Knoxville, TN — #3 of 10: Accommodation Establishments

Knoxville leads TN in accommodation establishments

Source: ALEX Intelligence · Published November 15, 2026

Swipe for insights →

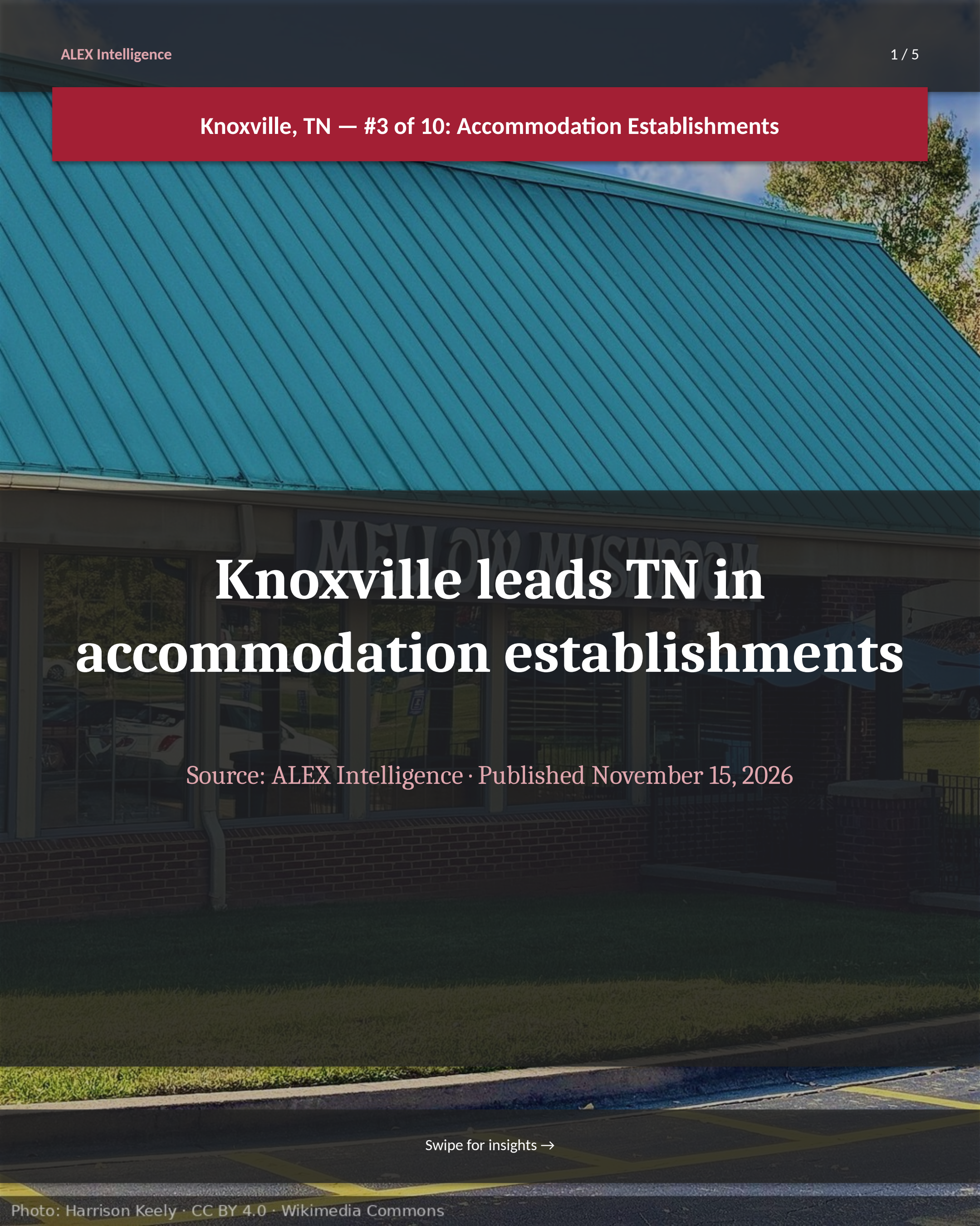


Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons

THE DATA

187

Accommodation Establishments (2022)

Knoxville ranks #3 of 10 Tennessee metros on accommodation establishments, a measure of lodging and hospitality infrastructure.

This figure—187 establishments—signals robust demand for short-term and transient housing in the city, driven by consistent tourism, university activity, and regional business travel. The city's position behind only Nashville and Memphis underscores its growing role as a regional hub for hospitality and visitor services.



Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 721 (Accommodation) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-knoxville-istand-721-msa

01

Accommodation density reflects real estate resilience

Knoxville’s 187 accommodation establishments are not just a tourism metric—they represent a real estate market that has successfully diversified beyond traditional residential and commercial development. The presence of high-occupancy lodging infrastructure indicates sustained capital investment in mixed-use and adaptive reuse projects, particularly in the urban core and near major attractions like the University of Tennessee and downtown venues.

This infrastructure supports a broader economic ecosystem: higher foot traffic, increased retail activity, and greater demand for adjacent services—factors that directly enhance property values and long-term investment appeal in adjacent zones.

Photo: David Wilson from Oak Park, Illinois, USA · CC BY 2.0 · Wikimedia Commons



Photo: Antony-22 · CC BY-SA 4.0 · Wikimedia Commons

02

Tourism-driven demand fuels strategic development

The concentration of accommodation establishments suggests a deliberate, market-led strategy to capture visitor spending—especially from regional and national travelers. Unlike markets that rely on single-sector booms, Knoxville's hospitality footprint is distributed across multiple submarkets, including the West Hills, North Knoxville, and the downtown corridor.

This dispersion indicates a mature, resilient real estate strategy: rather than concentrating development in one area, investors are spreading risk while maximizing access to transportation hubs, cultural assets, and transit corridors. This approach reduces over-saturation and supports sustainable growth in both property values and rental yields.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy