



**BUCHANAN  
REALTY  
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

**Build to Suit or Ground Lease**

5.26 ACRES

**Zone:**  
PB

- Price : Negotiable
- Traffic Count: 24,000
- Located off of US Hwy - 411
- Avg. HH income \$52,210
- Signalized Intersection



"Fasted Growing  
Area in Knox Metro"



3701 Legends Way  
Maryville, TN

This new development is located in Maryville, TN. In the beautiful foothills of the Great Smokey Mountains. This development is located in one of the fastest growing metros of Knoxville, TN.

**SCAN  
ME** 



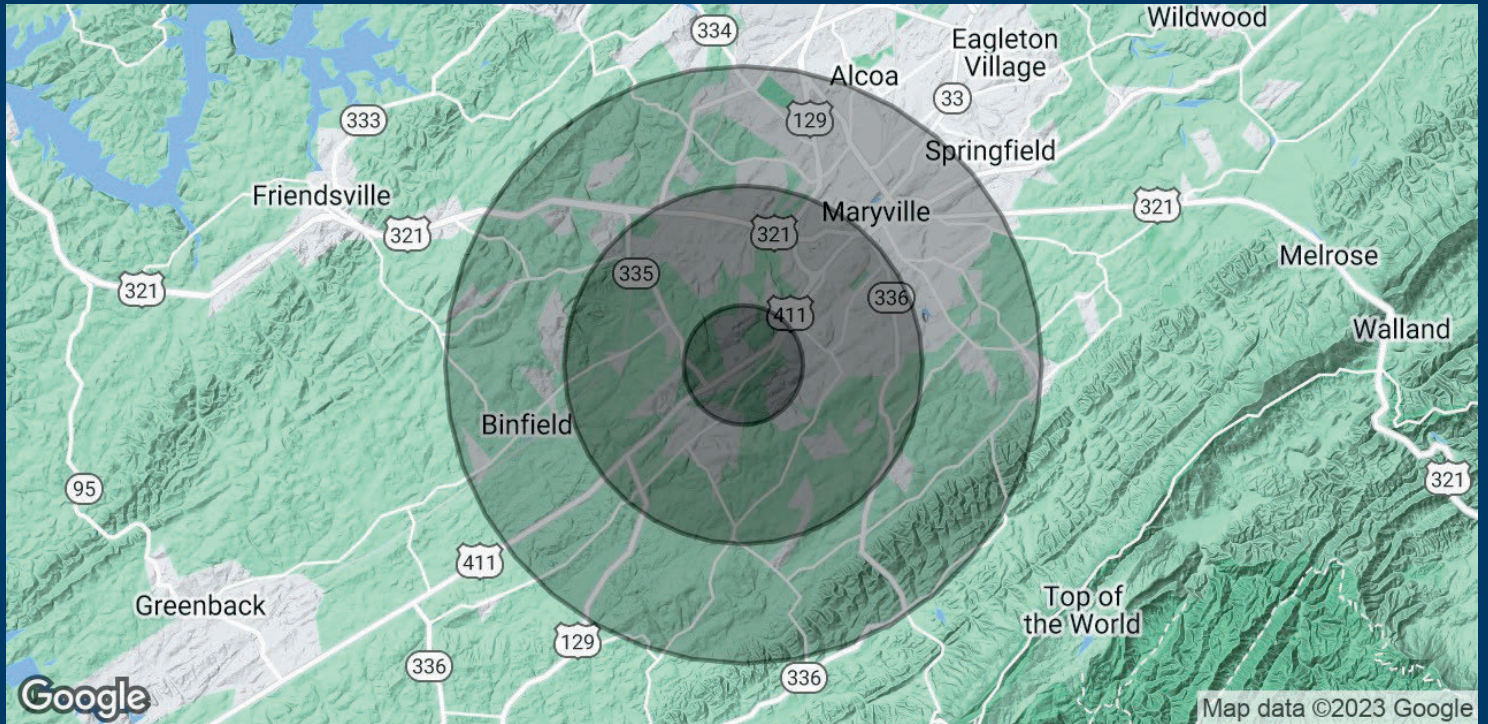
## Newest Development in Maryville, TN

3701-3709 Legends Way/ Hwy 411, Maryville, TN 37801



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,152	28,675	56,651
Average Age	38.5	43.4	42.3
Average Age (Male)	41.6	43.0	41.6
Average Age (Female)	32.6	44.4	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,714	12,540	24,140
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$69,867	\$72,959	\$71,488
Average House Value	\$236,157	\$218,537	\$218,423

\* Demographic data derived from 2020 ACS - US Census





