



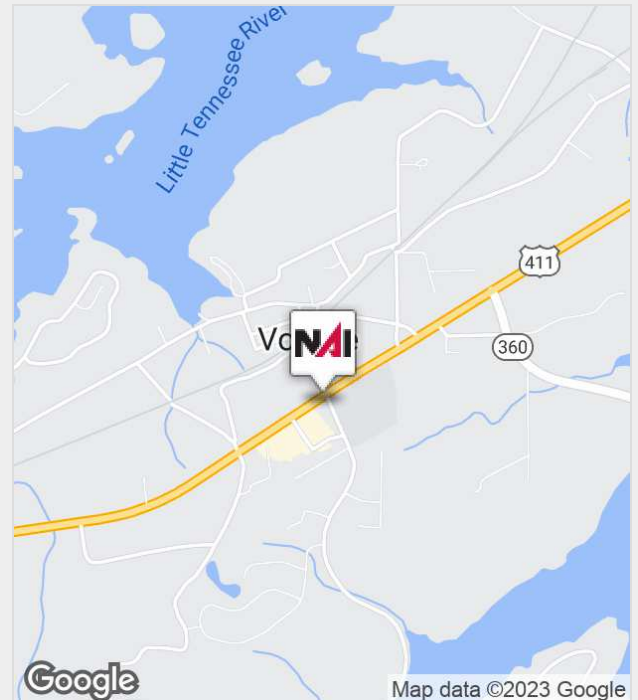
Highway 411 South & Niles Ferry Road

Vonore, Tennessee 37885

Property Features

- Zoned C-3 (Highway Commercial)
- Corner lot in the city of Vonore, TN
- Pad-ready with all utilities available
- Storm water detention area appears to be completed
- Prominent point elevated above road level with long views in both directions
- Neighboring Businesses: Simmons Bank & Derby Downs Shopping Center
- TDS Telecom (high speed internet) is available to site
- Priced to sell - \$99,000.00

Demographics	1 Mile	5 Miles	10 Miles
Total Population:	128	4,986	32,241
Total Households:	54	2,161	13,164
Avg. HH Income	\$57,636	\$62,944	\$58,772



For more information:

