Annual Rate	3.15%	2.97%	2.74%

Current median household income is \$36,109 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$41,141 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$46,253 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$52,911 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$18,528 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$21,212 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	985	3,108	11,376
2000 Owner Occupied Housing Units	714	2,327	8,462
2000 Renter Occupied Housing Units	155	511	1,950
2000 Vacant Housing Units	116	270	964
2010 Total Housing Units	1,190	3,590	13,183
2010 Owner Occupied Housing Units	746	2,392	8,970
2010 Renter Occupied Housing Units	241	713	2,585
2010 Vacant Housing Units	203	485	1,628
2015 Total Housing Units	1,193	3,633	13,395
2015 Owner Occupied Housing Units	706	2,298	8,677
2015 Renter Occupied Housing Units	272	816	2,982
2015 Vacant Housing Units	215	519	1,736
2020 Total Housing Units	1,194	3,662	13,548
2020 Owner Occupied Housing Units	705	2,313	8,762
2020 Renter Occupied Housing Units	268	813	2,997
2020 Vacant Housing Units	221	536	1,789

Currently, 64.8% of the 13,395 housing units in the area are owner occupied; 22.3%, renter occupied; and 13.0% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 13,183 housing units in the area - 68.0% owner occupied, 19.6% renter occupied, and 12.3% vacant. The annual rate of change in housing units since 2010 is 0.71%. Median home value in the area is \$118,210, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.96% annually to \$150,603.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.