



For Sale
Subdivision Land
46.48 Acres | \$45,719 / AC

Over 46 Acres Near Food City

7350 Asheville Hwy
Knoxville, TN 37924

For more information

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
state@koellamoore.com

Ryan McElveen, MBA

O: 865 531 6400 | C: 865 567 0232
rmcelveen@koellamoore.com

Property Highlights

- Located outside city limits - No city taxes
- ~2 acres zoned CA commercial
- ~45 acres zoned PR residential <3 units per acre
- Nearby PR densities of 6-12 units per acre
- All utilities available, including sewer
- Concept plan for lots, condos, apartments
- Several high density subdivisions within 1 mile
- Approximately 350 ft Hwy frontage
- Within a quarter-mile of Food City at Brakebill Rd

OFFERING SUMMARY

Lot Size	46.48 Acres
# of Lots	2
Zoning	CA PR
Sector Plan	MU-SD LDR
Vehicles Per Day	32,168
Asheville Hwy	346 Feet of Frontage

DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	4,297	\$73,450
5 Miles	31,921	\$70,314
Knox Metro	1,045,111	\$77,766

For Sale

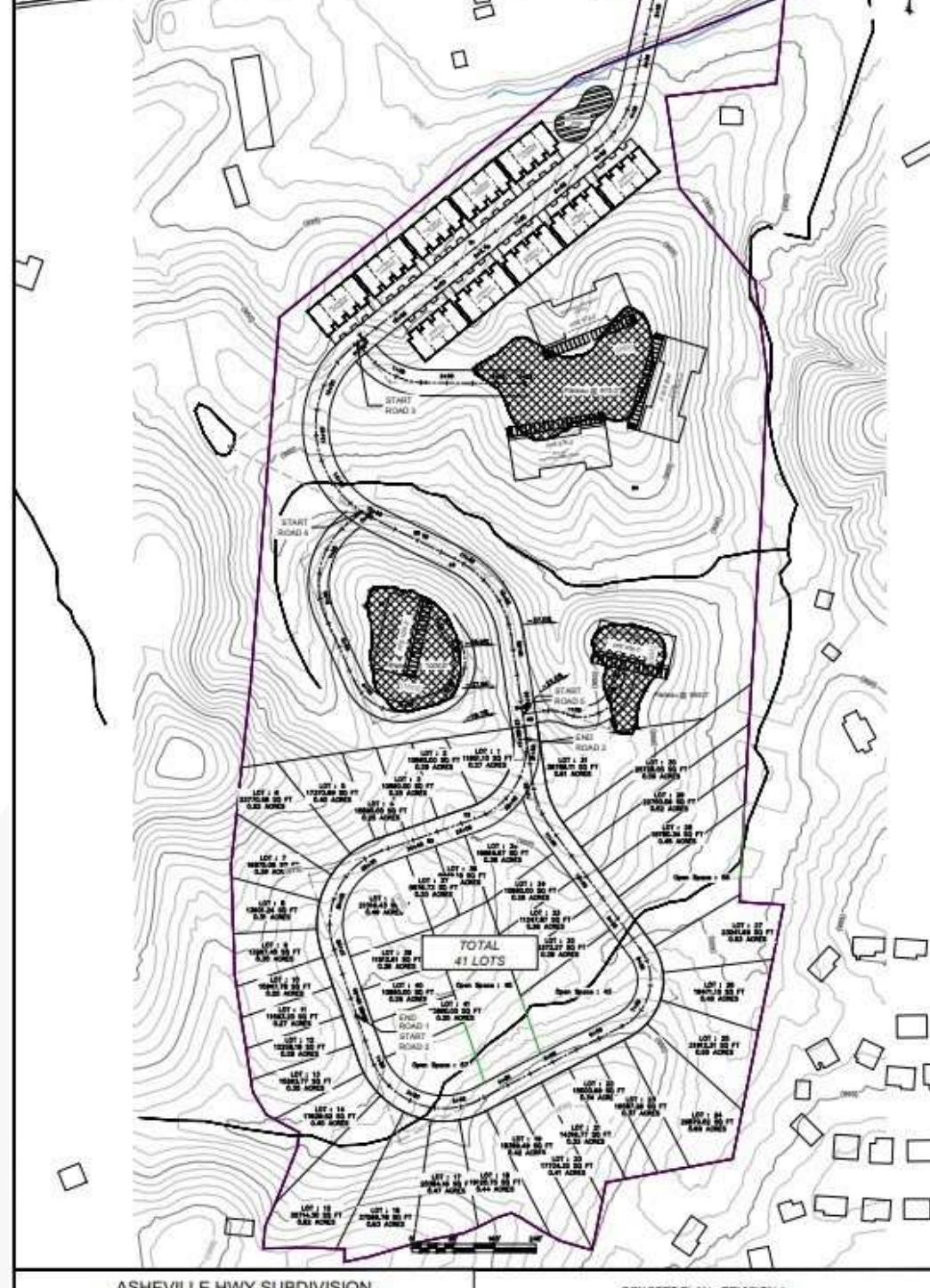
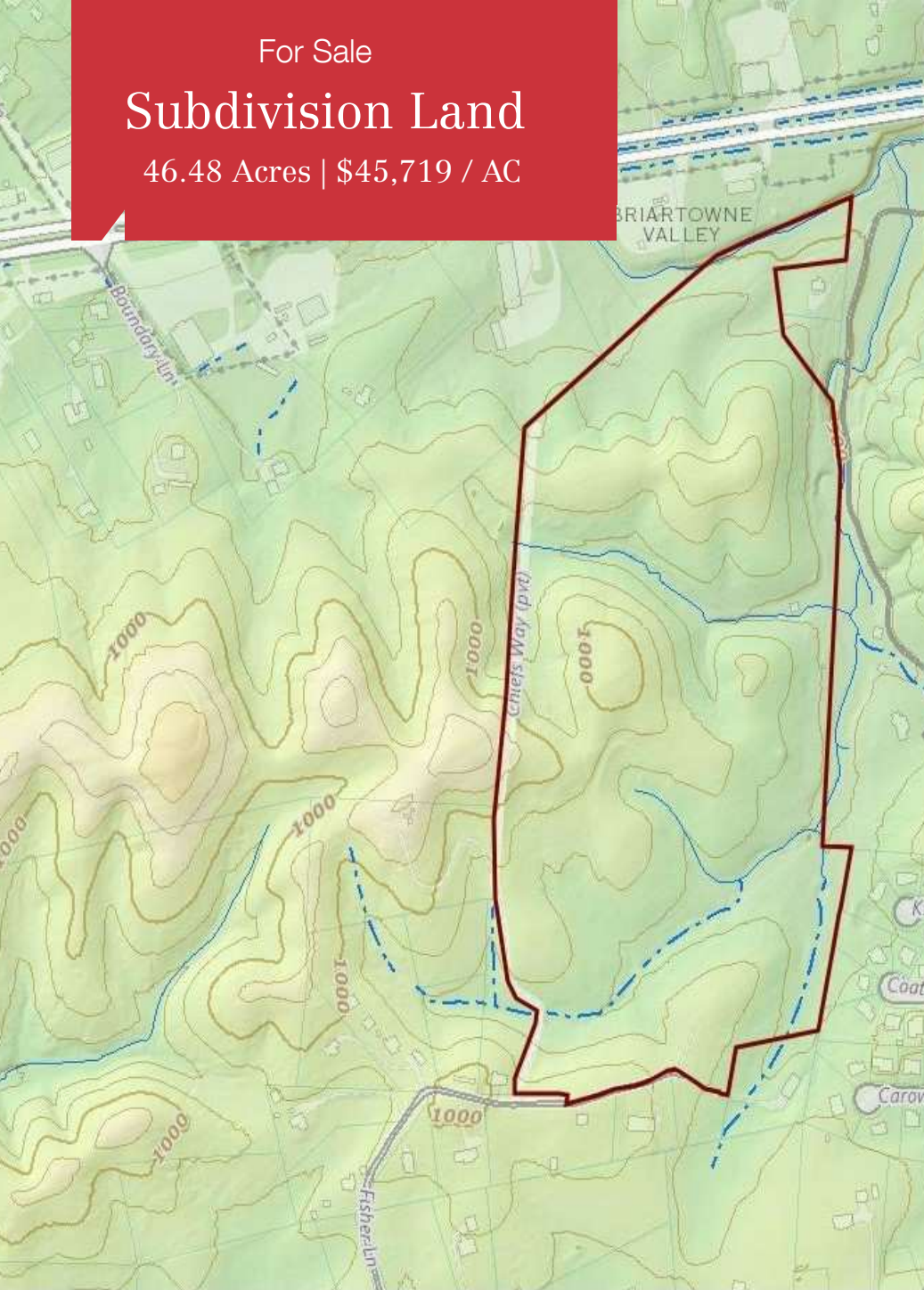
Subdivision Land

