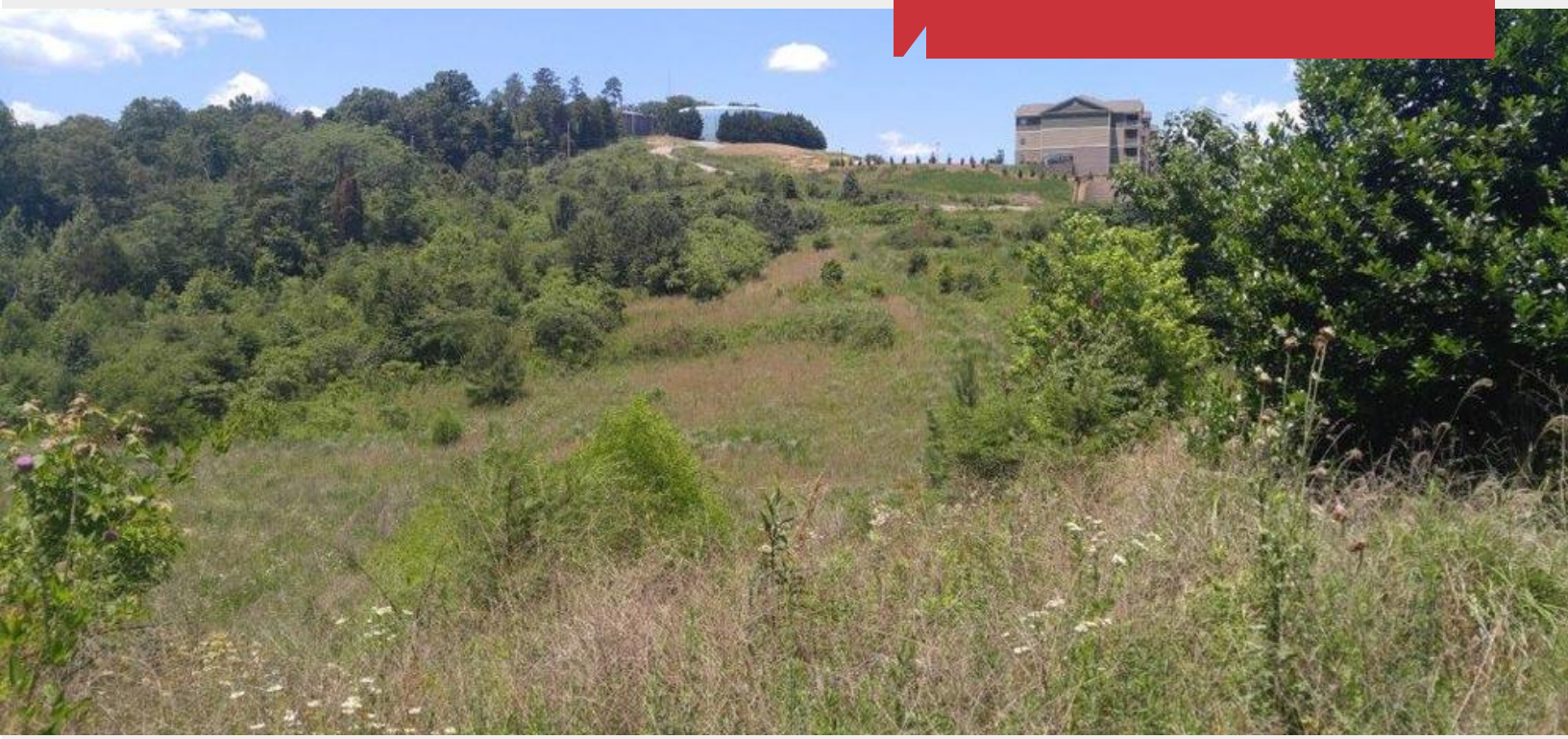
NAI Koella RM Moore

For Sale

Land

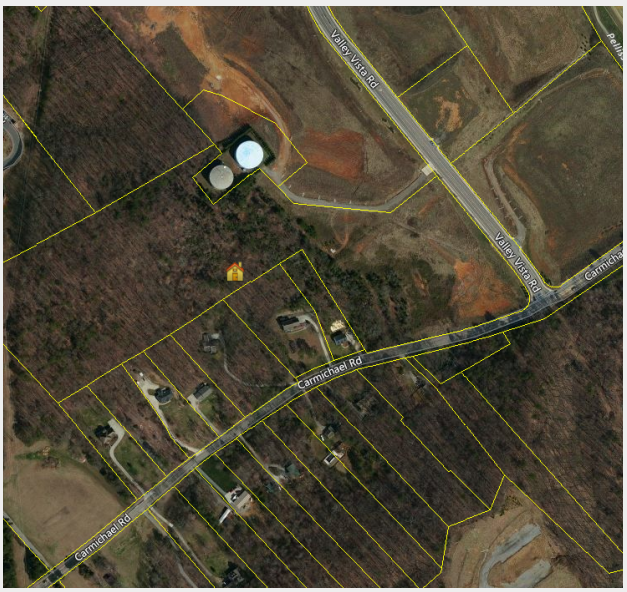


000 Carmichael Rd

Knoxville, Tennessee 37932

Property Features

- Convenient to all of Knoxville and beyond
- Multiple "Highest and Best" use opportunities
- Located approximate to higher education institutions, office, multi-fam and single family
- Elevated line of site



For more information:

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For Sale

Carmichael Road Acreage-Pellissippi Access

Property Summary

Sale Price:	See Agent
Lot Size:	21.0 Acres
APN #:	104109
Zoning:	PR-TO<12Dup/Acre-Knox County
Market:	Knoxville
Sub Market:	West
Cross Streets:	Carmichael and Pellissippi

Property Overview

This 21 acre tract offers the opportunity for multiple development opportunity/needs/uses.
