0.98 Acres Available for Purchase

1911 W. Broadway • Maryville, TN 37801

Sale Overview

Sale Price	$469,000
Lot Size	0.98 Acres
Market	Maryville
Sub Market	Alcoa
Cross Streets	Old Niles Ferry Rd & Hood St
Traffic Count	

Property Overview

Property

0.98 acres located in Blount County--1911 W. Broadway, Maryville, Tennessee. The City of Maryville was rated by television Channel A&E as one of the "Top Ten Cities to Have It All" and is a short distance from the popular tourist destinations of Pigeon Forge and the Great Smoky Mountains. The city is home to several larger employers Denso, Clayton Homes, Blount Memorial Hospital, Ruby Tuesday and the nearby Alcoa, Inc. Maryville College founded in 1819 is the twelfth oldest institution of higher learning in the South and hosts the Smoky Mountain Highland Games every summer.

Broadway is the main street of the downtown area ensuring a steady traffic flow.

Location

.98 acres of vacant land located at 1911 W. Broadway, Maryville, TN. The property is located near a busy intersection across the street from Weigel's.

Presented by

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

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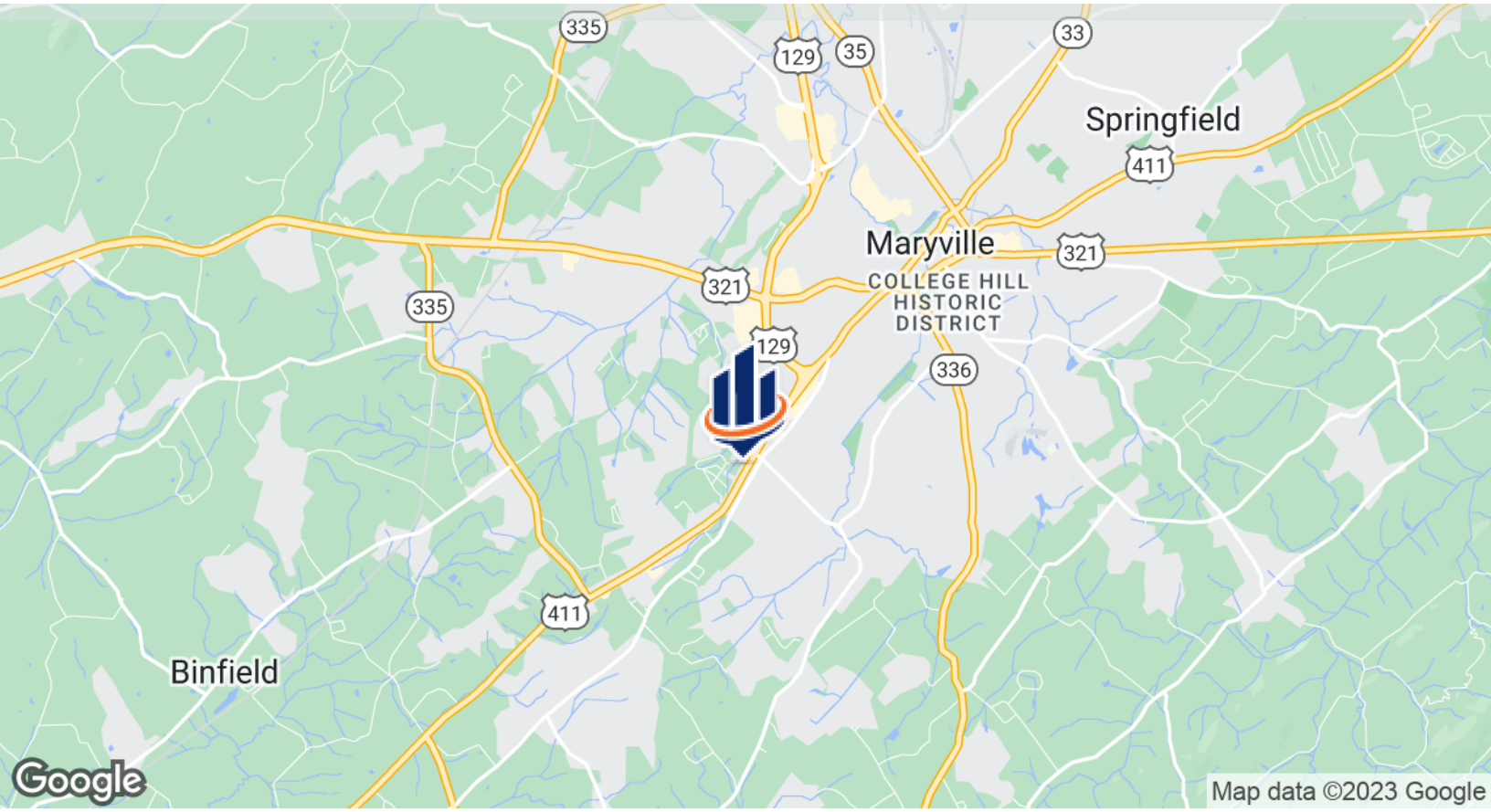
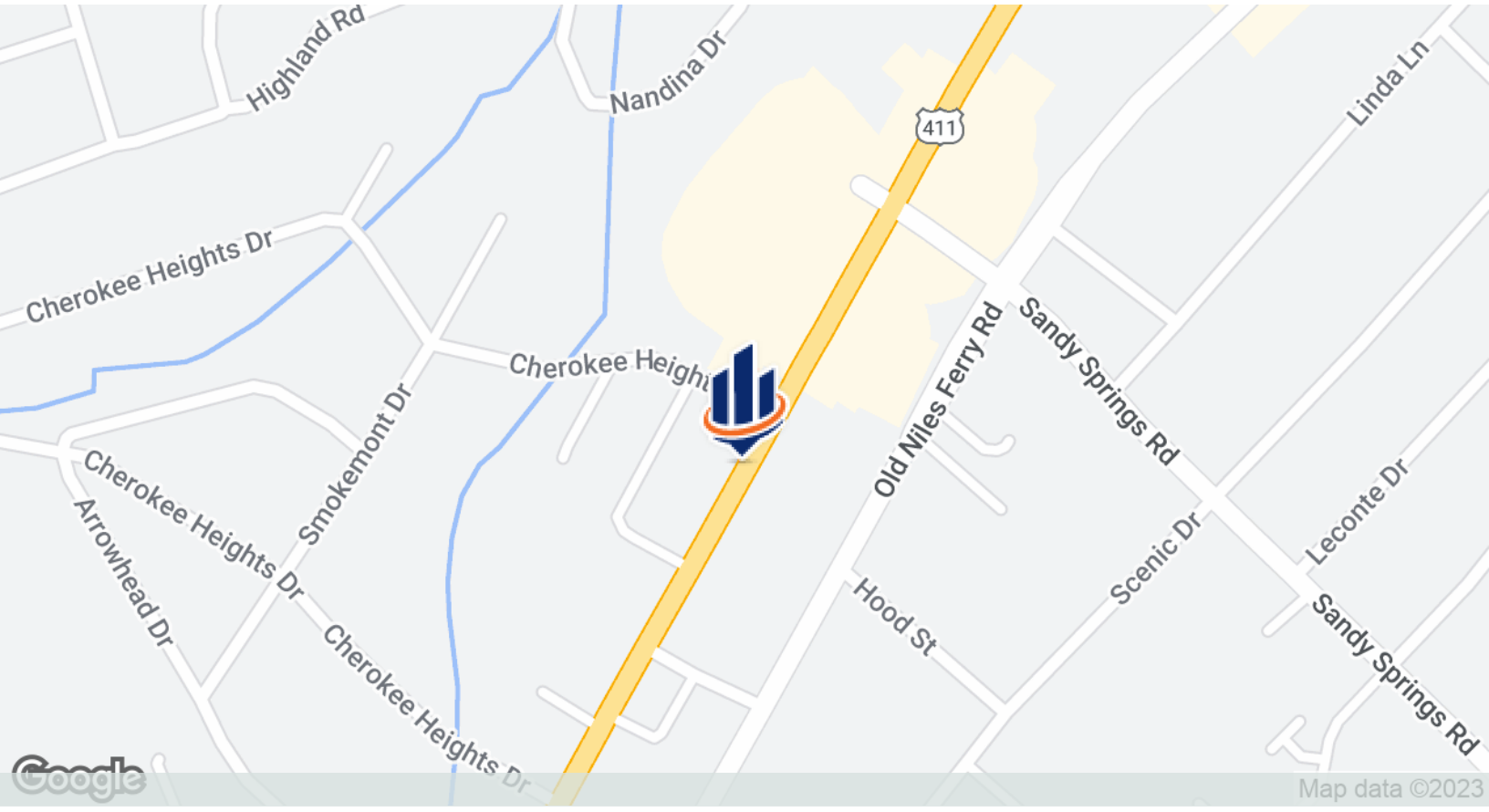
Location Maps





