



# THE MEWS II - DOWNTOWN OPPORTUNITY ZONE COMMERCIAL SPACE

200-202 W MAGNOLIA AVE  
KNOXVILLE, TN 37917

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# Property Summary



## SALE PRICE

**\$700,000**

## PROPERTY OVERVIEW

### OFFERING SUMMARY

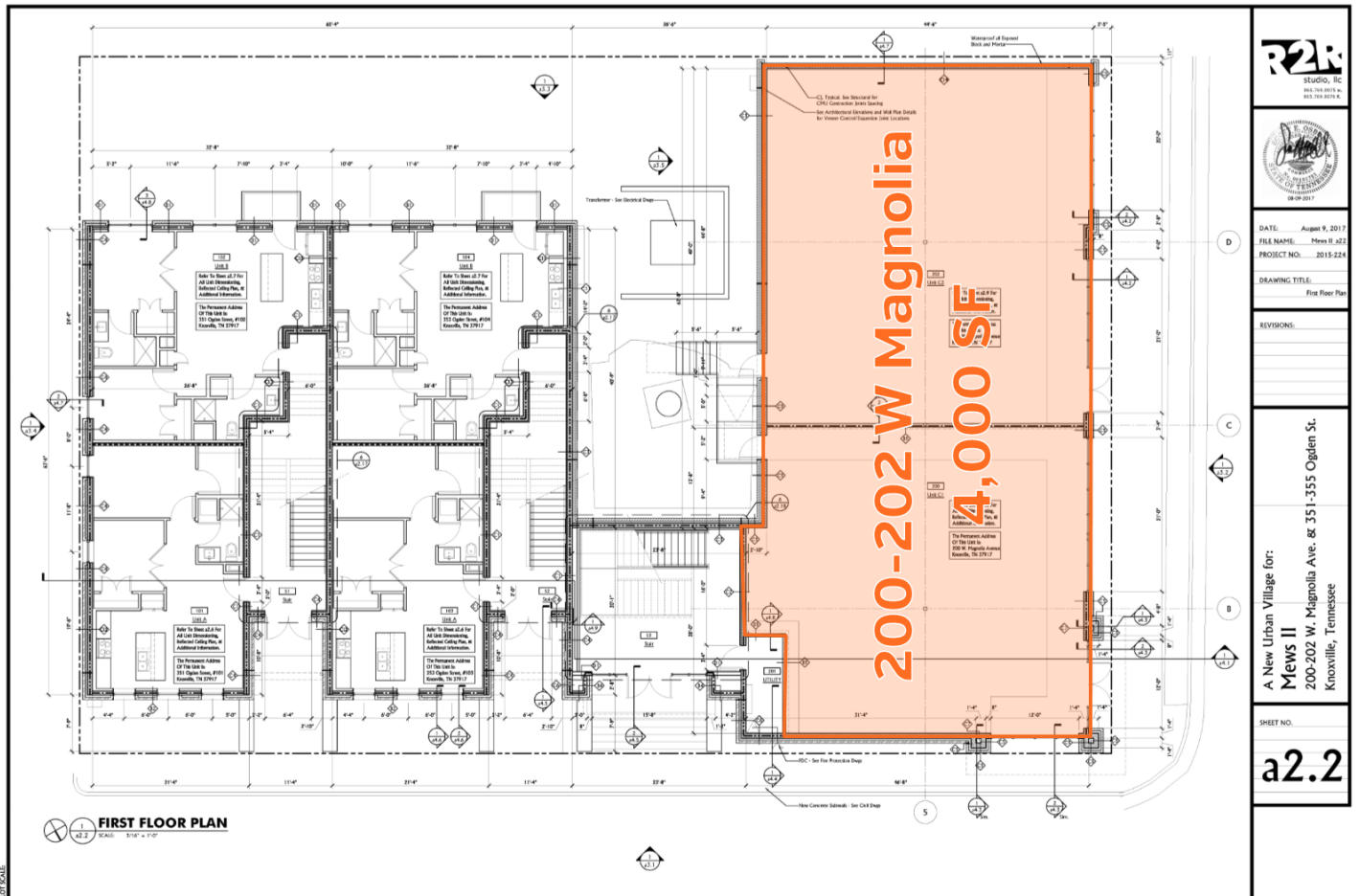
Year Built:	2019
Space Size:	4,000 SF
Price / SF:	\$175.00
Storefront:	74 Feet
Zoning:	DK-W [Downtown Knox Warehouse District]
Permitted Uses:	Mixed Use [Office, Retail, Eatery]

This 4000 SF opportunity zone commercial space makes up the ground floor of The Mews II, a luxurious condo development just completed in 2019. The Mews is centrally located just north of downtown Knoxville between Old Magnolia Ave and W Depot Ave. This space is within walking distance to several new residential and commercial developments. This property gives a buyer the rare opportunity to own commercial space in downtown Knoxville. The space is currently a shell and can be finished out to suit the needs of every buyer. The space can be finished out by the buyer or the developer, at an additional cost. A grease trap can be installed to suit the needs of any type of restaurant. Ample free parking directly across the street underneath interstate I-40 makes this space easily accessible. The storefront will soon be installed which will feature large windows with masonry brick at the base of the interior and exterior.