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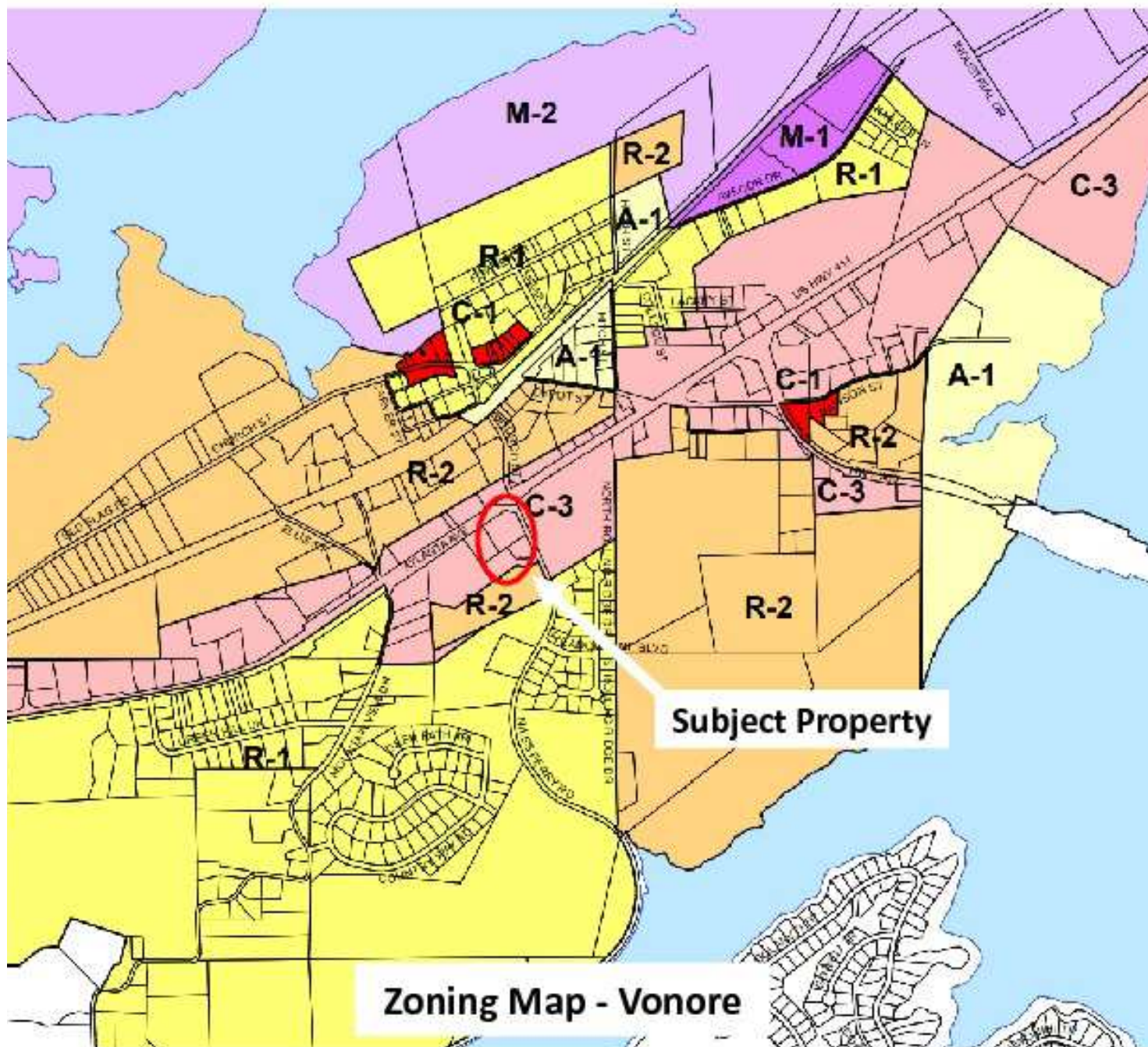
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Survey



