

CENTURY 21.
Legacy

801

LARRY BYRD RD

801 Larry Byrd Rd
Kingston, TN 38763



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CENTURY 21.

Legacy

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801
LARRY BYRD RD

PROPERTY INFORMATION

Call for Price

Property Address
*801 Larry Byrd Rd
Kingston, TN 38763*

Property Size
32,708 Sq. Ft.

Land Size
4.98 Acres

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Discover a prime industrial opportunity in the heart of Kingston, TN. This property, zoned M-1, is perfectly positioned for businesses seeking to capitalize on high visibility and easy accessibility. Located just a two-minute drive from I-40, this site offers unparalleled convenience for logistics and transportation needs.

The property's proximity to I-40 also provides exceptional visibility, with a traffic count of over 50,000 vehicles per day. This exposure can significantly enhance your business's brand recognition and reach.

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PROPERTY PHOTOS



CENTURY 21.
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PROPERTY PHOTOS

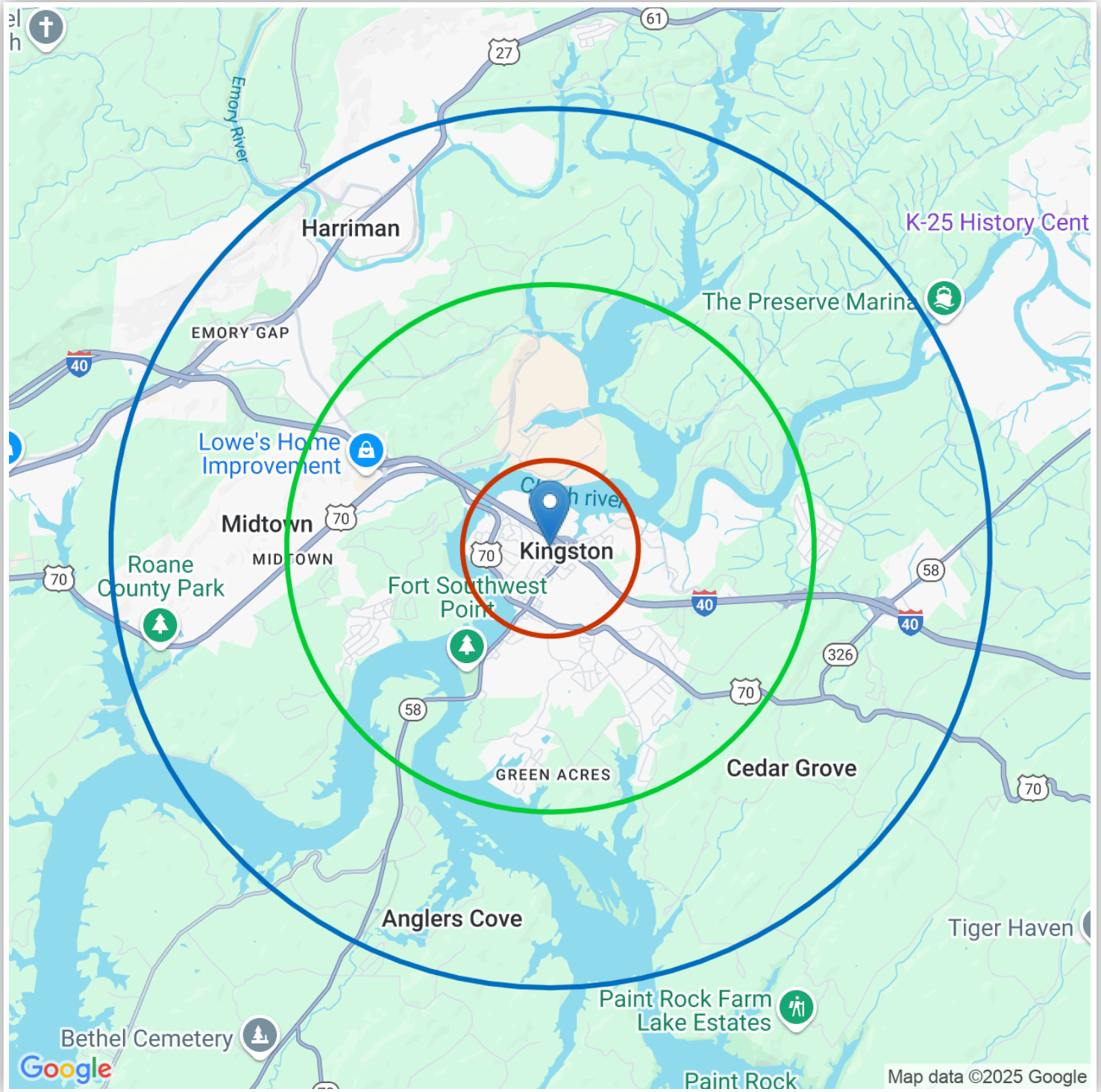


801

LARRY BYRD RD



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

2,067
Population

47.3 Median Age

2.16
Average Household Size

941
Total Households

EDUCATION

9.13%

No High School Diploma

11.36%

High School Graduate

18.19%

Some College

11.04%

Bachelor's/ Grad

BUSINESS



231

Total Businesses



2,025

Total Employees

EMPLOYMENT

449

Retail Trade Employees

64

Manufacturing Employees

199

Eating & Drinking Employees

155

Finance/Ins/Real Estate Emp

5.1%

Unemployment Rate

INCOME



\$67,893

Median Household Income



\$36,411

Per Capita Income



\$195,783

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.52%) ■

The smallest group : \$200,000+ (3.59%) ■

| Indicator | Value(%) | |
|-----------------------|----------|---|
| < \$15,000 | 9.7 | ■ |
| \$15,000 - \$24,999 | 8.12 | ■ |
| \$25,000 - \$34,999 | 6.33 | ■ |
| \$35,000 - \$49,999 | 12.55 | ■ |
| \$50,000 - \$74,999 | 16.98 | ■ |
| \$75,000 - \$99,999 | 16.03 | ■ |
| \$100,000 - \$149,999 | 21.52 | ■ |