46.48 Acres | \$45,719 / AC

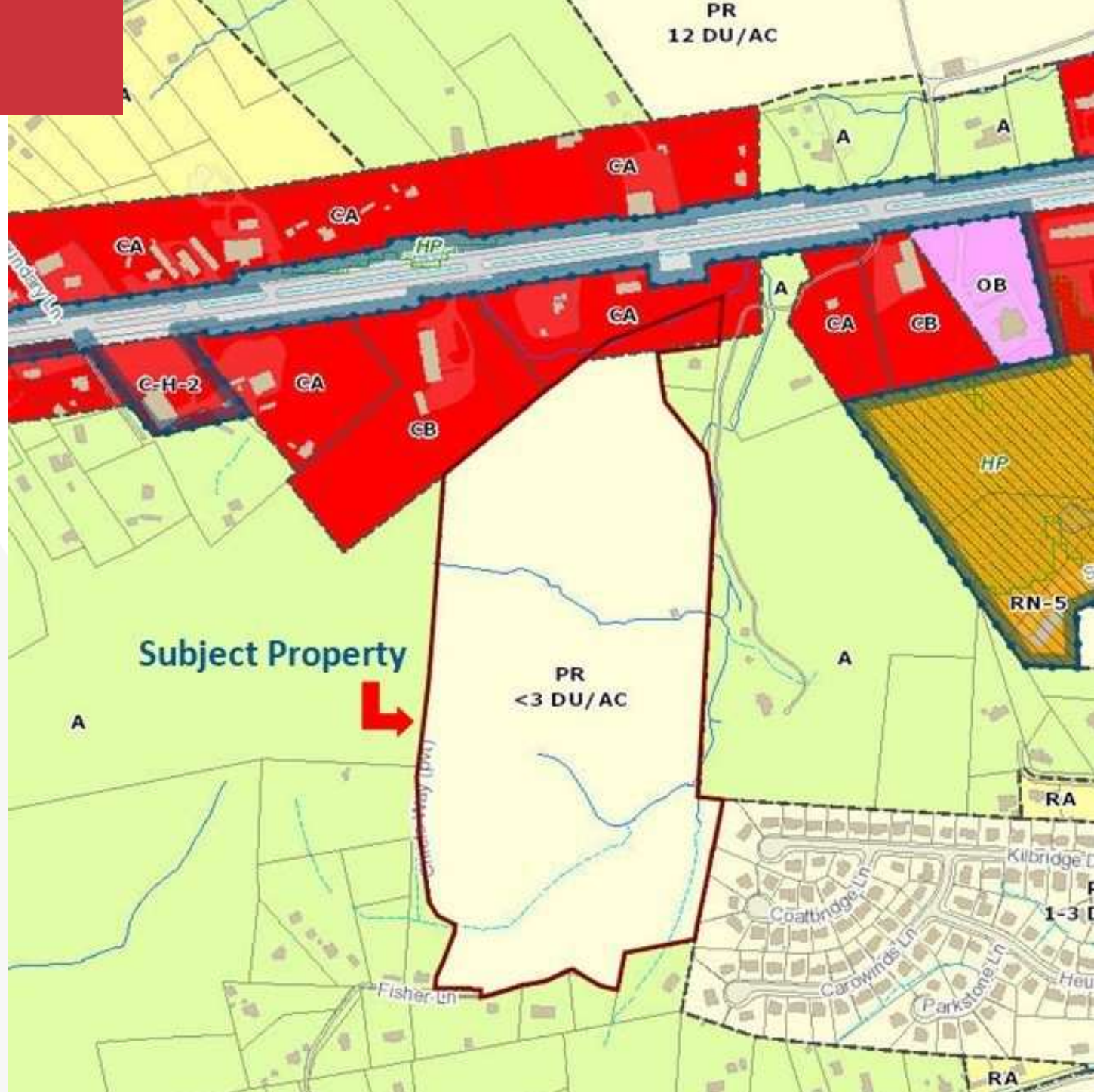


PROPERTY FOR SALE

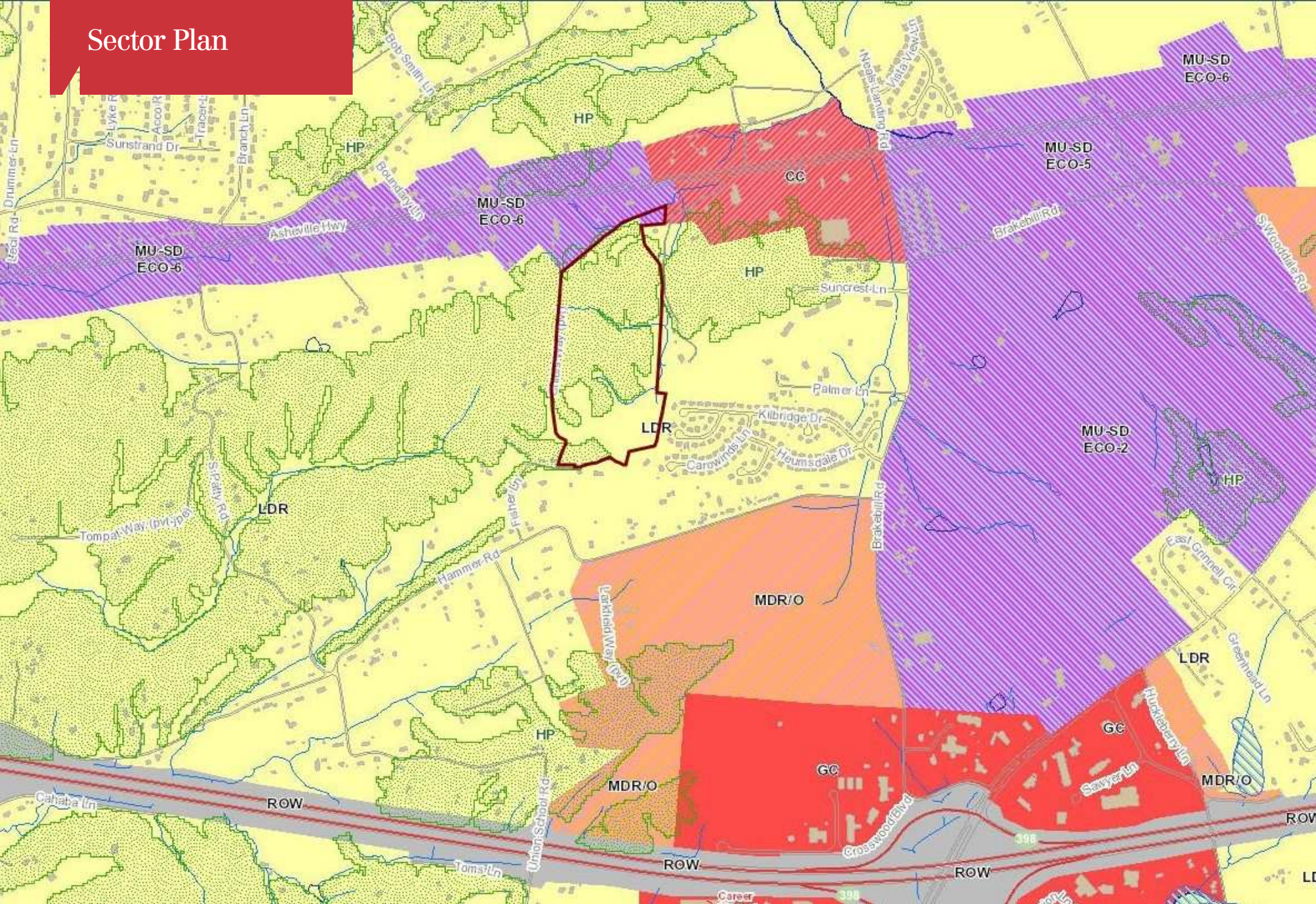
For Sale
Subdivision Land
 46.48 Acres | \$45,719 / AC