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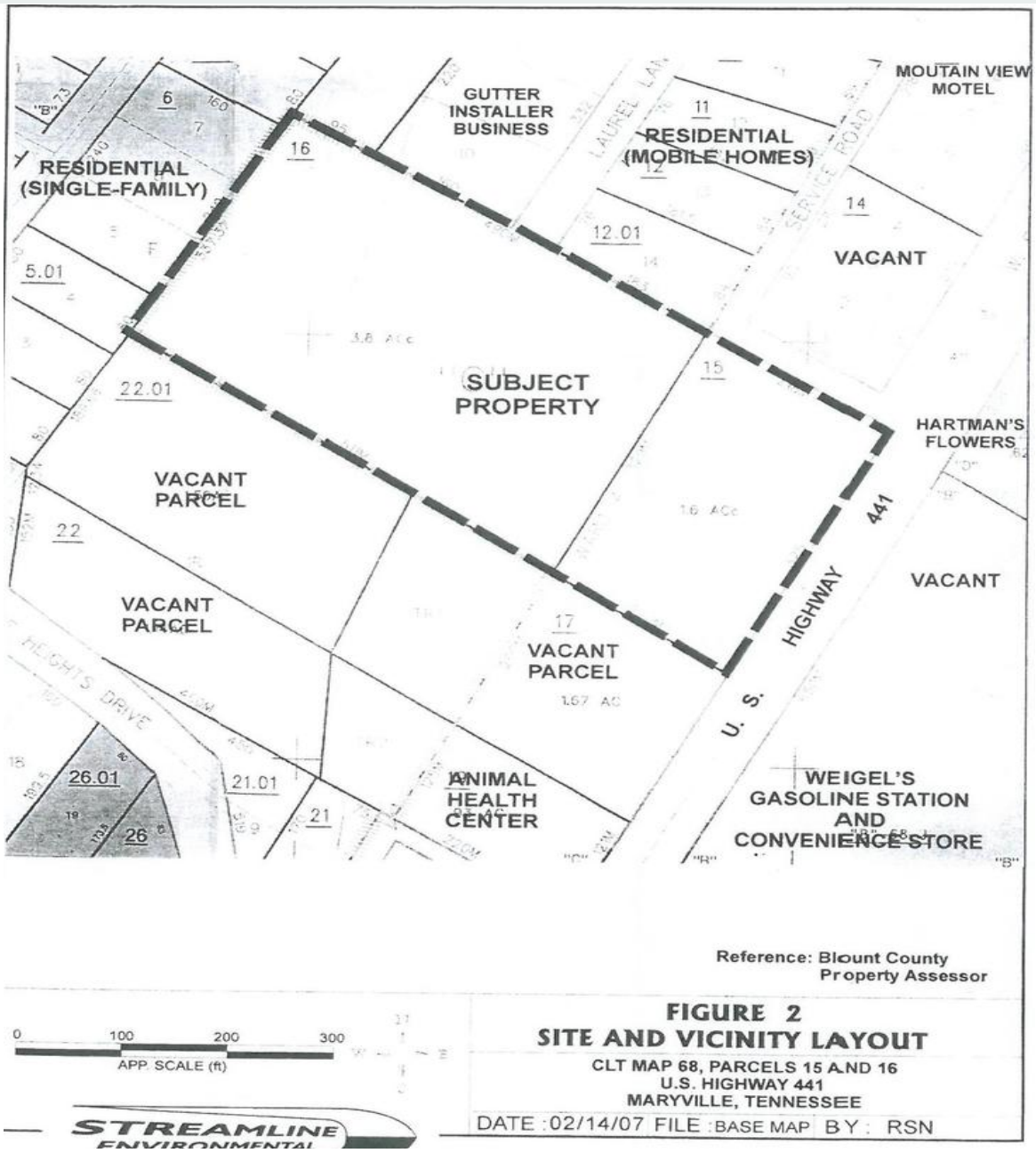

