



For Sale

Industrial Tract 7.37 Acres

T Elmer Cox Dr

Greeneville, Tennessee 37743



Property Features

- Industrial development tract at the end of T Elmer Cox Drive in Greeneville's Mt. Pleasant Industrial Park.
- A paved private drive enters the property along the eastern property boundary, on an easement.
- 2018 Property Taxes (city and county) \$546.42
- Zoned M-2 High Impact

Location

- Mt. Pleasant is a 175-acre industrial park located nine miles from Interstate 81. The park, built in 1991, is at full capacity and is currently home to Jost International, Packaging Services, Inc., Huf-North America, TI Automotive Group, CVN Vooner, RPC, Landair, Innovative Fabrication and Crown Tonka.
- · Inside the city limits of Greeneville

OFFERING PRICE:

\$48,000

For more information:

Sam Tate, CCIM

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7.37 Acre Industrial Tract



Property Summary

Electric Service: Greeneville Light and

Power

423-636-6200

Water: Old Knoxville Highway

Utility District

423-422-1660

Wastewater: Town of Mosheim

423-422-4051

Gas: Atmos Energy

888-286-6700

Property Overview

Subject property is the last undeveloped tract in Mt. Pleasant Industrial Park.

Location Overview

Greeneville has historically been very strong in manufacturing and continues to have a heavy industrial base in Northeast Tennessee.

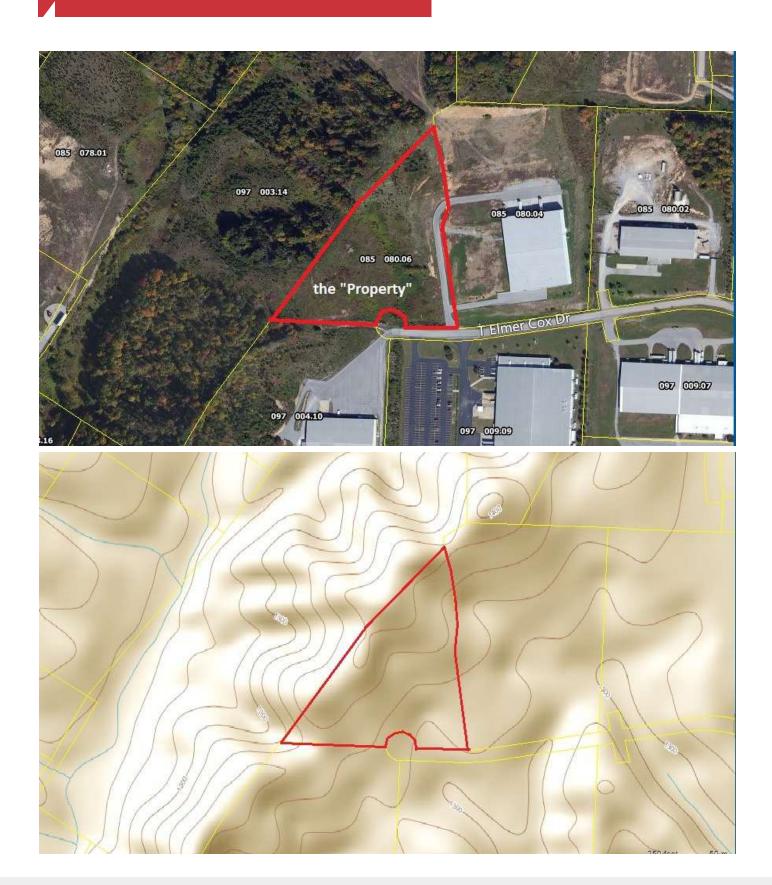


7.37 AC Industrial Development Tract

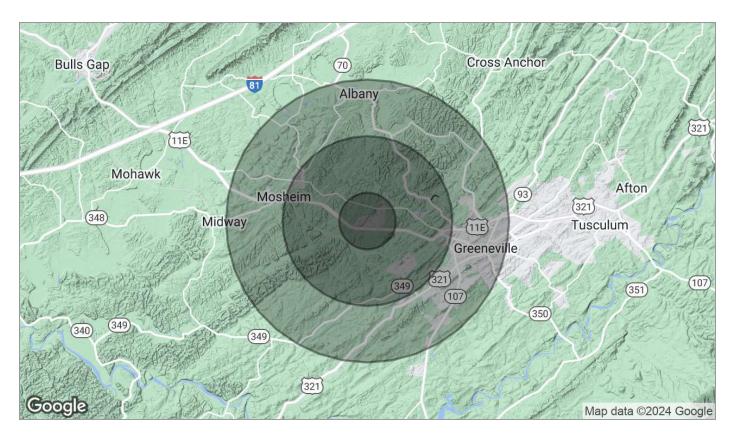




7.37 AC Industrial Development Tract



7.37 AC Industrial Development Tract



| Population | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 1,023 | 5,870 | 13,898 |
| MEDIAN AGE | 42.0 | 41.7 | 41.7 |
| MEDIAN AGE (MALE) | 37.4 | 38.1 | 38.8 |
| MEDIAN AGE (FEMALE) | 44.4 | 43.8 | 43.7 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| TOTAL HOUSEHOLDS | 417 | 2,406 | 5,760 |
| # OF PERSONS PER HH | 2.5 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$34,293 | \$38,565 | \$42,058 |
| AVERAGE HOUSE VALUE | \$112,611 | \$113,972 | \$112,906 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| % WHITE | 91.2% | 93.6% | 95.2% |
| % BLACK | 8.1% | 5.7% | 3.9% |
| % ASIAN | 0.1% | 0.2% | 0.2% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.0% | 0.1% | 0.1% |
| % OTHER | 0.2% | 0.2% | 0.4% |
| Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| % HISPANIC | 2.3% | 1.9% | 2.4% |

^{*} Demographic data derived from 2020 ACS - US Census

