



## LAND FOR SALE

### PROPERTY OVERVIEW

17.74 acres of land zoned CB available for sale. Property is available in two parcels. There is a beautiful 3,600 +/- SF log cabin with 5 bedrooms and 3 baths on 8 +/- acres priced at \$650,000 that can be subdivided or combined with an additional 3,600 SF industrial building on 10 acres priced at \$750,000.

# 6501

## RUTLEDGE PIKE

### KNOXVILLE, TN

**Jim Holleman, CCIM**

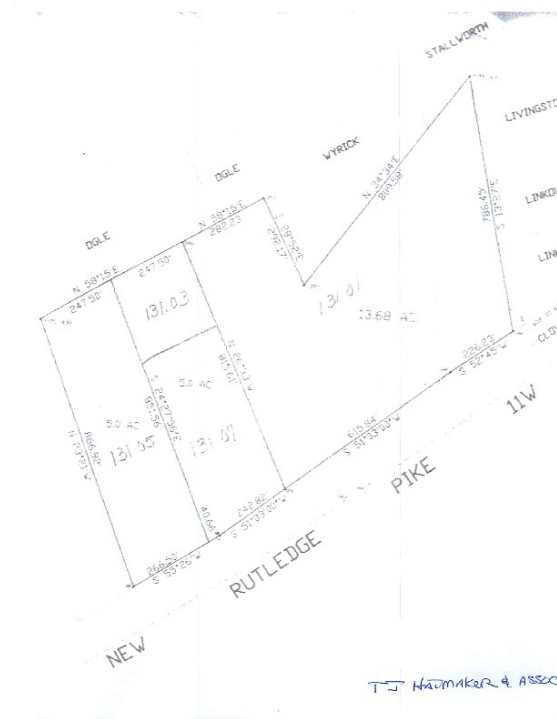
Principal

865.450.8883

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Platinum member



## OFFERING SUMMARY

Sale Price: \$1,200,000

Lot Size: 12.74 Acres

Zoning: CB

Price / SF: \$2.16

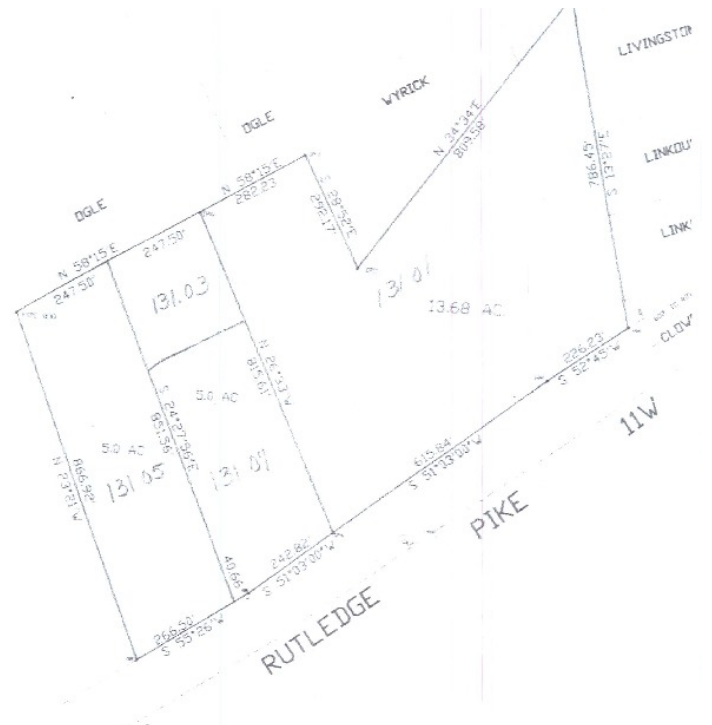


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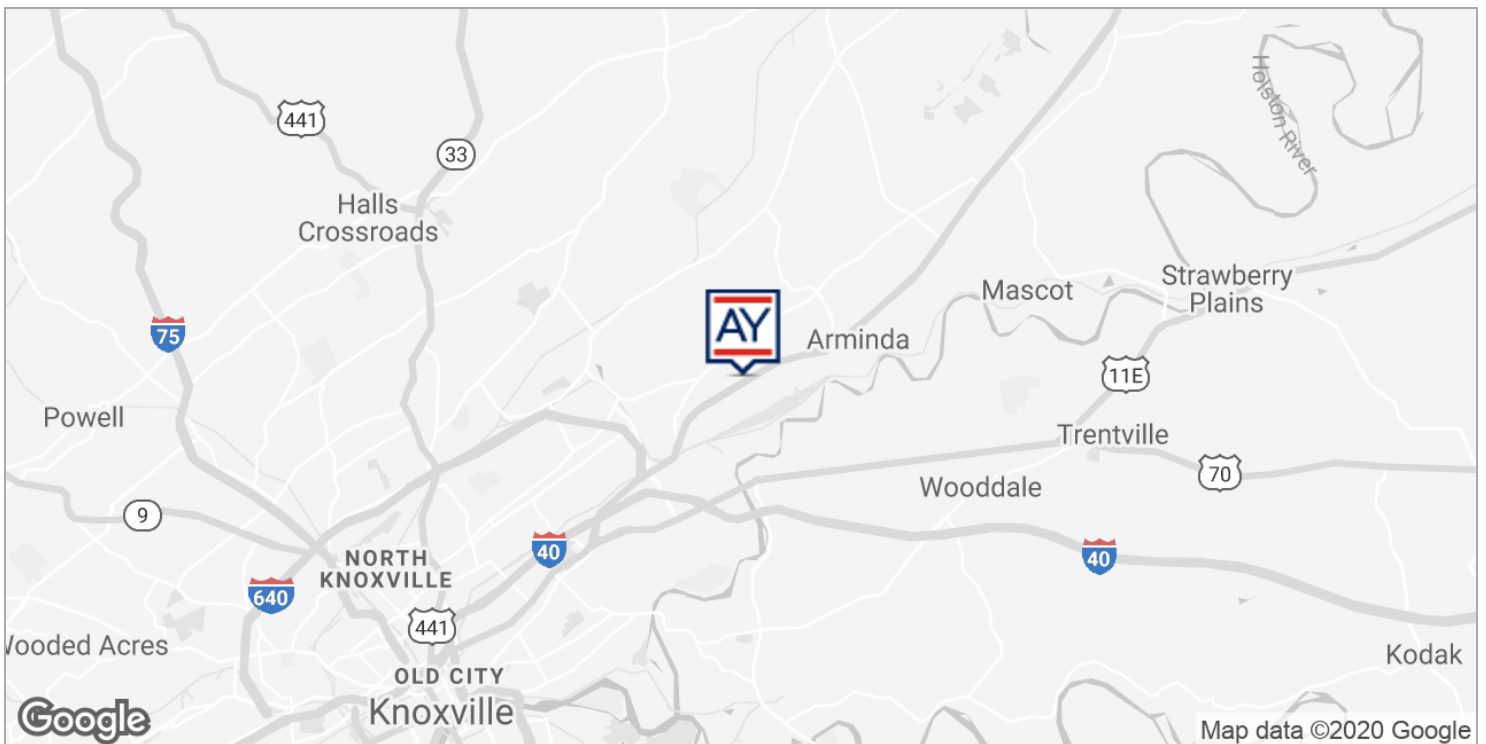


