

# East Knoxville Development Site

## LAND FOR SALE

2111 WOOD CREEK ROAD, KNOXVILLE, TN 37924



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PWA Properties in compliance with all applicable fair housing and equal opportunity laws.

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# Section 1

# PROPERTY INFORMATION



# Property Summary



## PROPERTY DESCRIPTION

PWA Properties is pleased to offer this 1.76-acre development opportunity in Knoxville, Tennessee. Zoned RB, the property supports potential multifamily development, with conceptual studies indicating a density of up to 20 units. Situated in Northeast Knoxville, the site provides convenient access to Downtown Knoxville and the University of Tennessee, both within a 15-minute drive. With Knoxville continuing to experience steady population growth in recent years, the demand for new housing remains strong, positioning this site as a strong development opportunity. A recent survey and geotech report are available.

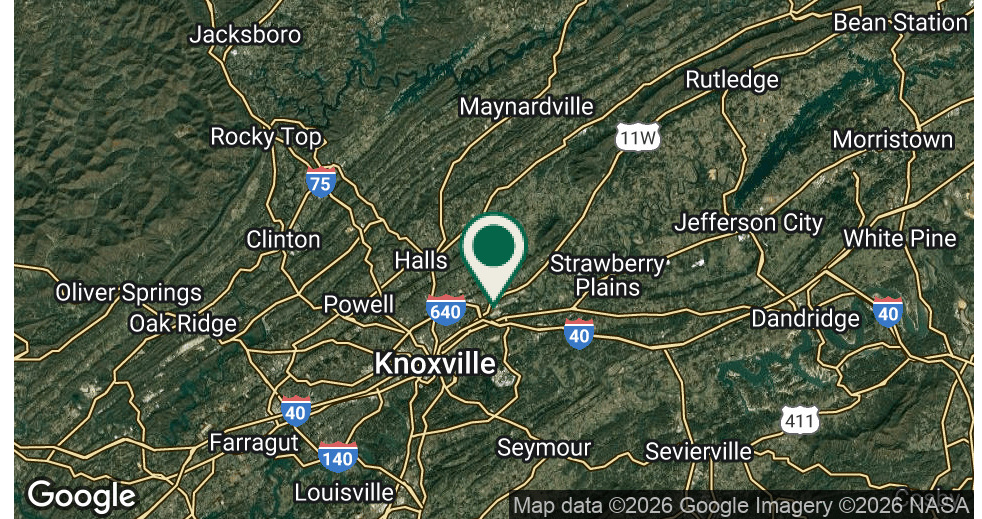
Sale includes: 2111 & 2101 Woods Creek Road, Knoxville, TN 37924

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## OFFERING SUMMARY

<b>Sale Price:</b>	\$735,000
<b>Lot Size:</b>	1.76 Acres
<b>Zoning:</b>	RB

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	32	227	1,160
<b>Total Population</b>	81	582	2,954
<b>Average HH Income</b>	\$87,859	\$89,395	\$85,314



# Site Photos



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# Conceptual Site Plan and Renderings



