

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$550,000

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**LOT SIZE:** 1 Acres

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**APN #:**

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**ZONING:** Commercial

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**MARKET:** West Knoxville

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**CROSS STREETS:** Kingston Pike & Moss  
Grove Blvd.

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## PROPERTY DESCRIPTION

This 1 acre lot is available for \$550,000.

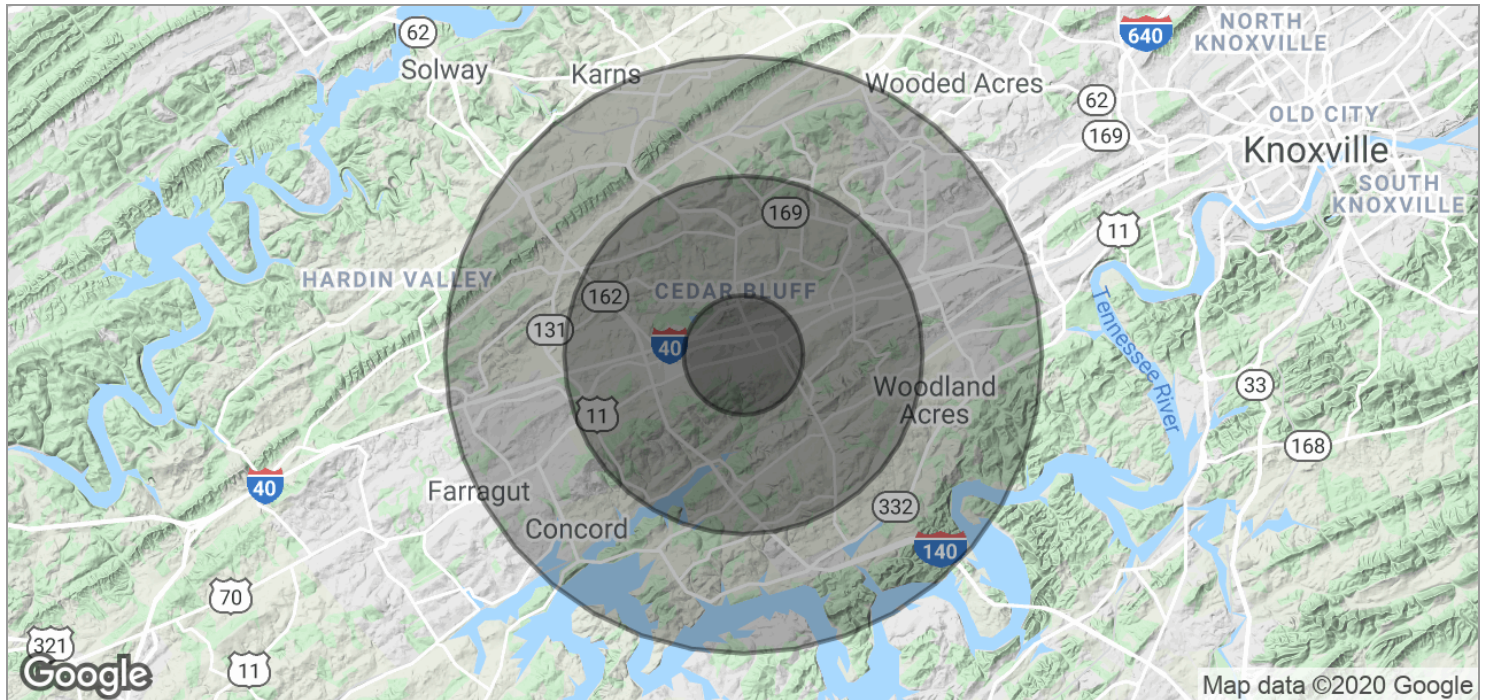
# Location Maps



[illegible]