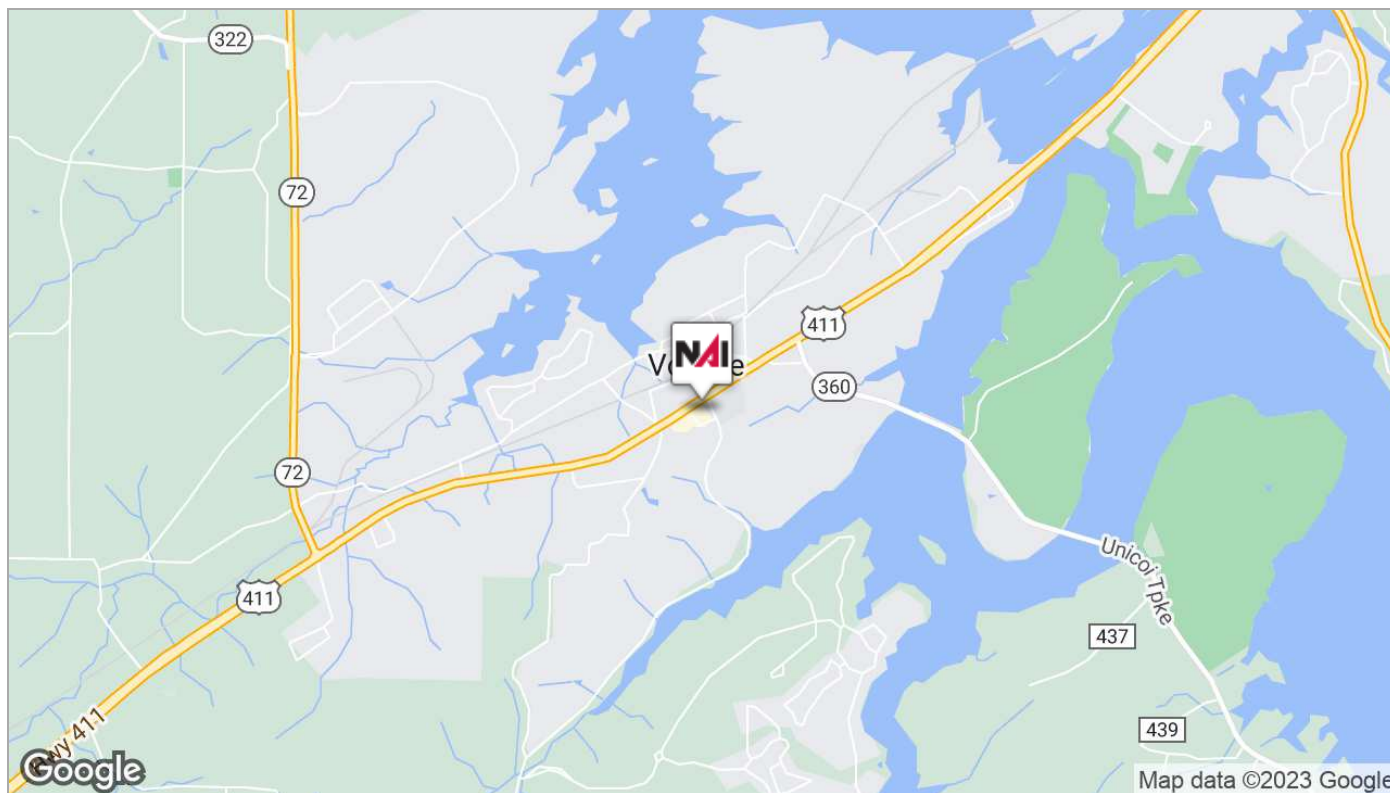