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## Section 2

# LOCATION INFORMATION



# Regional Map

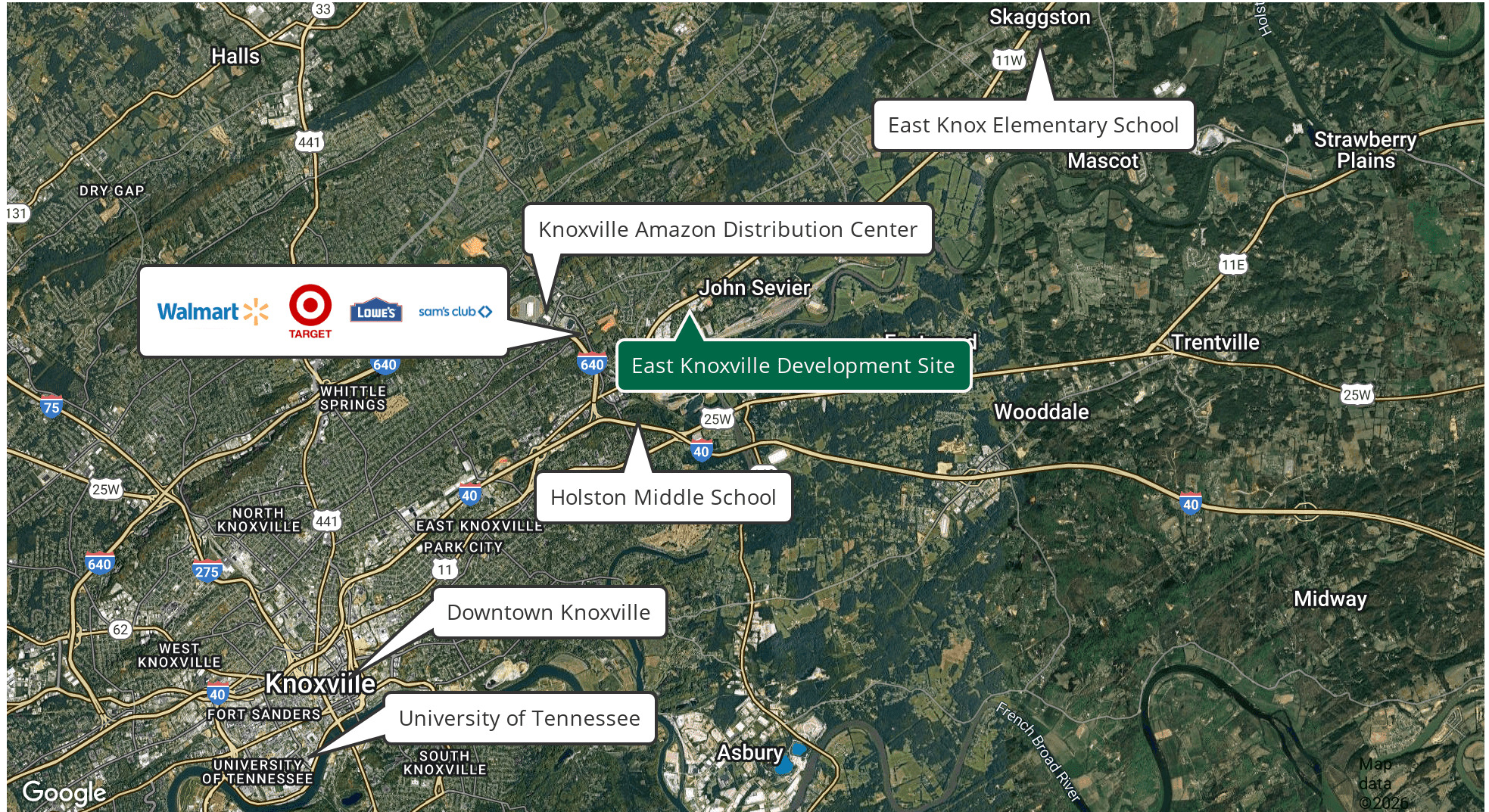


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# Retailer Map



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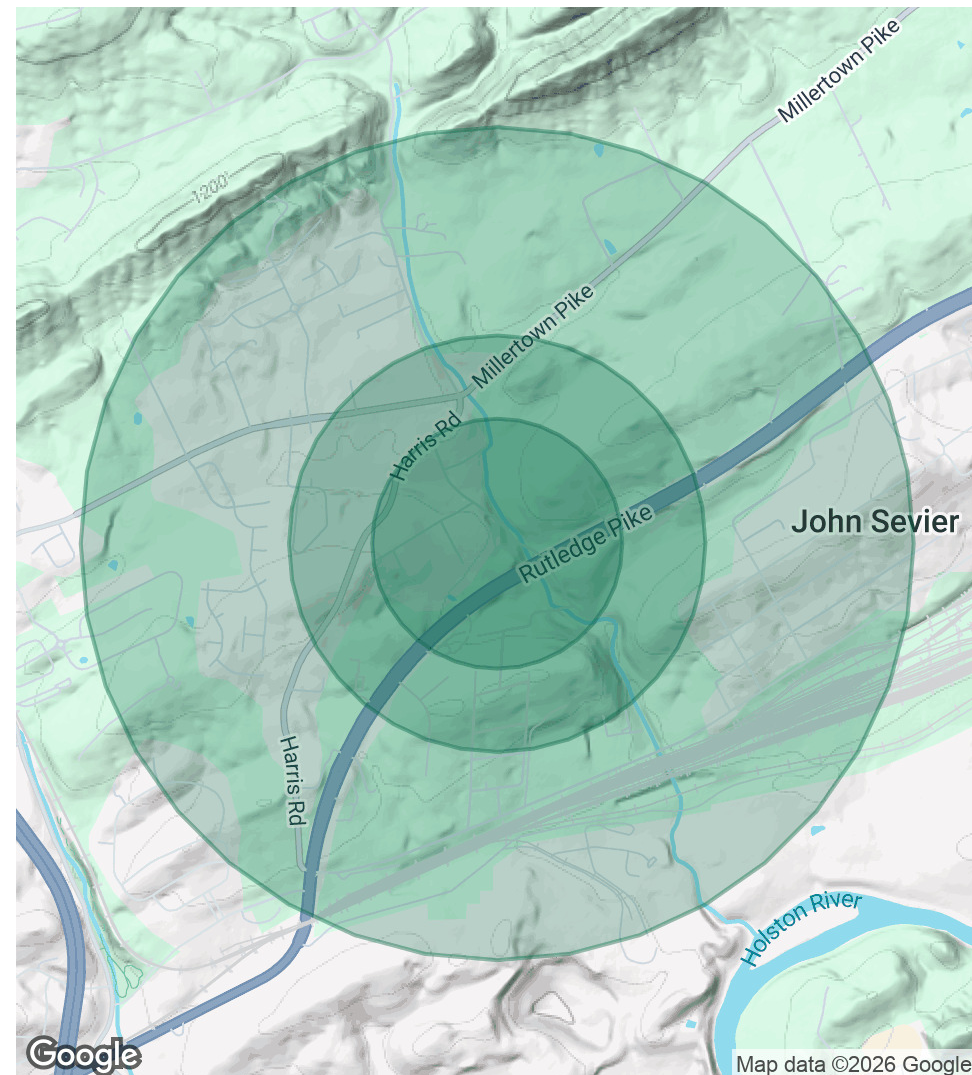


# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	81	582	2,954
<b>Average Age</b>	41	41	41
<b>Average Age (Male)</b>	40	40	40
<b>Average Age (Female)</b>	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	32	227	1,160
<b># Of Persons Per HH</b>	2.5	2.6	2.5
<b>Average HH Income</b>	\$87,859	\$89,395	\$85,314
<b>Average House Value</b>	\$264,583	\$266,086	\$260,524

Demographics data derived from AlphaMap



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# Section 3

# ADVISOR BIOS



# Kevin Tipton



## KEVIN TIPTON

Senior Advisor

kevin@pwa-properties.com

Direct: **865.210.0228**

## PROFESSIONAL BACKGROUND

Kevin Tipton is a commercial real estate agent at PWA Properties who specializes in multifamily sales. After graduating from South Young High School in Knoxville, Kevin joined the United States Navy and served in Operation Desert Storm aboard the USS Goldsborough DDG-20 sailing out of Pearl Harbor, Hawaii. Kevin obtained his real estate license in May of 2000 and has since specialized in working with investors looking for single and multifamily investment properties in East Tennessee. With over 25 years of experience, Kevin has watched his hometown and surrounding communities be transformed through real estate sales and development.

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# Cohl Morgan



## COHL MORGAN

Executive VP

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## PROFESSIONAL BACKGROUND

Cohl Morgan is the co-founder and Executive Vice President of PWA Properties. Cohl is an East Tennessee native and alumni from the University of Tennessee where he majored in Finance. Cohl specializes in multifamily sales and has recently brokered over \$300,000,000 of multifamily properties.

Cohl has received multiple awards and recognition for his sales performance. He was awarded the East Tennessee Realtors Rising Star Award in 2020. In 2023, Cohl was a member of the Knox News 40 Under 40 Class for his professional achievements and service to the Knoxville community. In 2025, Cohl founded the Vols Beat Cancer Scholarship Endowment at the University of Tennessee following his own battle with cancer. The endowment will provide scholarships to any student at UT who has been affected by a cancer diagnosis.

With a focus on the sale of multifamily properties across the Southeast, Cohl leverages his extensive network, market knowledge, and collaborative approach to deliver optimal results for his clients.

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