

Tellico Village — #1 of 10: Share Aged 65 and Over

Tellico Village leads TN in senior population share

68.1% aged 65+ — ALEX Intelligence, 2026

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THE DATA

68.1%

Share Aged 65 and Over (2024)

Tellico Village has the highest share of residents aged 65 and over in the Knoxville market.

This demographic concentration signals a shift toward mature, stable housing demand. With fewer young families entering the market, new construction is likely to prioritize low-maintenance, age-friendly designs rather than multi-generational layouts. The implications extend beyond housing style — community services, transportation access, and local retail may evolve to serve an older population.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-15-knoxville-senior-share-place-mkt>

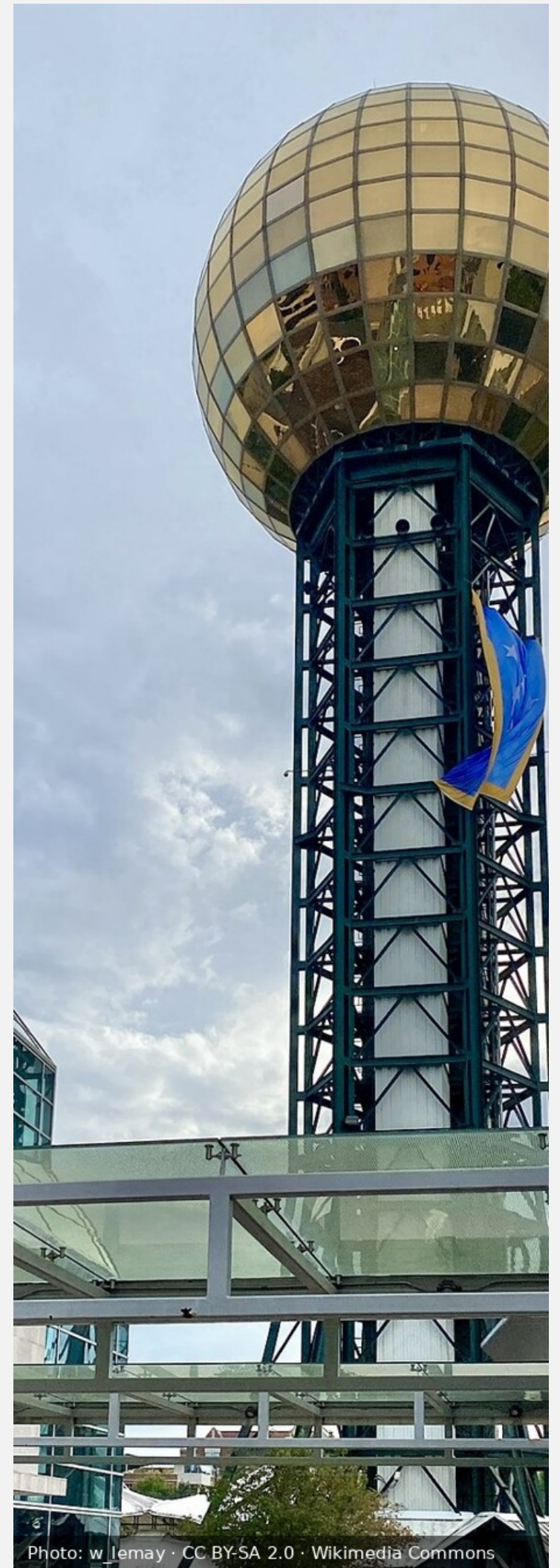


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Stability over growth

Tellico Village's senior dominance reflects a mature market where population growth has plateaued. This is not a sign of stagnation but of a self-sustaining ecosystem: long-term residents, low turnover, and consistent property values. For investors, this suggests predictable cash flow and reduced risk — a hallmark of blue ocean real estate in a stable demographic zone.

02

The quiet shift in housing demand

A community with 68.1% residents aged 65+ will see declining demand for large family homes, school districts, and child-oriented amenities. Instead, demand will rise for single-story homes, medical access, walkability, and community centers. Developers who adapt to this shift — not just in Tellico Village, but across the metro — will capture value before others recognize the trend.



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