

# Sherrill Boulevard Land 11.18 Acres

9903 Sherrill Boulevard  
Knoxville, Tennessee 37932



- Excellent Visibility with 181,000 cars per day on I-40/75
- Within Vicinity of Parkwest Medical Center's \$99 Million 2019 Expansion
- OP Zoning with Technology Overlay Ideal for Medical or Office Development
- Easy Access to Major Traffic Corridors and Central to the Region's Population



**PROVIDENCE**  
Commercial Real Estate

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Knoxville, Tennessee

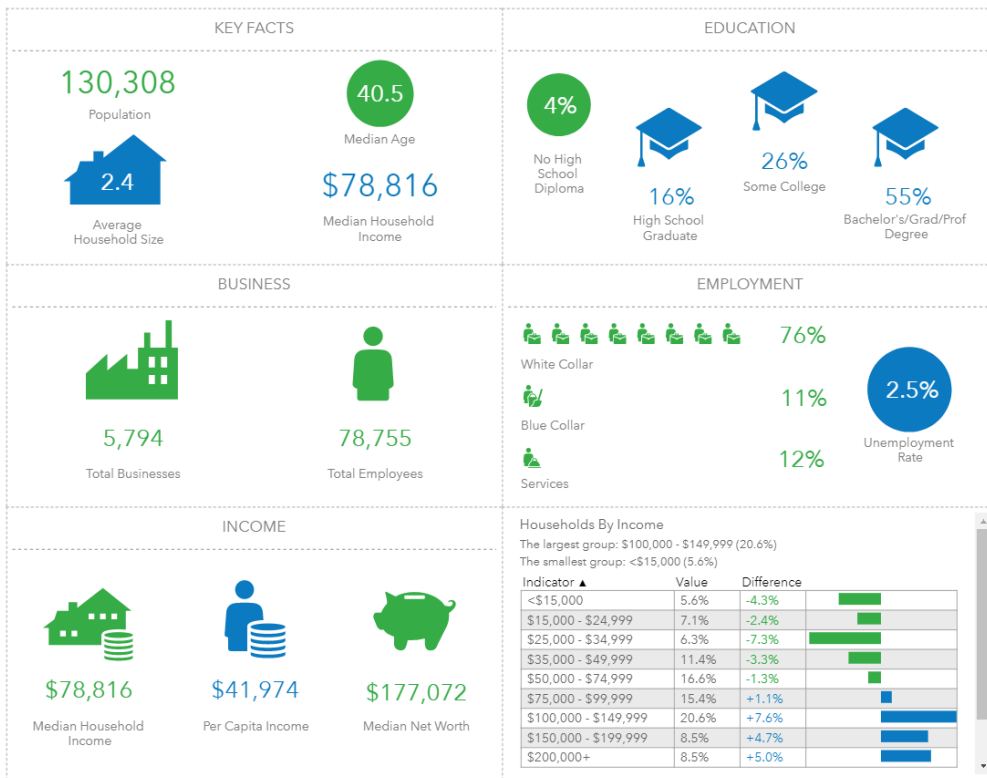


5-Mile Demographics

OFFERING AT A GLANCE	
Size	11.18 Acres
Total Price	\$2,795,000
Price Per Acre	\$250,000
Zoning	OP with TO Overlay
Jurisdiction	City of Knoxville

## The Opportunity

Excellent opportunity to acquire fee simple land in thriving corporate and medical corridor with visibility from I-40/75 and 181,000 cars per day. Property sits at shared entrance to golf course and Discovery Inc.'s state of the art Operations Headquarters. Major economic driver of the immediate area is Covenant Health's Parkwest Medical Center which finished \$99 million expansion in 2019 within view of site.



Northwest Knox County is the fastest growing area in East Tennessee with the Hardin Valley submarket booming north of this site. Sherrill Boulevard is a prime traffic connection between Cedar Bluff Road and Pellissippi Parkway (I-140) which connects Oak Ridge National Lab and Y-12 National Security Complex to the north to McGhee Tyson Airport and Blount County in the south. Beyond the major hospital expansion the area touts other new development in recent years such as Century Park VII and Parkside Business Center in the Office Market and a Kroger, Main Event and Duluth Trading in Retail.

Property is within a mile from Lincoln Memorial University's Medical School and South College's various medical programs. The University of Tennessee's flagship campus boasting 26,000+ students is an easy drive to the east while Pellissippi State's workforce development program is north two exits in Hardin Valley.

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