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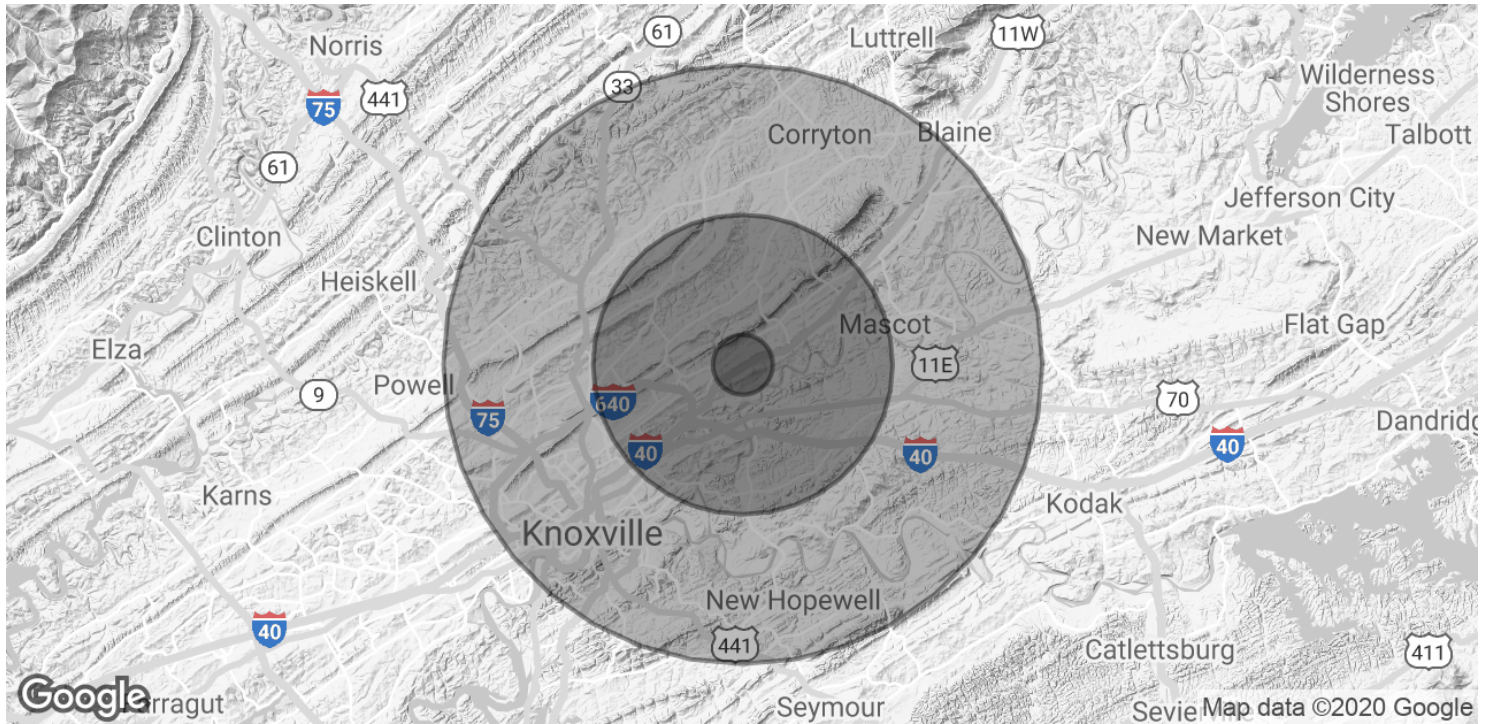


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,259	43,403	220,804
Median age	42.5	42.1	37.0
Median age (Male)	41.1	40.4	35.6
Median age (Female)	43.9	43.3	38.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	528	18,675	95,830
# of persons per HH	2.4	2.3	2.3
Average HH income	\$54,588	\$55,838	\$45,217
Average house value	\$138,373	\$167,387	\$146,534

\*Demographic data derived from 2010 US Census

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