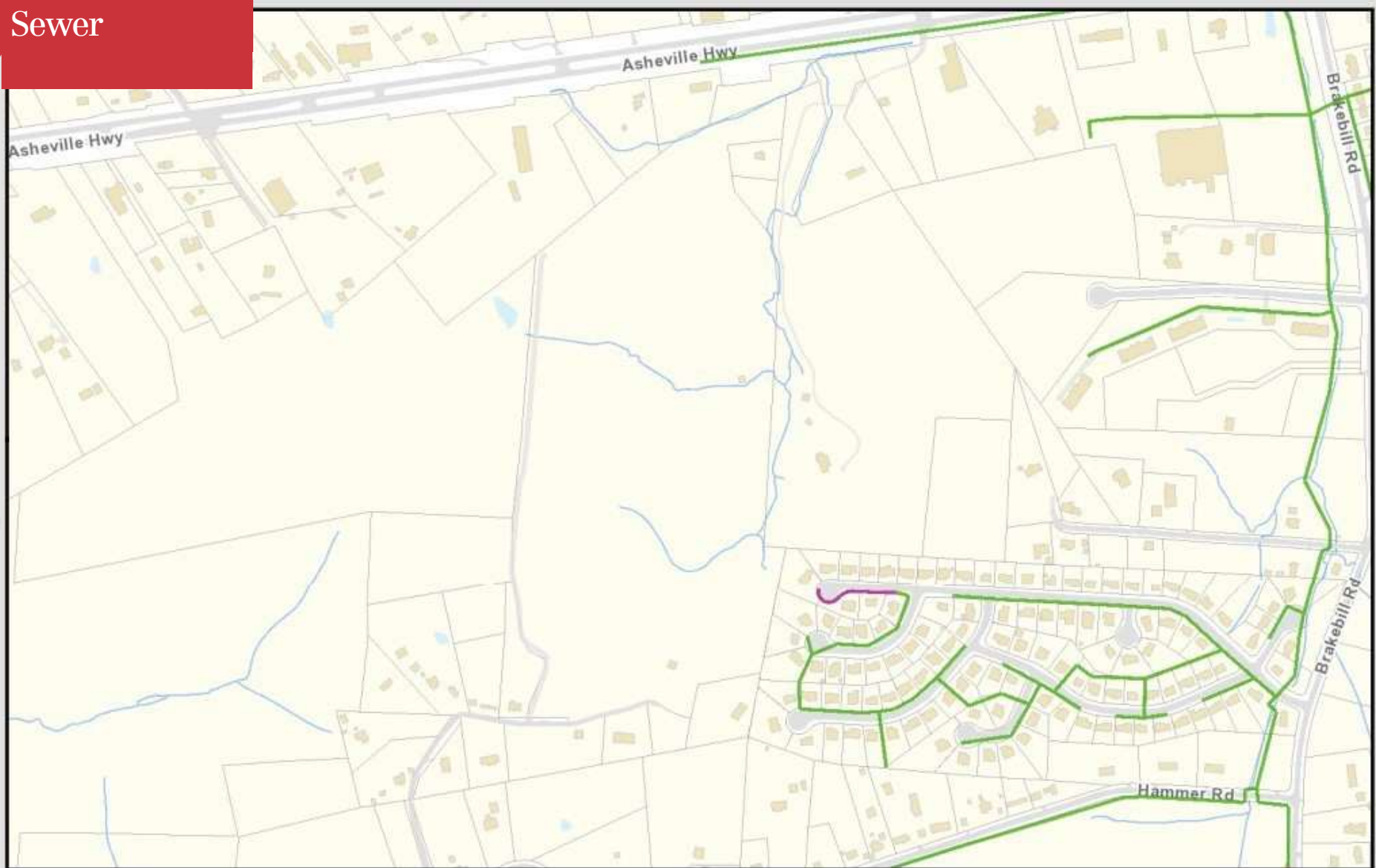


Zoning Map



Sector Plan





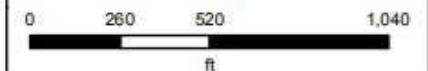
Sewer

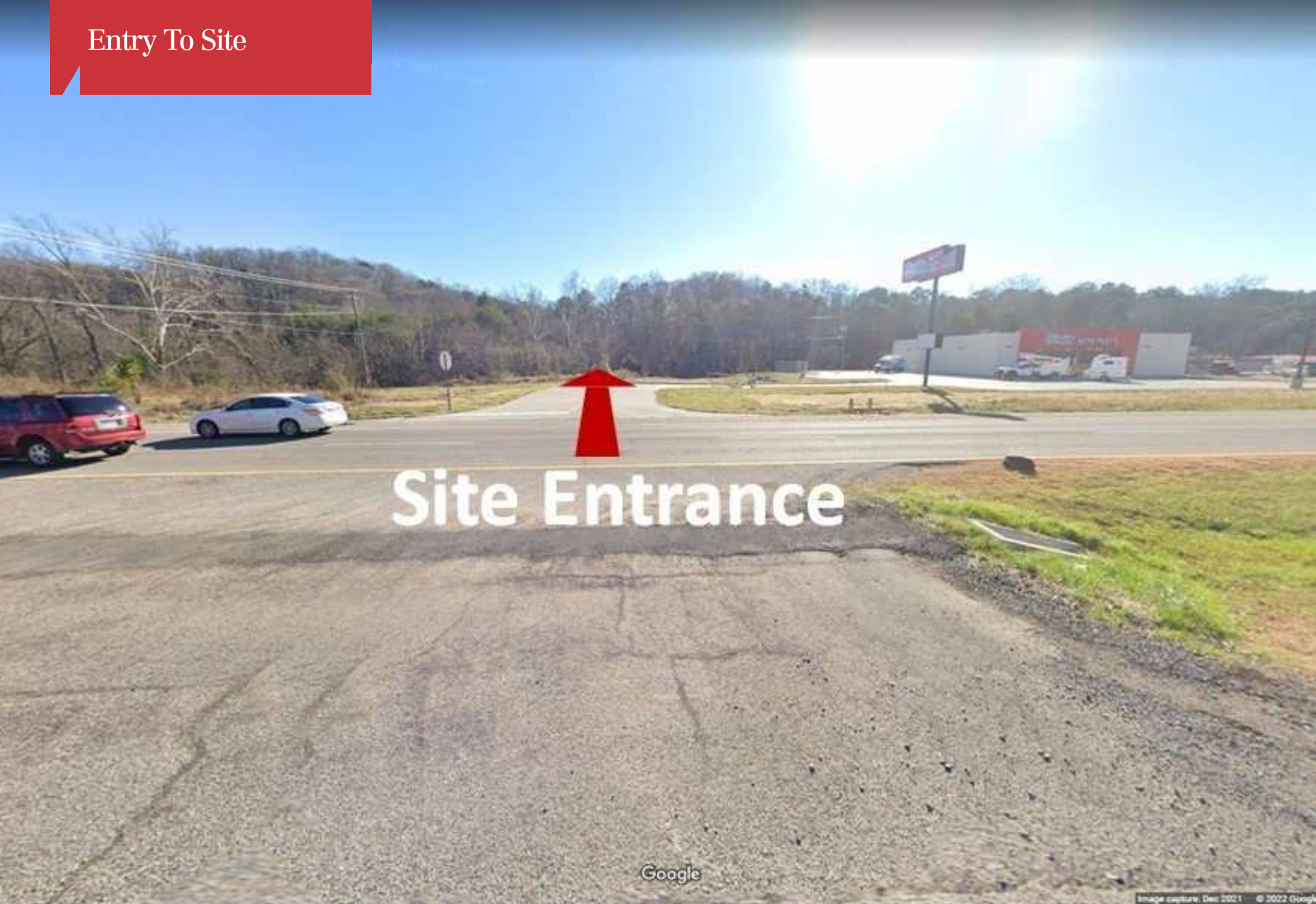