The Carmichael Rd. parcel sits conveniently and strategically located along the Knoxville/Oak Ridge/Alcoa transit and technological development corridor.

Location highlights this tract, with Pellissippi immediately approximate, providing quick access to I-40/I-75, West Knoxville, Downtown, ORNL and Alcoa/Maryville. Most Knoxville addresses can be reached within a 30 minute drive, allowing easy commutes or out of office sales/distribution.

Ideal uses may be: Up to 12 unit per acre residential, Distribution/Flex Park development, multifamily or office use. Note, some uses would require a zoning change.

Location Overview

Centrally located with quick access to Pellissippi Parkway, I-40 and all roadway destinations beyond. The location is approximate

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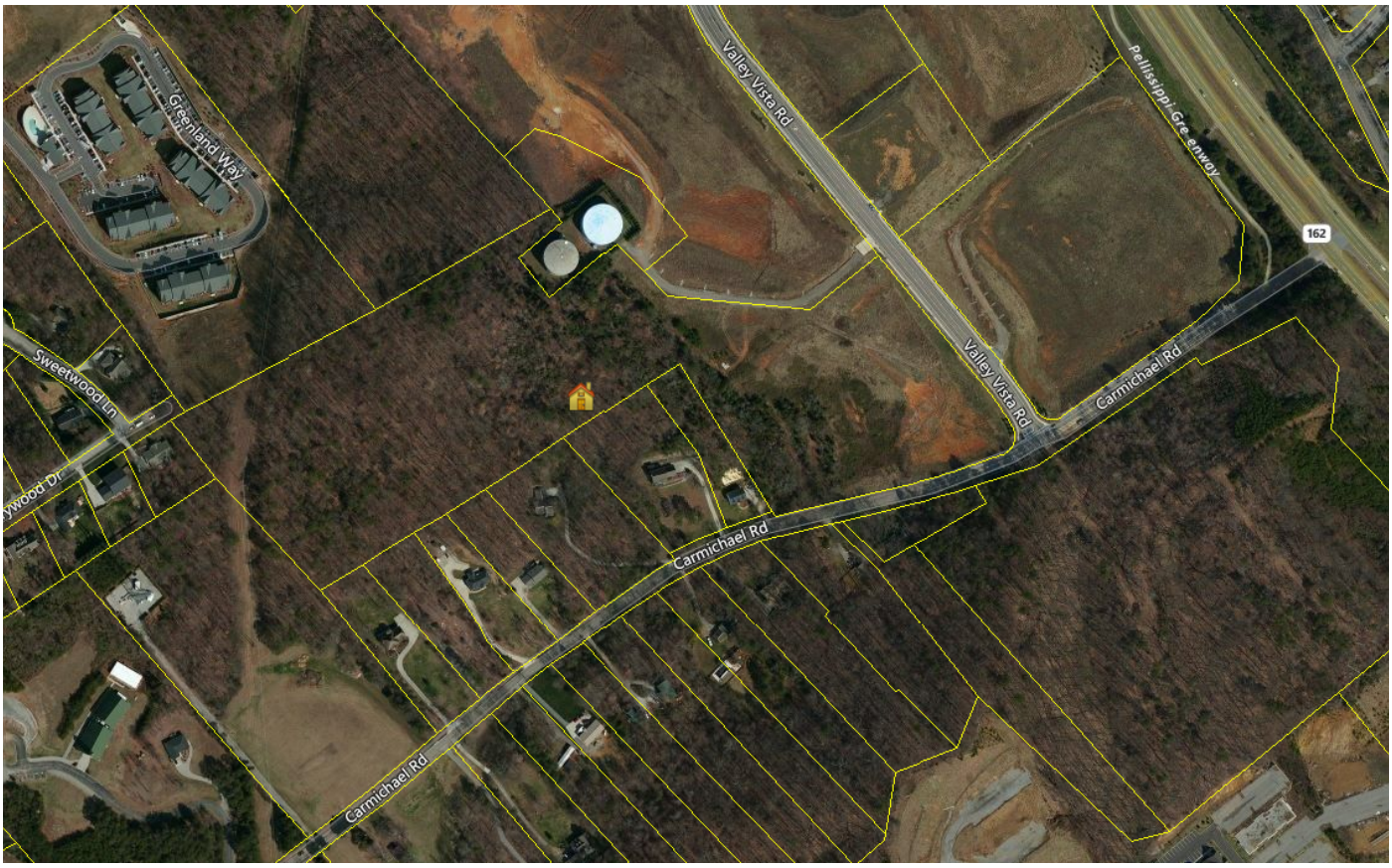