| \$150,000 - \$199,999 | 5.17 | ■ |
| \$200,000+ | 3.59 | ■ |



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

10,833
Population

47.3 Median Age



2.31
Average Household Size

4,526
Total Households

EDUCATION



5.84%
No High School Diploma



10.87%
High School Graduate



20.36%
Some College

11.26%
Bachelor's/ Grad

BUSINESS



439
Total Businesses



4,503
Total Employees

EMPLOYMENT

84
Manufacturing Employees

1,017
Retail Trade Employees

415
Eating & Drinking Employees

229
Finance/Ins/Real Estate Emp

5.2% Unemployment Rate

INCOME



\$71,025
Median Household Income



\$38,934
Per Capita Income



\$240,248
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.61%) ■

The smallest group : \$200,000+ (5.5%) ■

| Indicator | Value(%) | |
|-----------------------|----------|---|
| < \$15,000 | 7.78 | ■ |
| \$15,000 - \$24,999 | 8.29 | ■ |
| \$25,000 - \$34,999 | 8.68 | ■ |
| \$35,000 - \$49,999 | 12.96 | ■ |
| \$50,000 - \$74,999 | 13.97 | ■ |
| \$75,000 - \$99,999 | 15.21 | ■ |
| \$100,000 - \$149,999 | 18.61 | ■ |
| \$150,000 - \$199,999 | 9 | ■ |
| \$200,000+ | 5.5 | ■ |



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

21,793
Population

46.6 Median Age

2.31
Average Household Size

9,154
Total Households

EDUCATION

5.73%

No High School Diploma

9.79%

High School Graduate

19.84%

Some College

12.38%

Bachelor's/ Grad

BUSINESS



769

Total Businesses



7,635

Total Employees

EMPLOYMENT

2,223

Retail Trade Employees

122

Manufacturing Employees

856

Eating & Drinking Employees

328

Finance/Ins/Real Estate Emp

5.1%

Unemployment Rate

INCOME



\$67,973

Median Household Income



\$38,272

Per Capita Income



\$218,782

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.51%) ■

The smallest group : \$200,000+ (6.52%) ■

| Indicator | Value(%) | |
|-----------------------|----------|---|
| < \$15,000 | 10.47 | ■ |
| \$15,000 - \$24,999 | 8.96 | ■ |
| \$25,000 - \$34,999 | 8.04 | ■ |
| \$35,000 - \$49,999 | 12.34 | ■ |
| \$50,000 - \$74,999 | 13.07 | ■ |
| \$75,000 - \$99,999 | 13.36 | ■ |
| \$100,000 - \$149,999 | 20.51 | ■ |
| \$150,000 - \$199,999 | 6.73 | ■ |
| \$200,000+ | 6.52 | ■ |