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Site Plan

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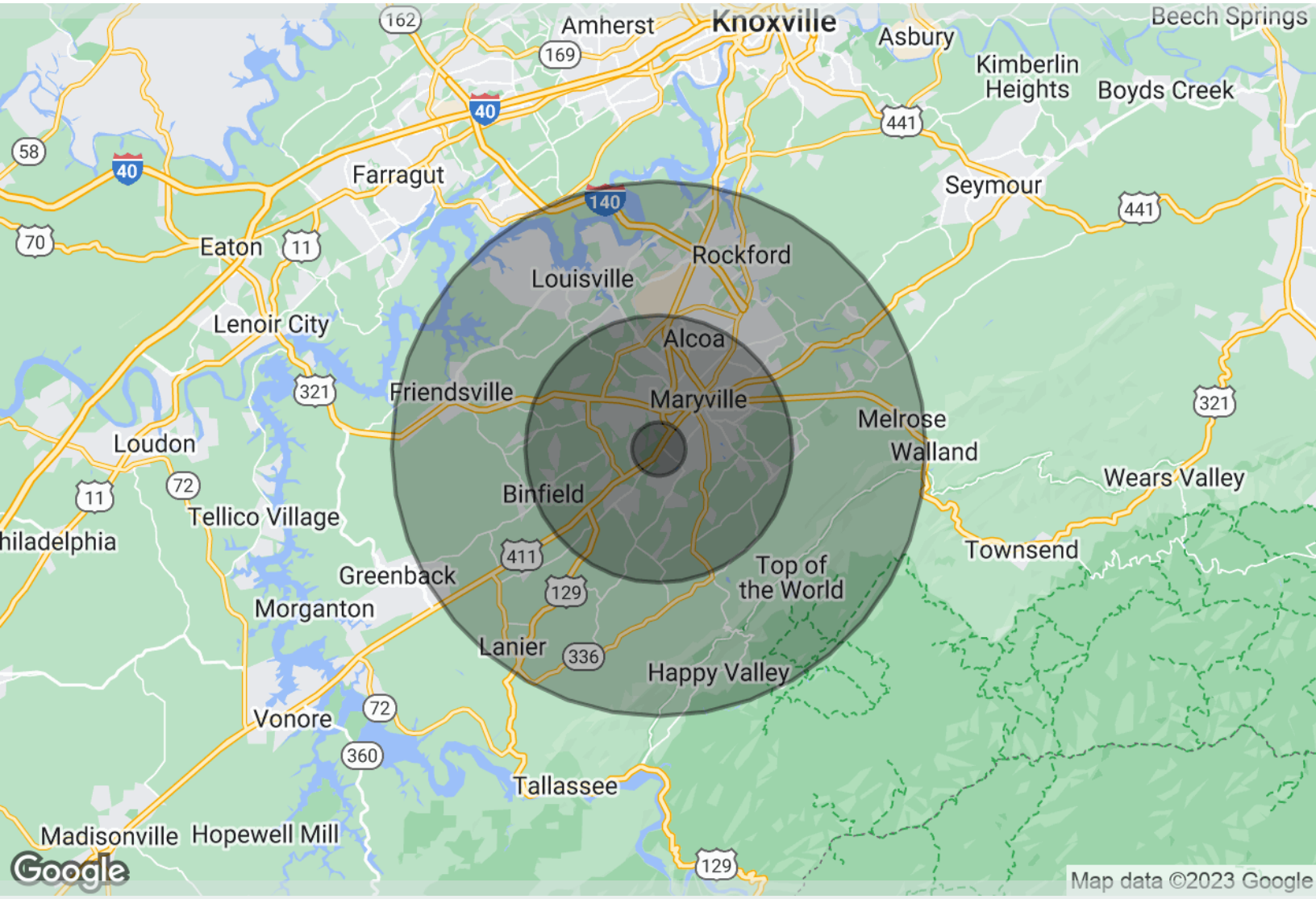