Knoxville Utilities Board

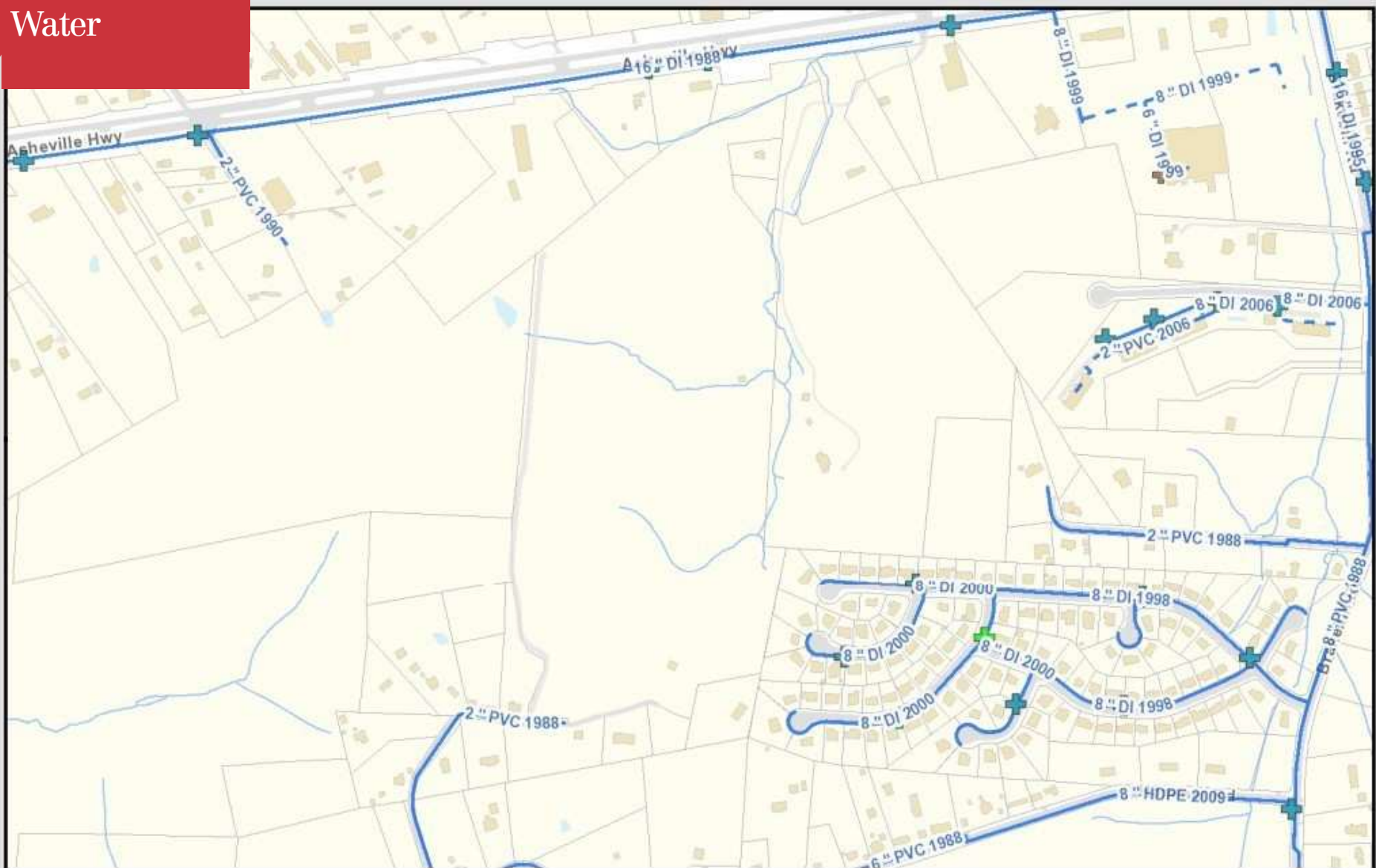
KUB makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



Printed: 6/10/2022 at 2:07:30 PM