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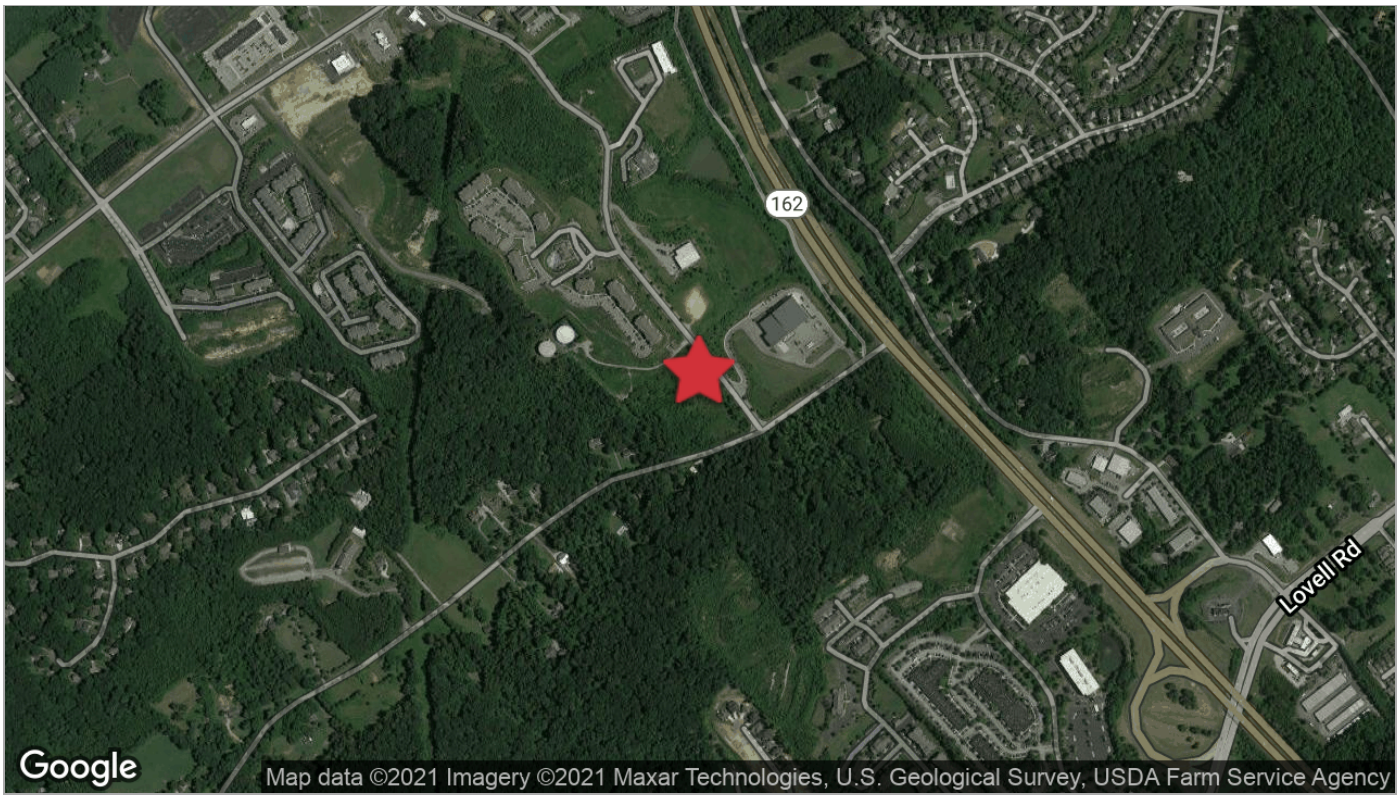