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

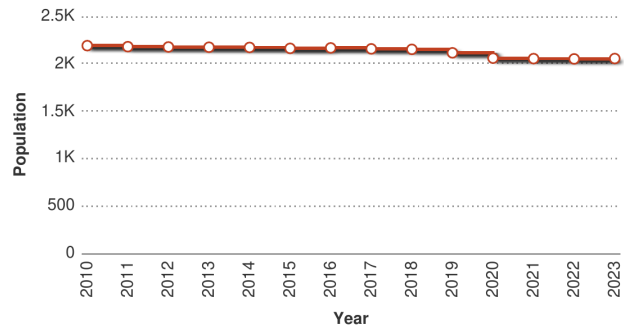
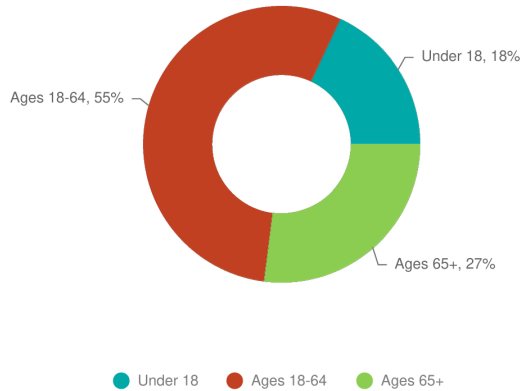
POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

| | | |
|-----------------------------------|--|---------------------------------------|
| 2,067 Population | 948 Households | 47.3 Median Age |
| 2.16 Avg Size Household | \$67,893 Median Household Income | \$196,137 Median Home Value |
| 69 Wealth Index | 140 Housing Affordability | 30.8 Diversity Index |

HISTORICAL & FORECAST POPULATION



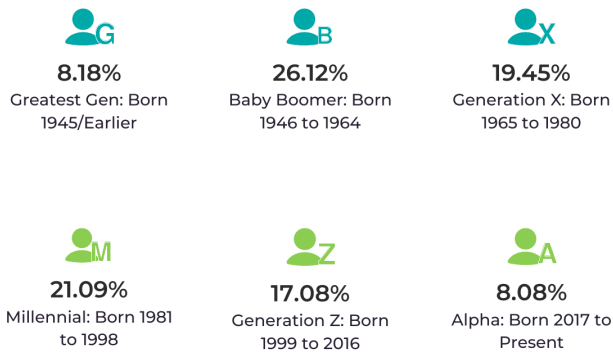
POPULATION BY AGE



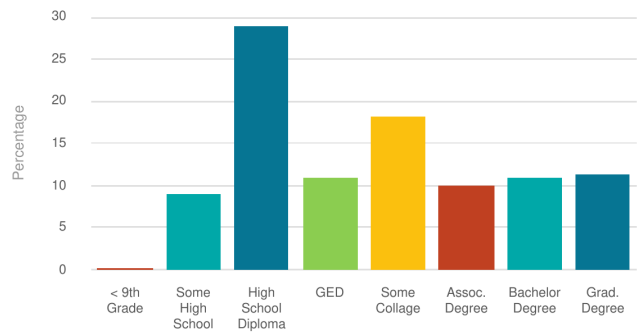
DAYTIME POPULATION



POPULATION BY GENERATION



POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

| | | |
|-----------------------------------|--|---------------------------------------|
| 10,833 Population | 4,654 Households | 47.3 Median Age |
| 2.31 Avg Size Household | \$71,025 Median Household Income | \$222,790 Median Home Value |
| 86 Wealth Index | 129 Housing Affordability | 21.6 Diversity Index |