# Demographics Map

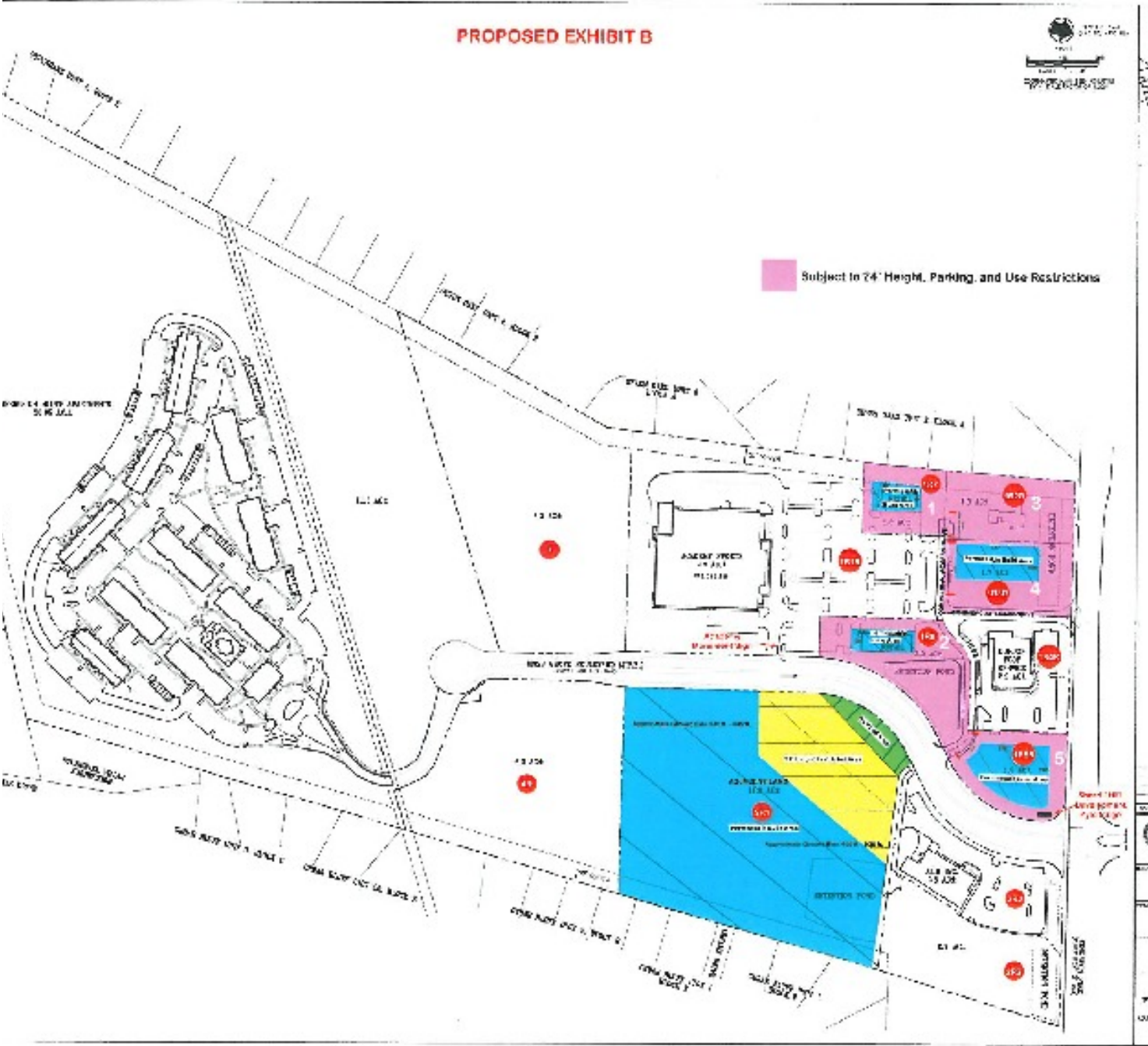


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,554	51,563	122,667
MEDIAN AGE	35.9	36.1	36.6
MEDIAN AGE (MALE)	36.7	34.9	35.6
MEDIAN AGE (FEMALE)	35.5	37.0	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,939	21,536	50,991
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$79,267	\$84,038	\$85,081
AVERAGE HOUSE VALUE	\$244,251	\$234,974	\$226,809

# Additional Photos



# Advisor Bio & Contact 1



## Catherine Hodges

Advisor

SVN | R.M. Moore, LLC

Catherine Hodges serves as an associate advisor for SVN/R.M. Moore, LLC. in Knoxville, Tennessee. After obtaining her real estate license in 2007, she began assisting in marketing and administrative tasks and then began pursuing the brokerage and leasing side of the business. Catherine specializes in office and retail leasing, bringing two centers to near full occupancy in 2012.

In her free time, she enjoys the natural beauty of East Tennessee though hiking, spending time on the lake, and is an avid runner. She is also active in fund raising charities such as SOAR Youth Ministries, Big Brothers/ Big Sisters, and the American Heart Association.

### Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. As a Knoxville native and graduate of West High School, Catherine is a member of Girls Cotillion Club and the East Tennessee Presentation Society.

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# Advisor Bio & Contact 2



## 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.

### 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.

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