

LAND FOR SALE

PROPERTY OVERVIEW

Business and manufacturing zoned (CB) land in Knox County off I-40/75 at Watt Road. The property consists of two parcels totaling approximately 16.85 acres total with about 8.9 acres usable. We have a site plan on file showing how a 126,000 square foot industrial building could potentially fit on the 8.9 acres. Utilities at the road: Water and Sewer (West Knox Utility District), Electric (Lenoir City Utility Board). Zoning is one of the most flexible in the County.

1412

EVERETT ROAD

KNOXVILLE, TN

Brian Tapp, CCIM
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Platinum member

**OFFERING SUMMARY**

Sale Price:	\$795,000
Lot Size:	16.85 Acres
Zoning:	CB
Traffic Count:	2,184
Price / SF:	\$1.08

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PROPERTY HIGHLIGHTS

- Flexible zoning
- Easy interstate access
- Three travel centers at the interchange
- Located at I-40 and I-75 split
- West Knoxville location

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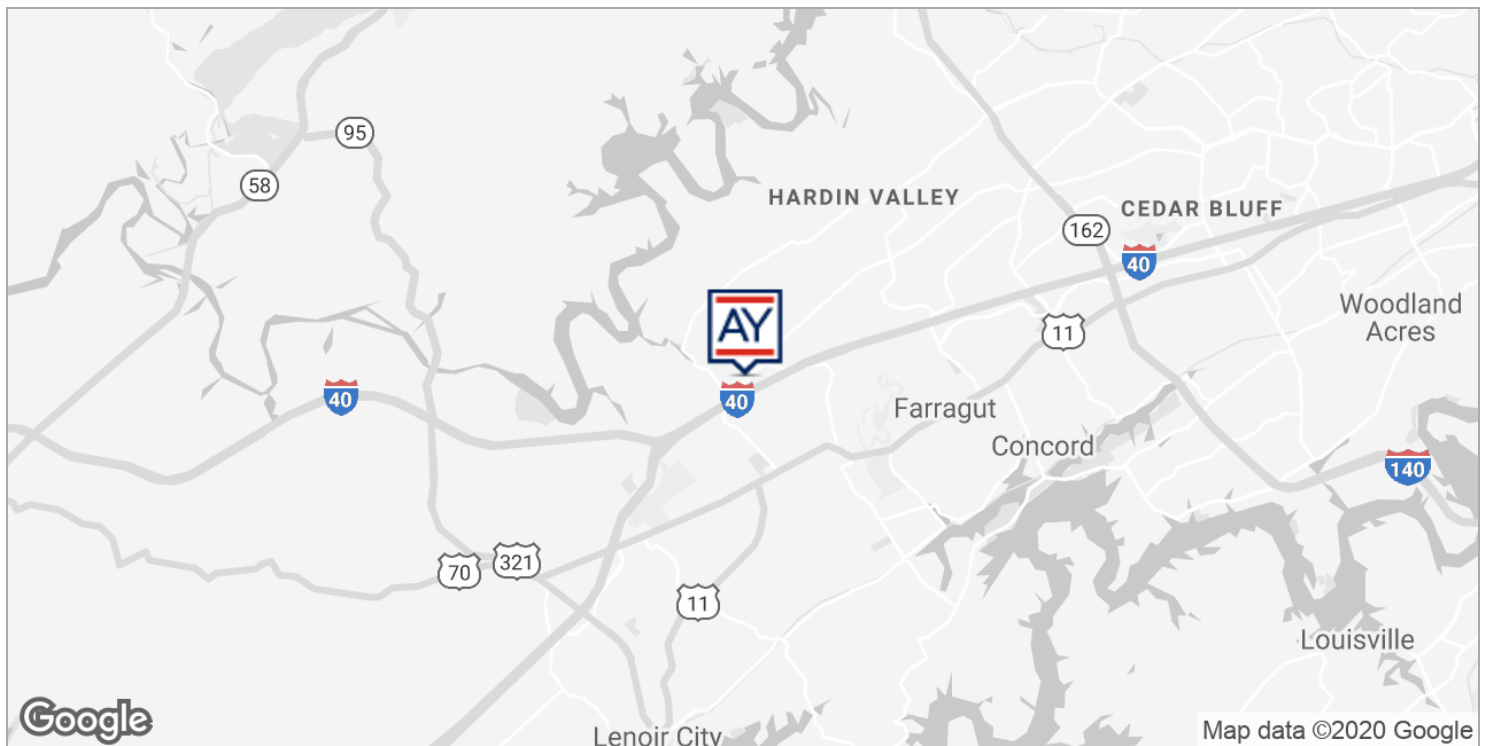
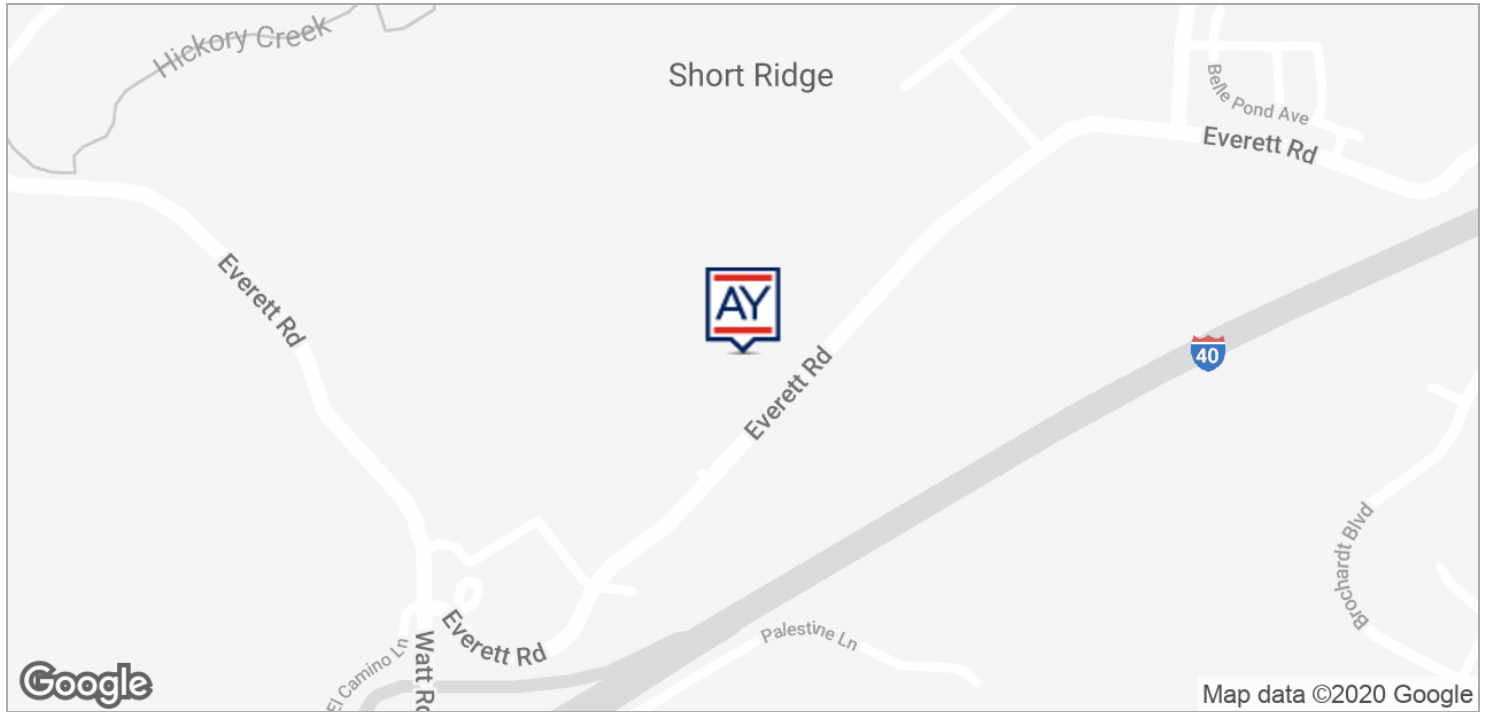