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.56%




2024-2029
Forecasted
Growth Rate

0.18%



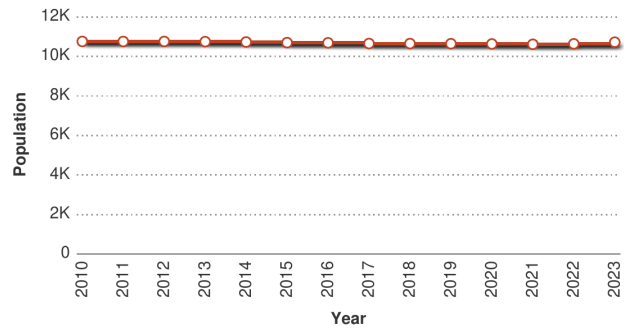
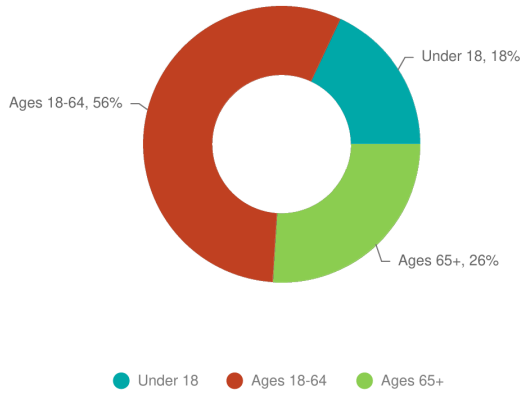


Household
Population
10,890



Population
Density
388

POPULATION BY AGE



DAYTIME POPULATION



10,831
2024 Total Daytime Population



6,231
2024 Daytime Pop: Residents




4,600
2024 Daytime Pop: Workers




383
2024 Daytime Pop Density


POPULATION BY GENERATION




7.77%
Greatest Gen: Born
1945/Earlier




25.84%
Baby Boomer: Born
1946 to 1964




20.16%
Generation X: Born
1965 to 1980



20.13%
Millennial: Born 1981
to 1998

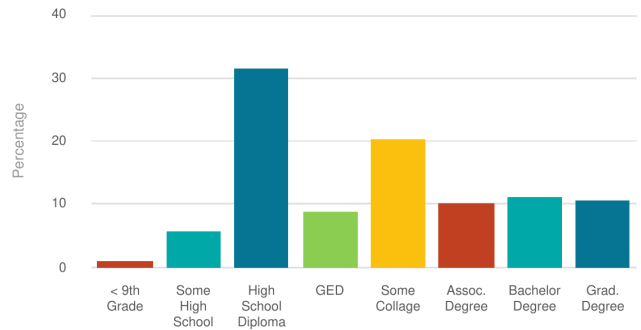


18.56%
Generation Z: Born
1999 to 2016



7.54%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

| | | |
|-----------------------------------|--|---------------------------------------|
| 21,793 Population | 9,377 Households | 46.6 Median Age |
| 2.31 Avg Size Household | \$67,973 Median Household Income | \$217,122 Median Home Value |
| 85 Wealth Index | 127 Housing Affordability | 22.1 Diversity Index |

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.44%



2024-2029
Forecasted
Growth Rate

0.13%





Household
Population

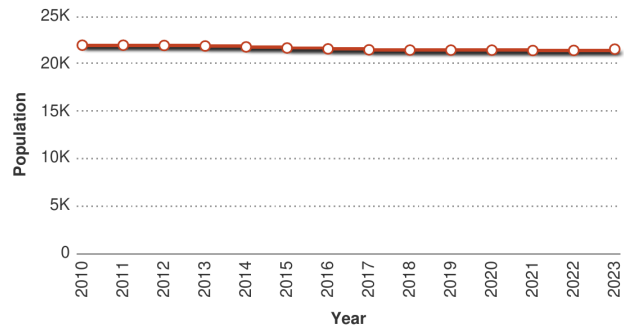
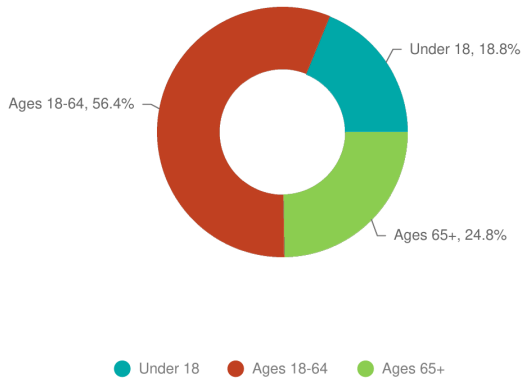
21,905