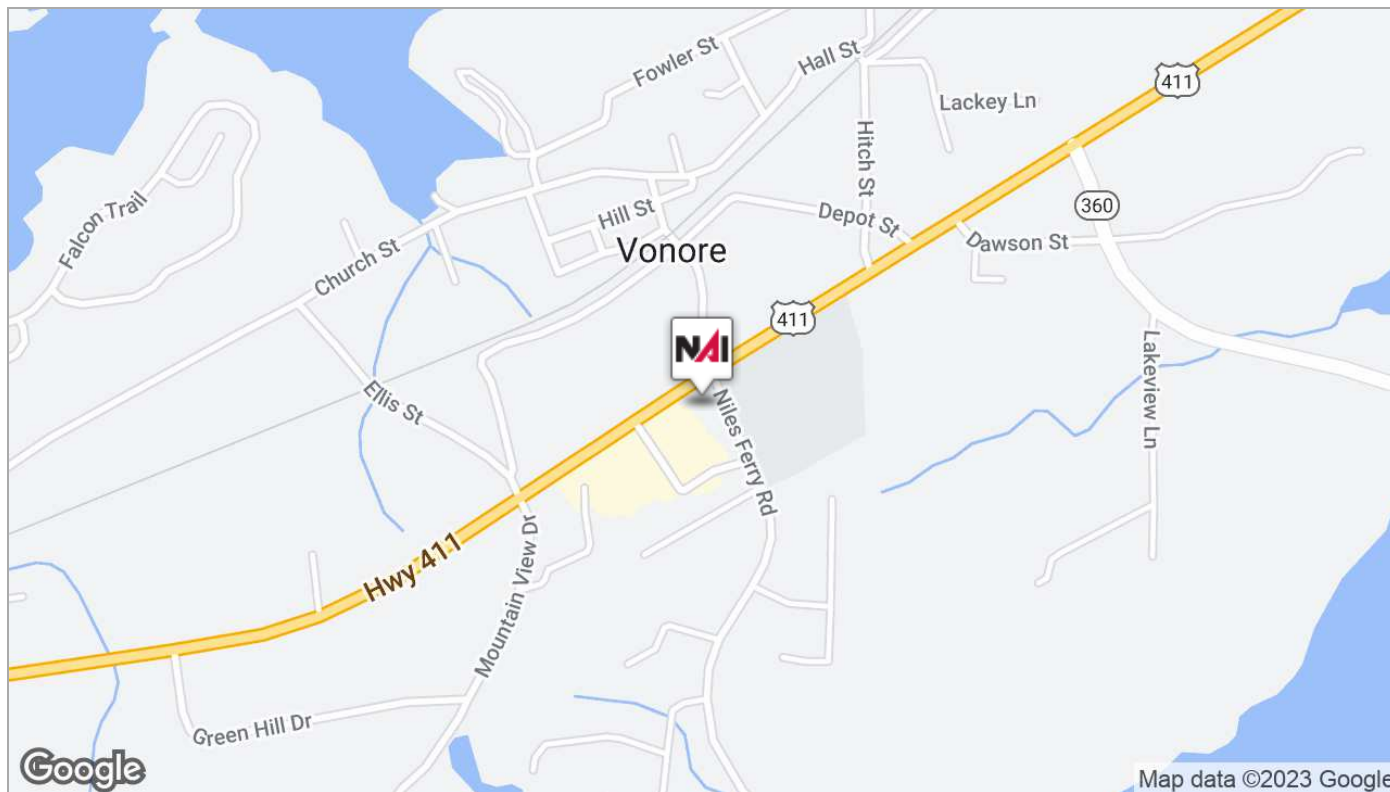
For Sale