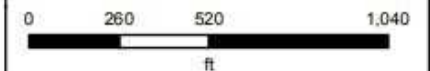
Water

Knoxville Utilities Board

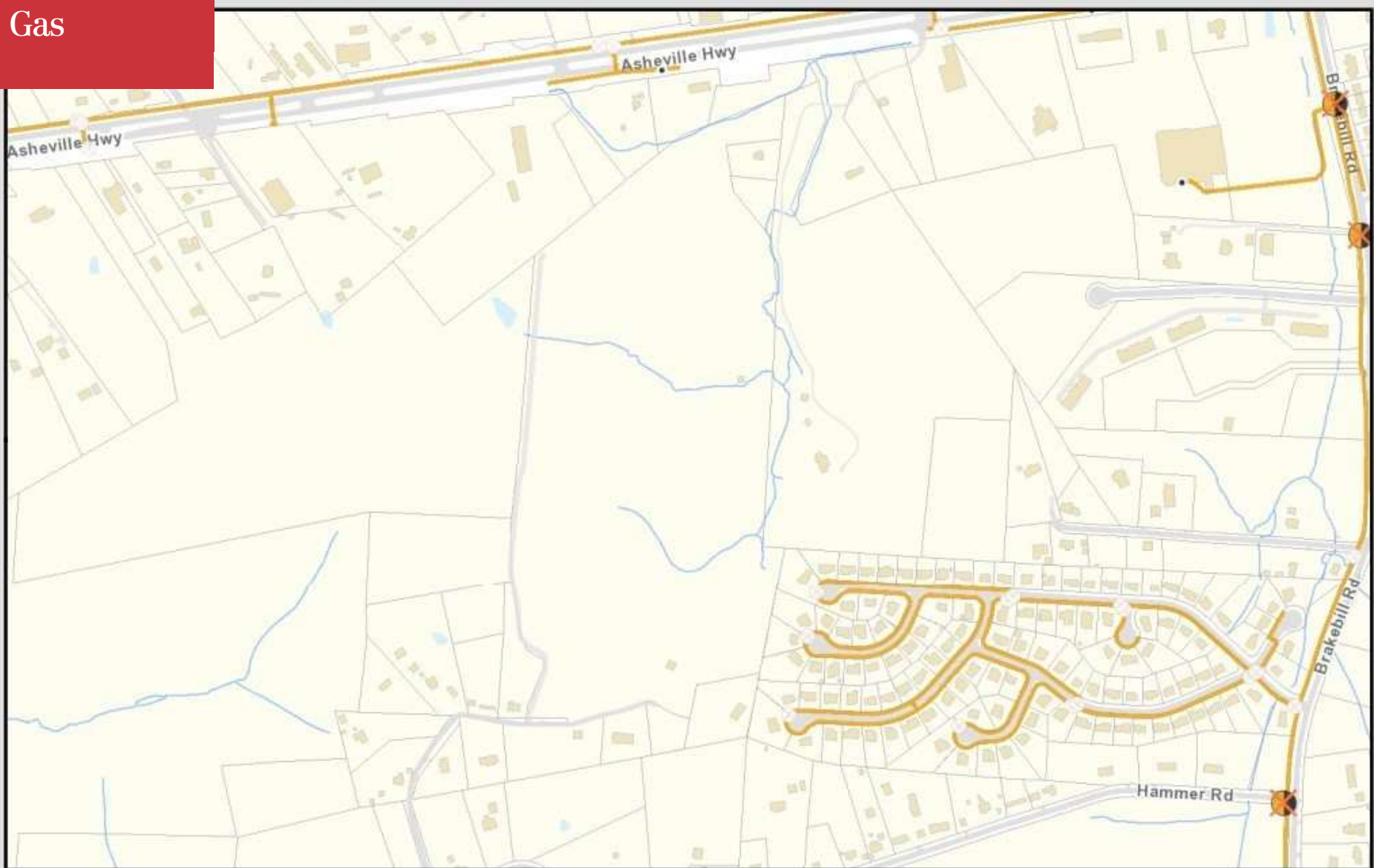
KUB makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