Population
Density

280

POPULATION BY AGE



DAYTIME POPULATION



19,968
2024 Total Daytime Population



12,301
2024 Daytime Pop: Residents




7,667
2024 Daytime Pop: Workers




254
2024 Daytime Pop Density


POPULATION BY GENERATION




6.64%
Greatest Gen: Born
1945/Earlier




25.56%
Baby Boomer: Born
1946 to 1964




20.91%
Generation X: Born
1965 to 1980



19.78%
Millennial: Born 1981
to 1998

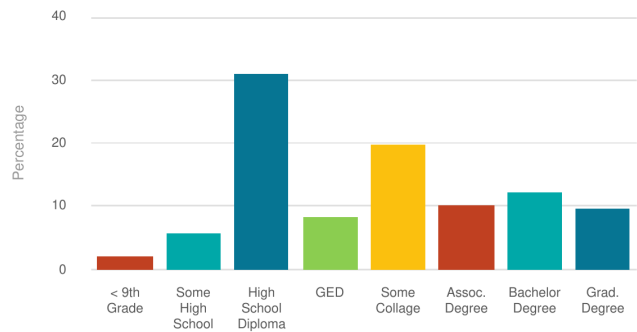


19.5%
Generation Z: Born
1999 to 2016



7.62%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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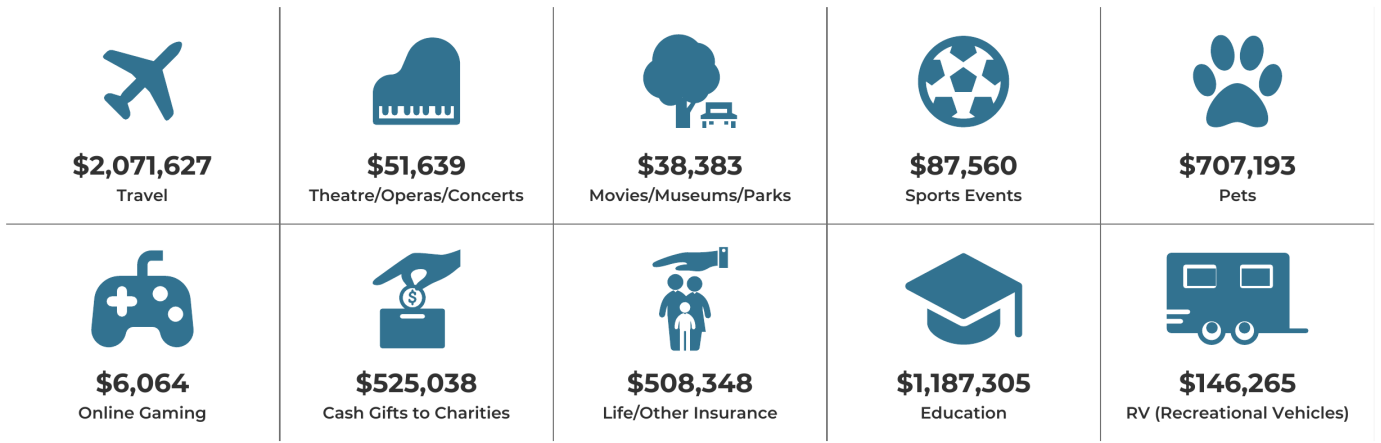
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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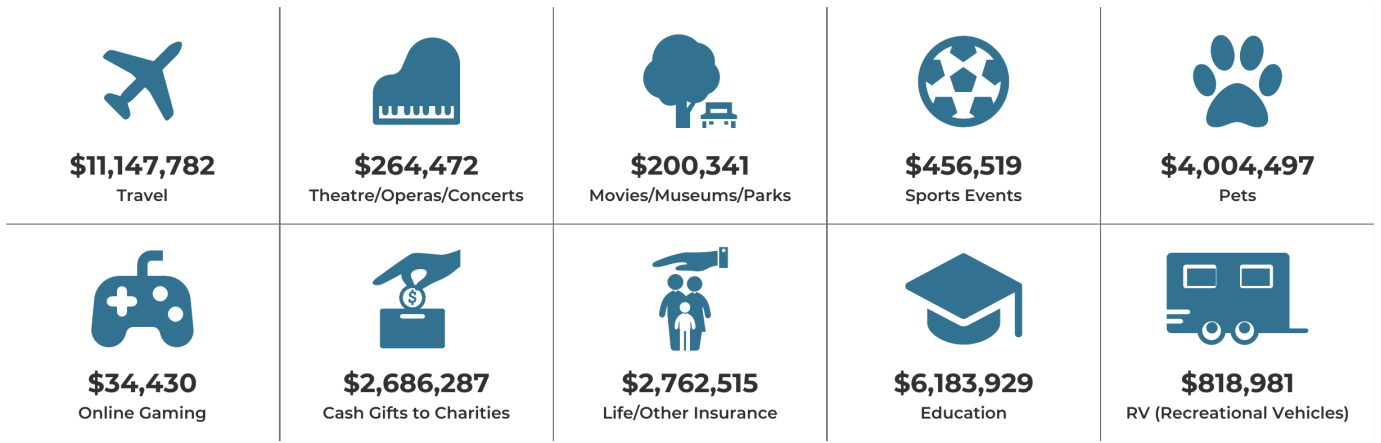
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