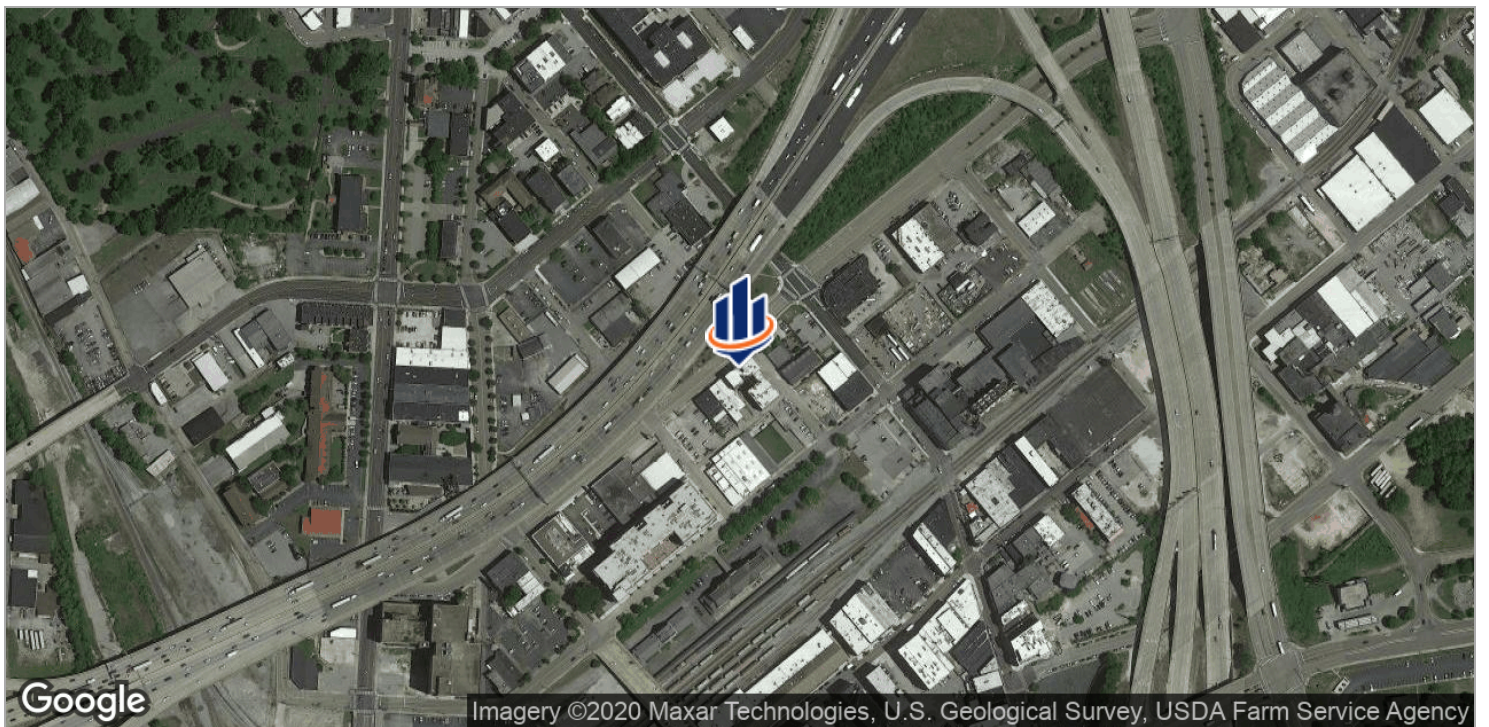
### PROPERTY HIGHLIGHTS

- New Construction in Opportunity Zone
- Ample Free Parking
- High Ceilings
- Abundant Natural Light
- Walkable and Easy Access to Public Transportation

# Floor Plan



# Location Maps



# Retailer Map



# Future Development



## PROPOSED KNOXVILLE BALLPARK

Randy Boyd, owner of Class AA baseball's Tennessee Smokies has revealed plans for a massive mixed-use development in the nearby Old City, that includes a brand new ballpark for the Smokies. This \$142 million dollar project will include apartments, retail, restaurants, breweries, and community space surrounding the ballpark. Modeled after Wrigleyville in Chicago, the buildings will have an Old City-styled veneer that fits the warehouse character of the area. This project is conveniently located within walking distance to this property.

## OTHER HIGHLIGHTS:

- 630,000-square-foot project area
- Stadium would resemble Wrigley Field
- The park can host concerts and accommodate a soccer field in the outfield.

# Future Development



## KNOXVILLE SCIENCE MUSEUM

Jim Clayton, founder of Berkshire Hathaway-owned Clayton Homes, will build a new science museum nearby with support from The City of Knoxville. The \$150 million project consists of a state-of-the-art educational science and discovery center and will be located at 800 Howard Baker Jr. Avenue.

## OTHER HIGHLIGHTS:

- 150,000-square-foot, 3-story building
- A \$50 million museum endowment
- Education space, exhibit space indoors and outdoors, maker spaces, event and meeting spaces, auditorium, food service, dining areas, retail shop and parking garages
- Building will feature green technology, a view of downtown Knoxville and/or the Smoky Mountains from the building, and vegetated roofs.

# Additional Photos