Printed: 6/10/2022 at 2:07:14 PM



Gas



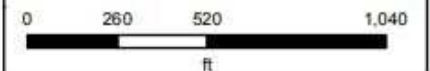
Gas

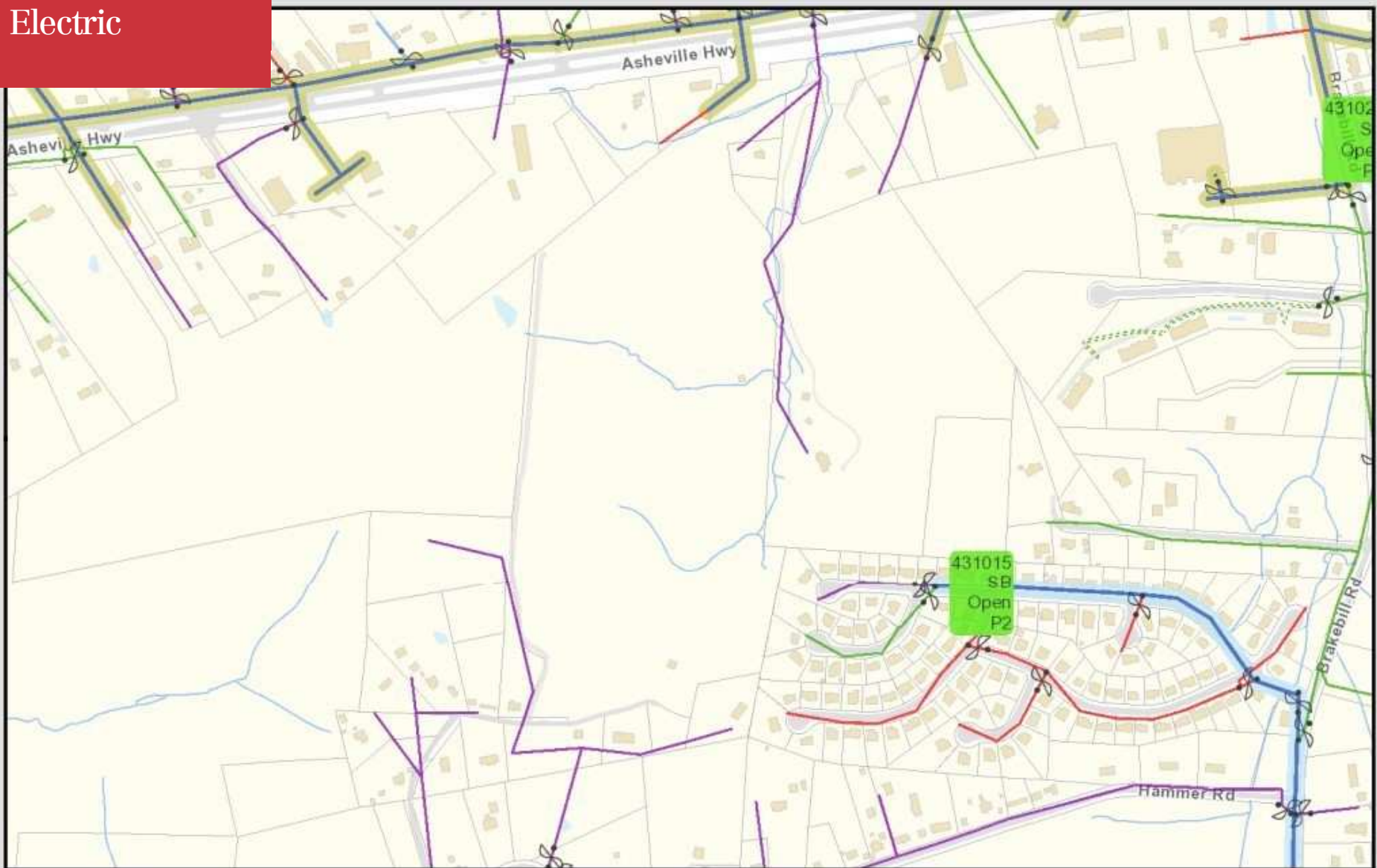
Knoxville Utilities Board

KUB makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



Printed: 6/10/2022 at 2:06:48 PM





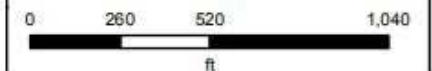
Electric

Knoxville Utilities Board

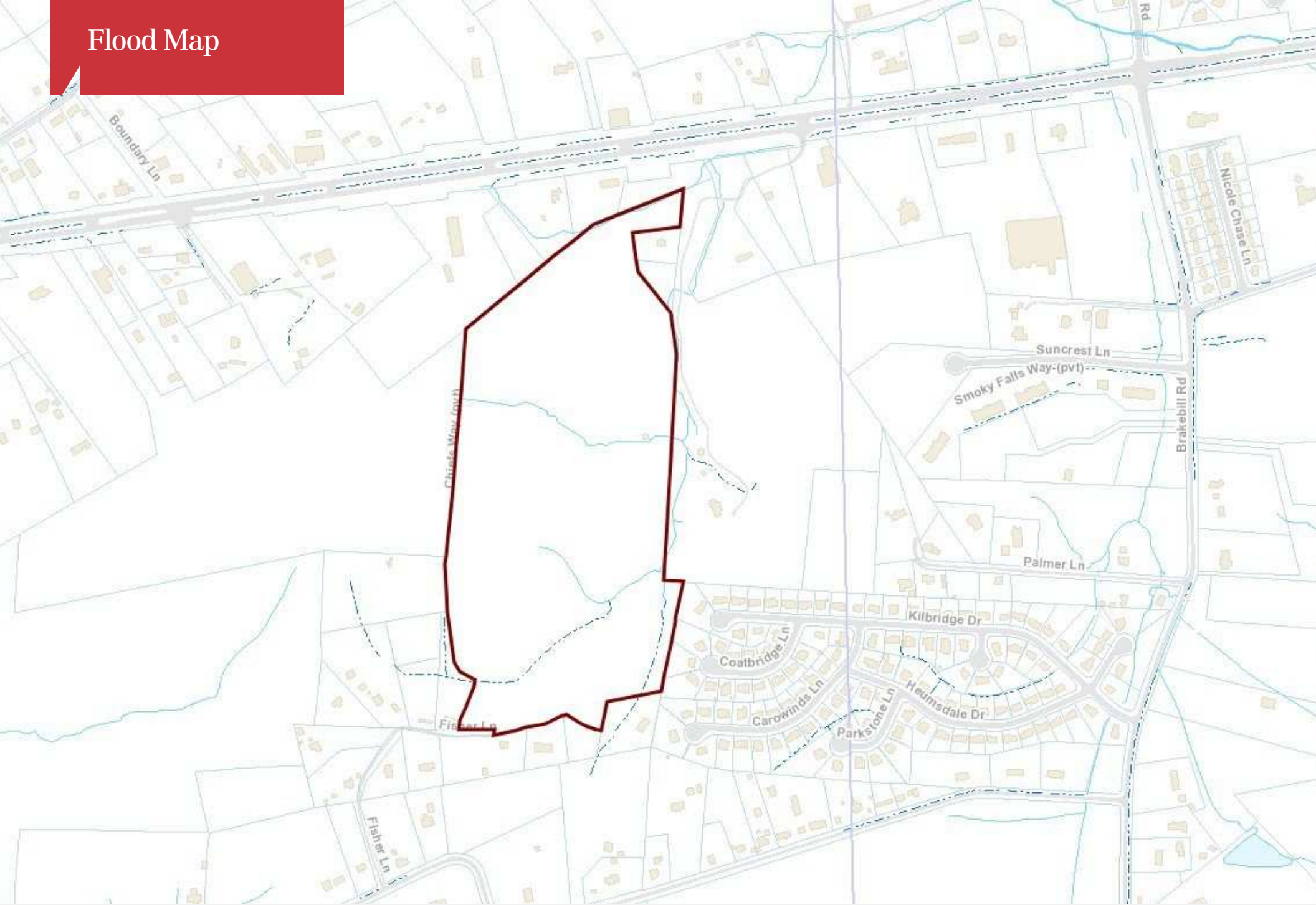
KUB makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KUB harmless from any and all damage, loss, or liability arising from any use of this map product. All rights reserved.



Printed: 6/10/2022 at 2:06:08 PM



Flood Map



For Sale

Subdivision Land

46.48 Acres | \$45,719 / AC



For Sale

Subdivision Land

46.48 Acres | \$45,719 / AC



SAM TATE, CCIM

Senior Advisor

state@koellamoore.com

Direct: 865.777.3035 | **Cell:** 865.806.6517

TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of the East Tennessee CCIM Board of Directors.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Freightliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981
CCIM Institute, Certified Commercial Investment Member

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400

For Sale

Subdivision Land

46.48 Acres | \$45,719 / AC



RYAN MCELVEEN, MBA

Advisor

rmcelveen@koellamoore.com

Direct: 865.531.6400 | **Cell:** 865.567.0232

PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

NAI Koella | RM Moore

255 N Peters Road, Suite 101
Knoxville, TN 37923
865.531.6400