Zoning Map



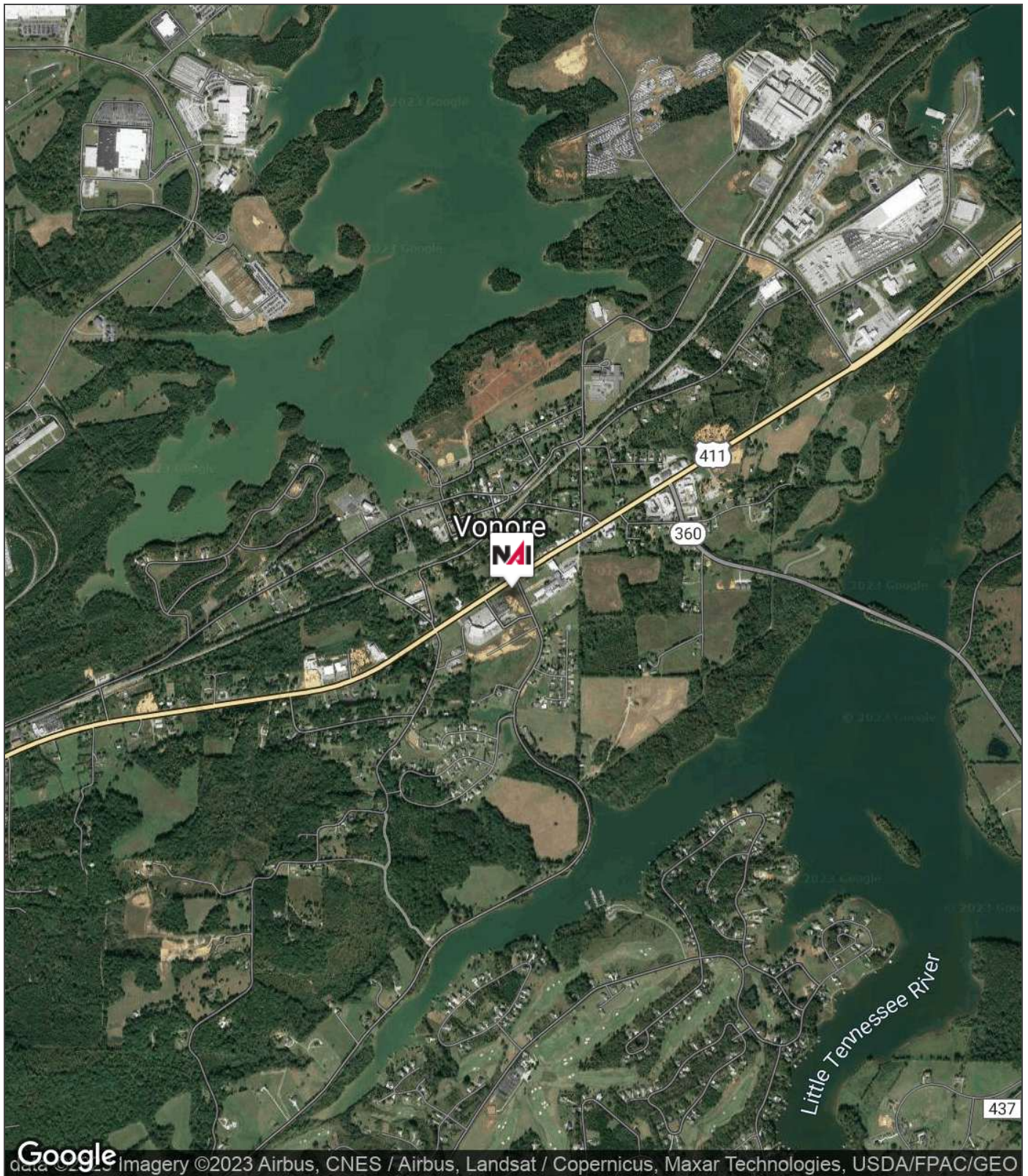
For Sale - 2.38 Acres Hwy 411S at Niles Ferry

Road Maps

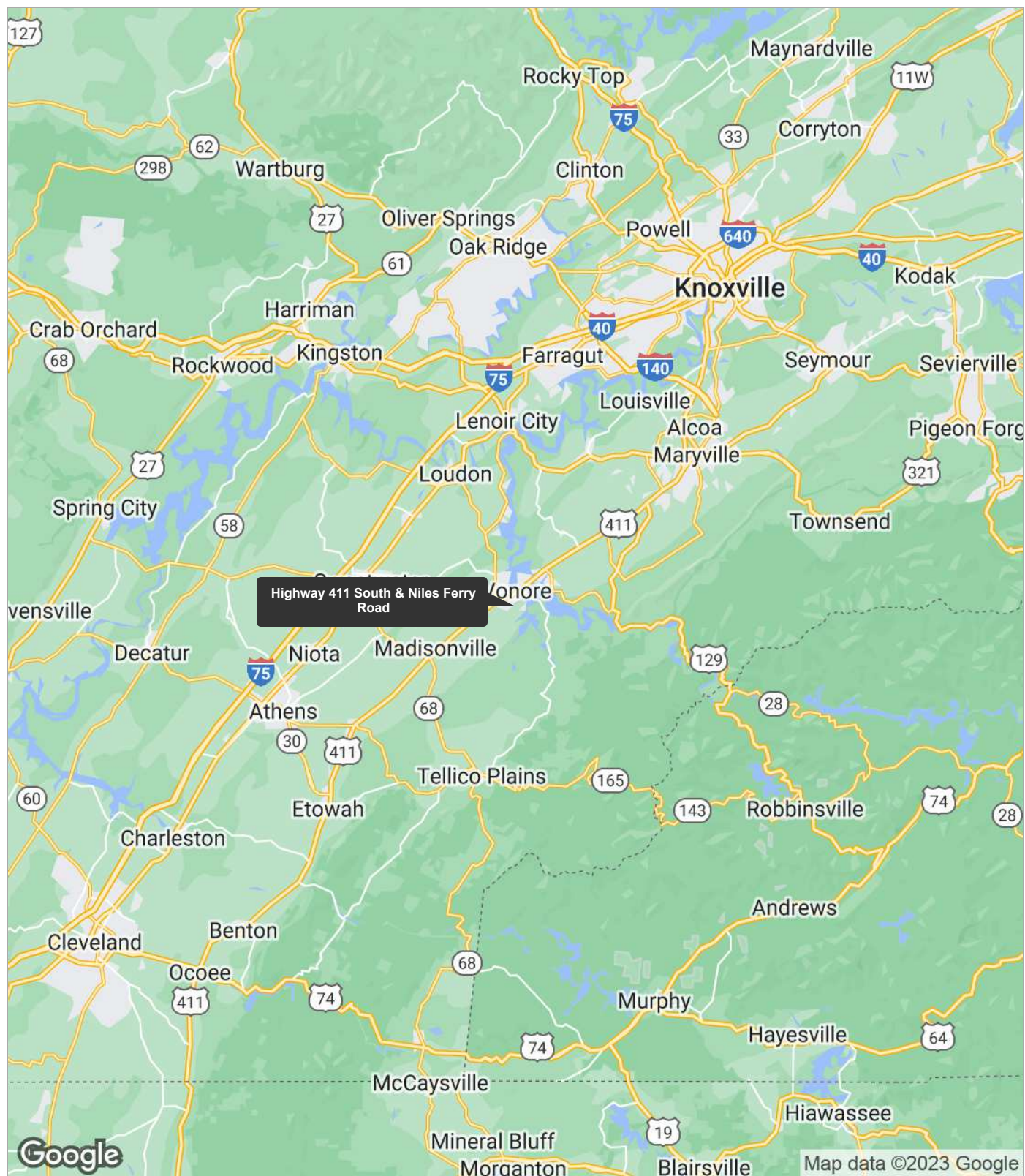


For Sale - 2.38 Acres Hwy 411S at Niles Ferry

Aerial Map Of Community



Regional Road Map



For Sale - 2.38 Acres Hwy 411S at Niles Ferry

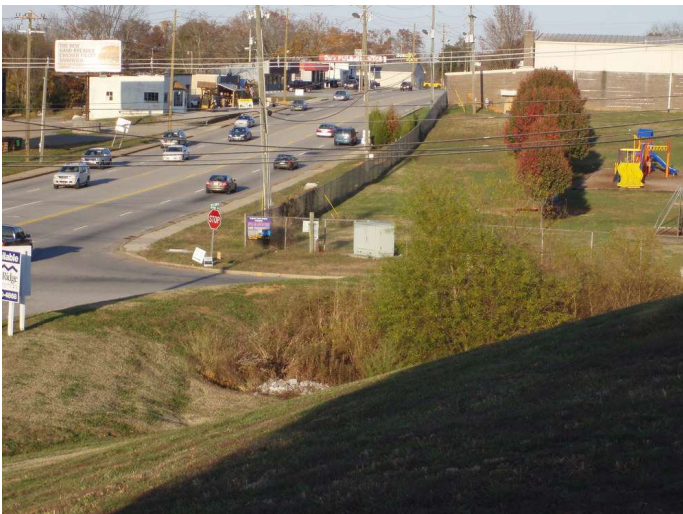
Site Photos



NE View across the site



Front to rear view subject building pad



Hwy 411 S looking NE from site



From Hwy 411 S Frontage of Subject

For Sale - 2.38 Acres Hwy 411S at Niles Ferry

Photos - Neighboring Properties



Simmons Bank adjoins Property On SW



Simmons Bank from Subject Property

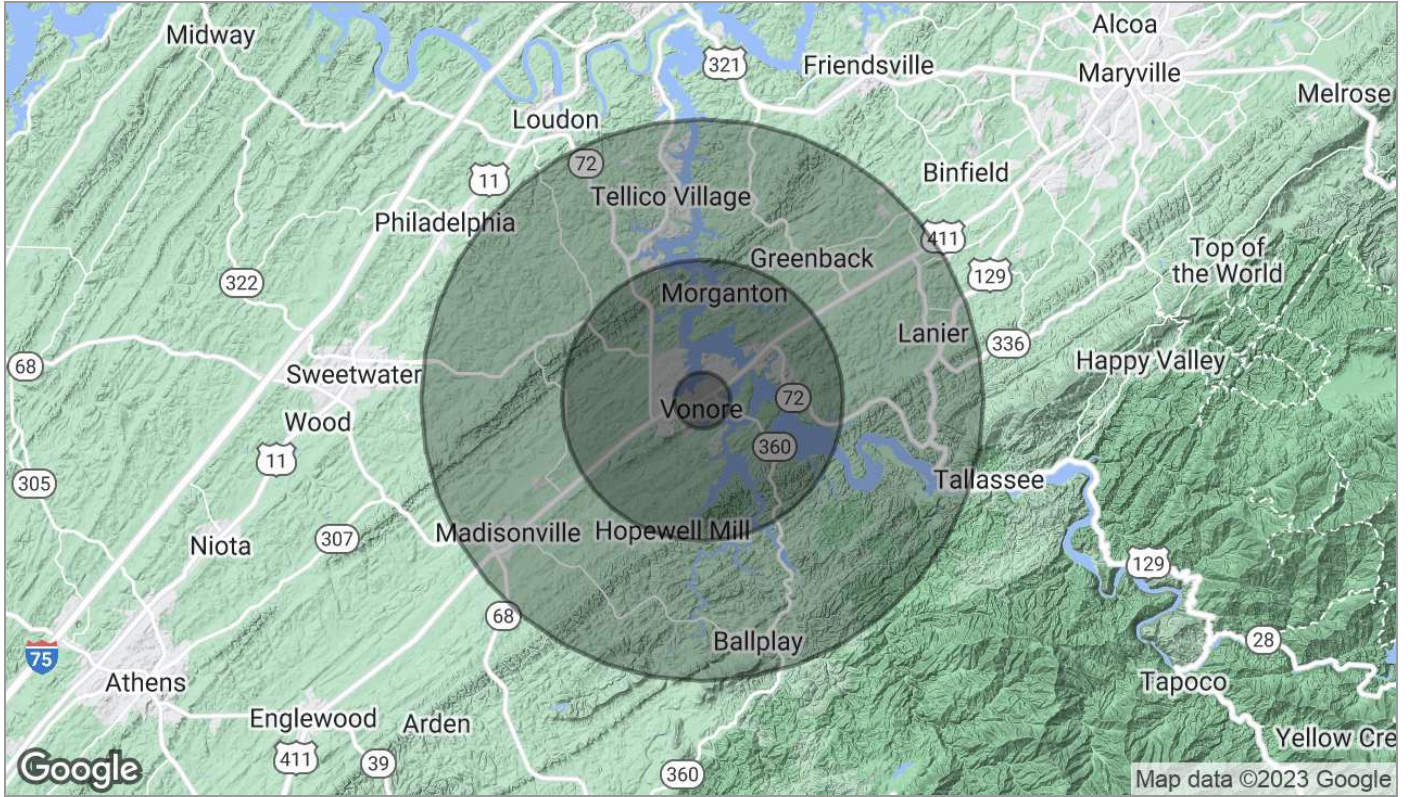


Derby Downs Shopping Center SW of Subject



Derby Downs Shopping Center

Demographics



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	128	4,986	32,241
MEDIAN AGE	45.0	48.5	45.1
MEDIAN AGE (MALE)	45.6	48.7	44.6
MEDIAN AGE (FEMALE)	44.1	48.4	46.3
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	54	2,161	13,164
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$57,636	\$62,944	\$58,772
AVERAGE HOUSE VALUE	\$215,198	\$274,687	\$260,240
Race	1 Mile	5 Miles	10 Miles
% WHITE	96.9%	97.7%	97.2%
% BLACK	0.0%	0.4%	0.7%
% ASIAN	1.6%	0.9%	0.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	0.0%	0.3%	0.8%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	5.5%	4.0%	2.7%

* Demographic data derived from 2020 ACS - US Census