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Radius Map

	1 Mile	5 Miles	10 Miles
Total Population	3,943	60,359	120,894
Total Number of Households	1,534	24,035	48,230
Average Household Income	$72,497	$59,868	$61,184
Median Age	40.4	39.1	40.1

** Demographic information provided by BuildOut, LLC*

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Demographics Report

	1 Mile	5 Miles	10 Miles
Total Population	3,943	60,359	120,894
Total Number of Households	1,534	24,035	48,230
Total Number of Persons per Household	2.6	2.5	2.5
Average House Value		$176,176	$196,209
Average Household Income	$72,497	$59,868	$61,184
Median Age	40.4	39.1	40.1
Median Age - Male	39.1	37.5	39.0
Median Age - Female	41.1	40.7	41.3
Total Population - White	3,696	54,179	111,134
Total Percent - White	93.7%	89.8%	91.9%
Total Population - Black	120	3,153	4,196
Total Percent - Black	3.0%	5.2%	3.5%
Total Population - Asian	60	592	886
Total Percent - Asian	1.5%	1.0%	0.7%
Total Population - Hawaiian	0	0	0
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population -Indian	13	207	384
Total Percent - Indian	0.3%	0.3%	0.3%
Total Population - Other	10	1,244	2,533
Total Percent - Other	0.3%	2.1%	2.1%
Total Population - Hispanic	45	1,703	3,373
Total Percent - Hispanic	1.1%	2.8%	2.8%

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View from the property facing northeast (toward downtown Maryville)

View from the Property facing southwest

Michelle Gibbs

Senior Advisor

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Michelle Gibbs

Senior Advisor

SVN | R.M. Moore, LLC

Michelle R. Gibbs serves as an advisor for SVN/R.M. Moore, LLC, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining SVN, Michelle worked for a property management company specializing in office property in Knoxville. She received her affiliate broker license in 1992 and began specializing in office leasing and property management. She managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

Michelle obtained her broker's license in 2004 and joined R.M. Moore in 2006.

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Memberships & Affiliations

Farragut and West Knoxville Rotary
The Young Entrepreneurs Organization
Leadership Knoxville
Boy Scouts of America
Board of the American Red Cross
Foster Care Board
Knoxville Chamber of Commerce Board
Harmony Adoptions Board Member
Past President of Concord Sertoma
Society of Industrial and Office Realtor (SIOR) 2008
Has been licensed Real Estate Broker in Kentucky and North Carolina.

Roger Moore, Jr., SIOR

Managing Director

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Knoxville, TN 37934

Roger Moore, Jr., SIOR

Managing Director

SVN | R.M. Moore, LLC

Roger M. Moore, Jr., serves as the managing director for SVN/R.M. Moore, LLC. Moore entered the real estate industry in 1980 as a licensed real estate agent selling real estate for his father, who, at the time, had the largest real estate company in Tennessee. Following in the footsteps of his father and prior to affiliating with SVN, R.M. Moore was named on the INC 5000 list of the fastest growing companies in 2007 and 2008. In February of 2007, he was also named the Top 101 in Commercial Real Estate by Business TN Magazine.

In his more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience with the sale and lease of countless commercial properties. In 1995, Moore decided to continue the family tradition and opened R.M. Moore Real Estate Company, a full-service firm focusing on commercial real estate. Moore continues to take a very active role in the everyday functioning of the company. Not only does he manage the firm and its employees, but he also specializes in personally providing commercial property, tenant acquisition and property management services.

Roger and his firm consistently rank among the Top 100 Advisors affiliated with SVN.

Ranked in the Top 20 Advisors reaching Partners Circle in total in volume among the 900 Advisors affiliated with SVN International.
2008 Ranked 19th
2011 Ranked 12th
2012 Ranked 8th
2015 Ranked 17th

In addition, SVN / R.M.Moore, LLC is consistently among the Top 20 firms nationally for SVN with over 150 offices.

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