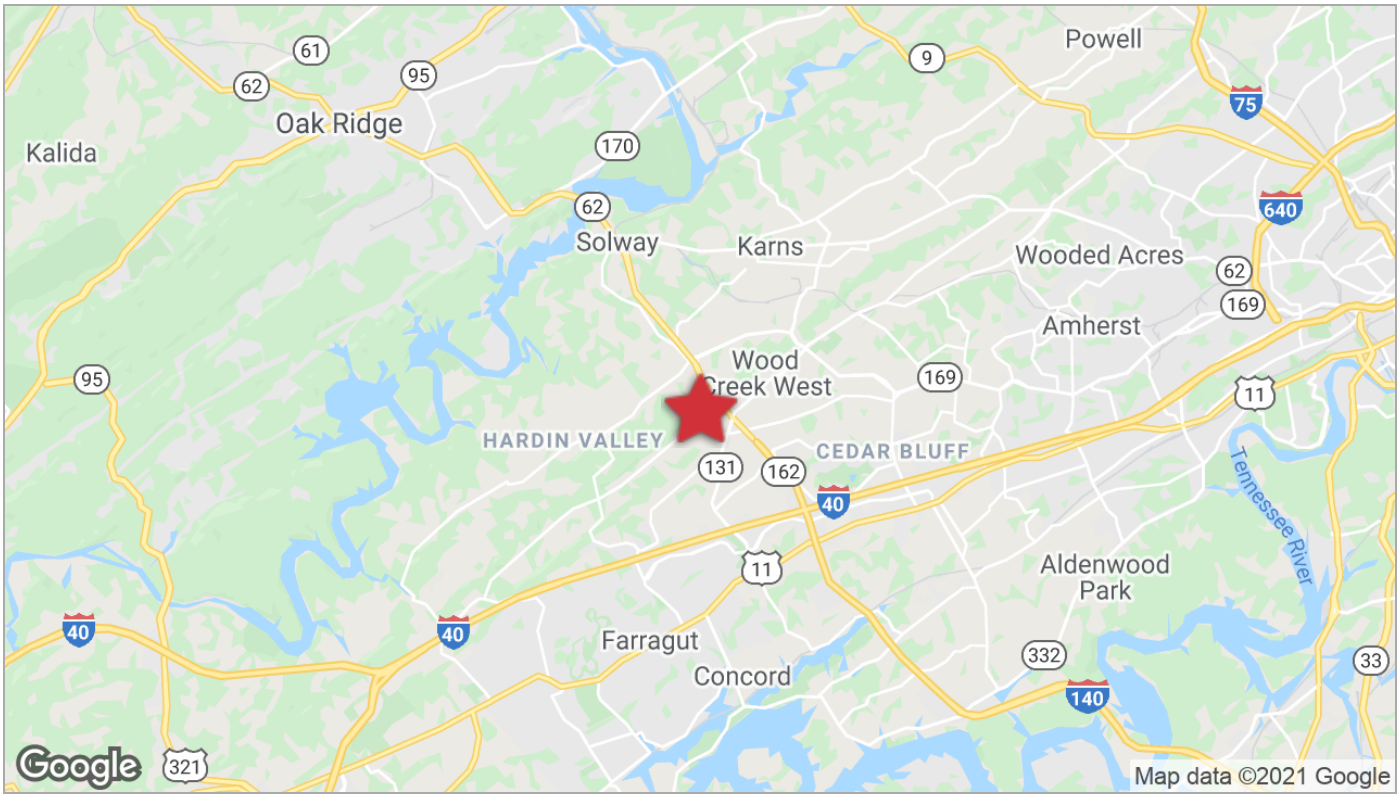

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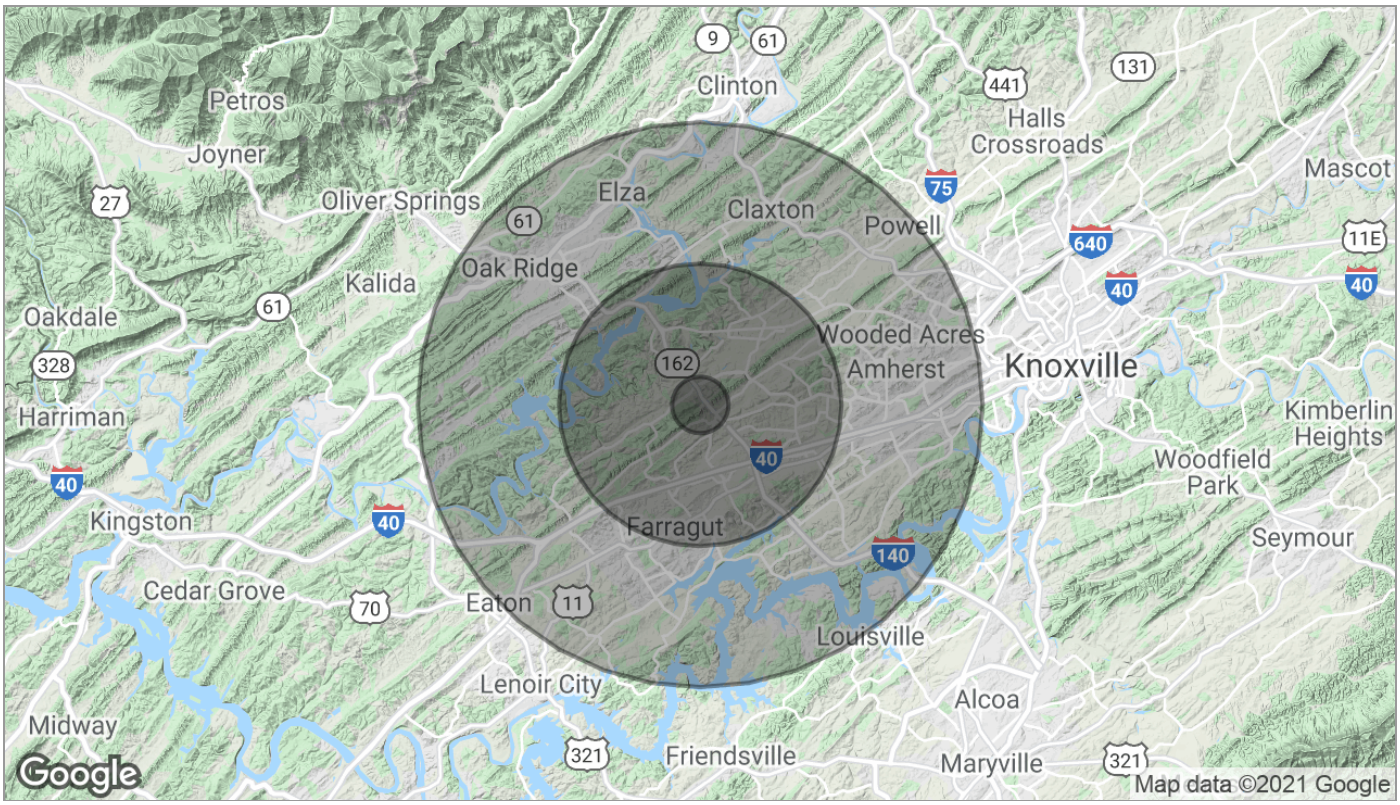

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,868	65,587	246,847
MEDIAN AGE	39.1	40.4	38.8
MEDIAN AGE (MALE)	35.8	39.5	37.8
MEDIAN AGE (FEMALE)	40.8	41.0	39.8

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	739	26,140	100,316
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	$76,400	$86,273	$83,181
AVERAGE HOUSE VALUE	$287,800	$225,259	$250,915

** Demographic data derived from 2010 US Census*

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Agent Profile

Spike McCamy

Senior Advisor
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Professional Background

Spike McCamy is a Senior Advisor with NAI Koella | RM Moore and specializes in the sale of income-producing real estate. During his career, Spike has helped close over $25 million in investment real estate. He also represents several local tenants in leasing efforts.

In 2015, Spike closed over $10 million in property sales and was one of the top 100 producers in the Sperry Van Ness national network of advisors.

Spike is a Knoxville native and graduated from West High School. He obtained his Bachelor's degree in Marketing and Logistics from the University of Tennessee in December of 2007. Prior to earning his affiliate broker real estate license in 2008, he had the opportunity to work for The Custom Builder in Hilton Head Island, SC and was able to gain invaluable experience in the building of custom residential homes. This experience launched his interest in building and commercial real estate.

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