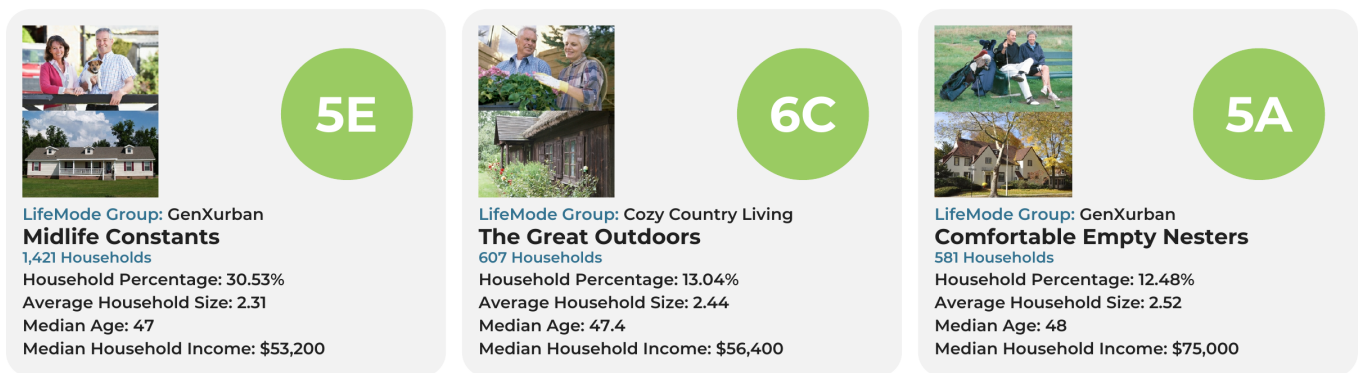
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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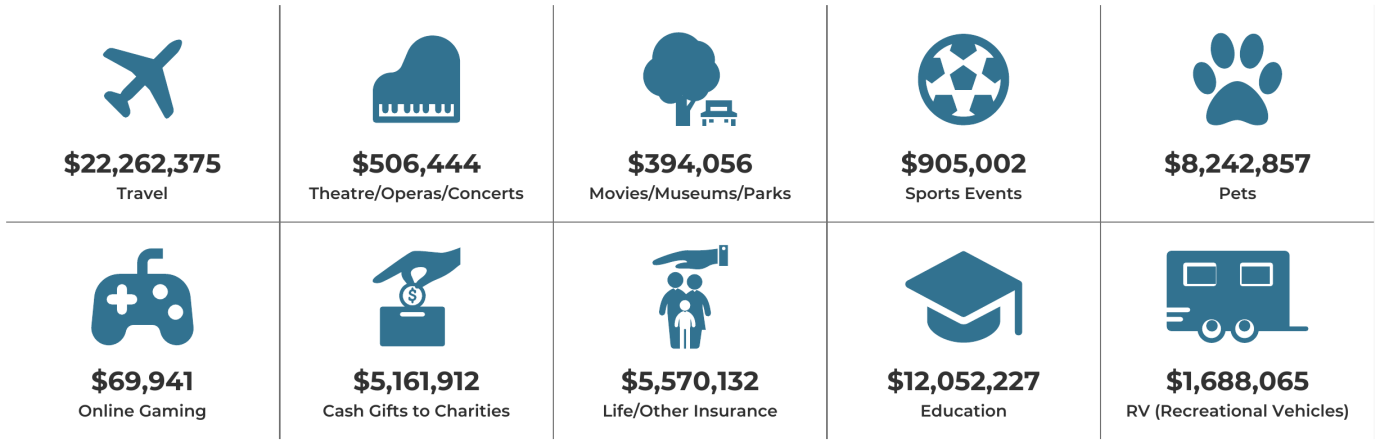
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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