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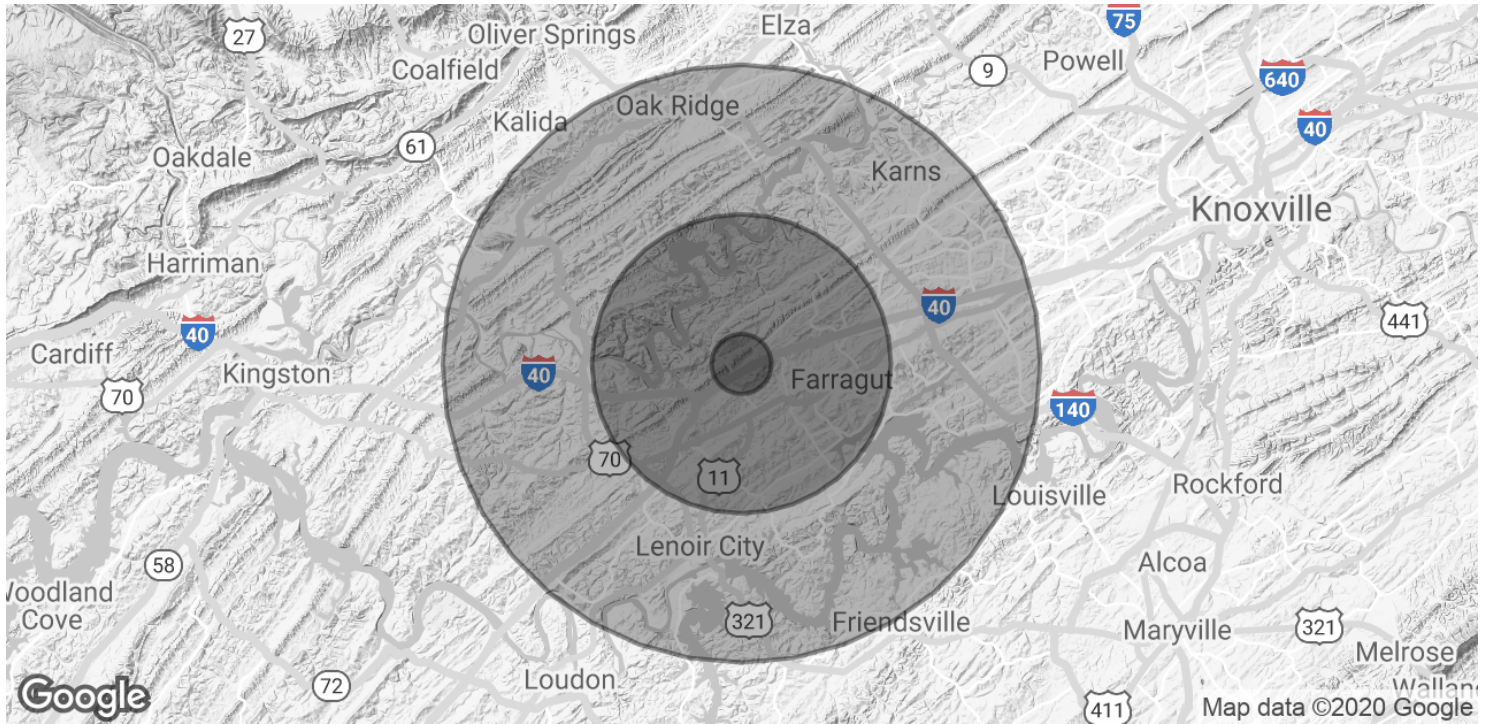
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	1,848	33,240	137,428
Average age	43.3	43.9	40.8
Average age (Male)	41.0	42.9	39.8
Average age (Female)	46.4	44.7	41.9

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	577	12,239	53,486
# of persons per HH	3.2	2.7	2.6
Average HH income	\$143,441	\$106,853	\$87,956
Average house value	\$296,368	\$297,998	\$263,701

*Demographic data derived from 2010 US Census

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