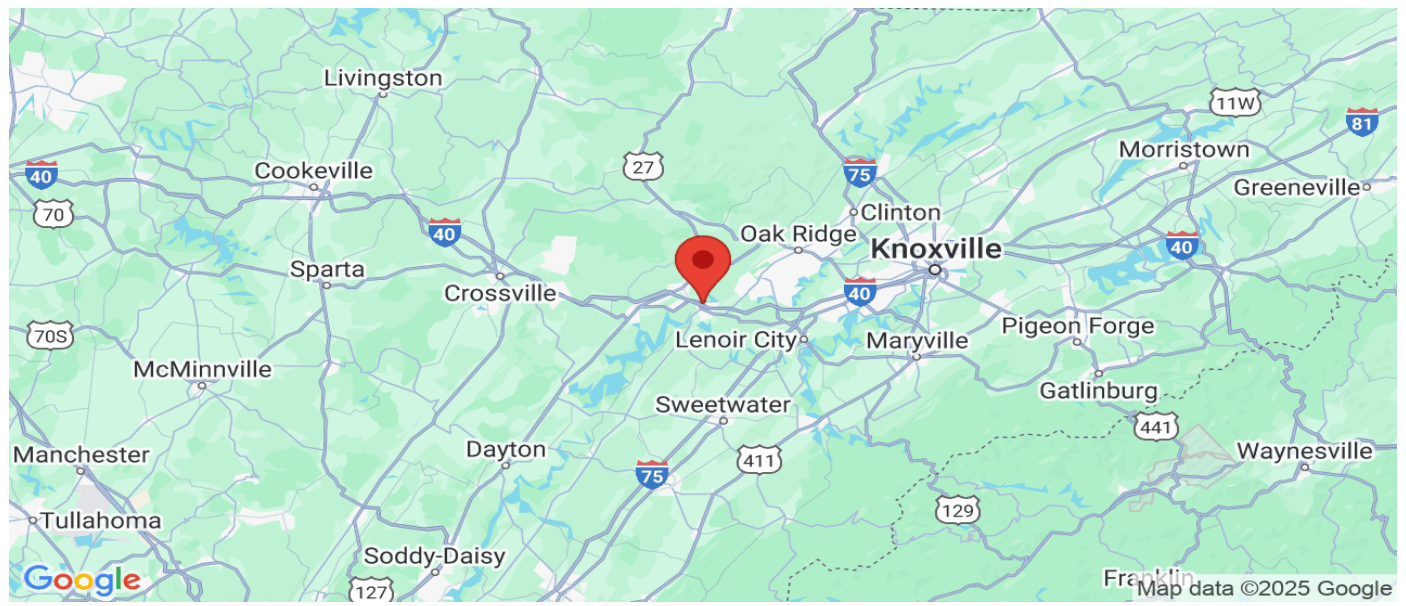
INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

AREA LOCATION MAP



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AERIAL ANNOTATION MAP



801

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