

For Sale

Land

1.82 Acres | \$247,253 / AC



1.82 Commercial Acres-480' of Hwy 321 Frontage- Signalized

000 Hwy 70 W
37771, Tennessee Lenoir City

Property Highlights

- Great visibility
- 480 ft of Hwy 321 frontage
- Signalized corner
- Dollar General and Weigel's adjacent
- Emerging northern Lenoir City/Loudon County corridor

Property Description

This opportunity offers a 1.82 (Lot 3) acres of commercially zoned (C-2) Loudon County (?) with approximately 480' of frontage on busy Hwy 321. Traffic counts of approximately 10,000 ADT, signalized access via the hard corner of Hwy 70 and Hwy 321 and established cross access easement with Dollar General further highlight this offering.

This parcel is part of a Dollar General master development, with standard Dollar General exceptions attached per deed restriction. ALTA survey and restrictions attached.

Build to suit options also considered by owners.

OFFERING SUMMARY

Sale Price	\$450,000
Lot Size	1.82 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	577	\$64,574
3 Miles	11,224	\$68,452
5 Miles	28,390	\$76,386

For more information

Michael Moore

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mmoore@koellamoore.com

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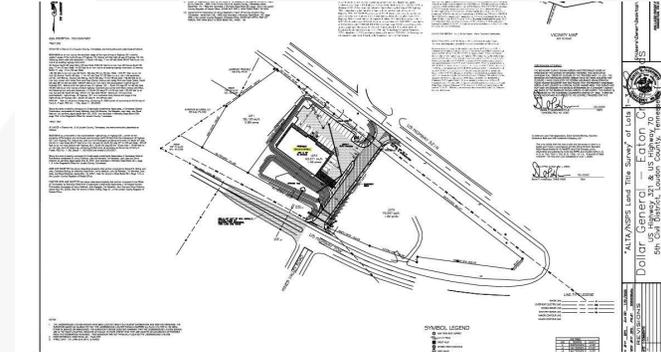
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FIDELITY NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT NUMBER: 200965
 DATED: MARCH 23, 2020
 SCHEDULE B - SECTION II EXCEPTIONS

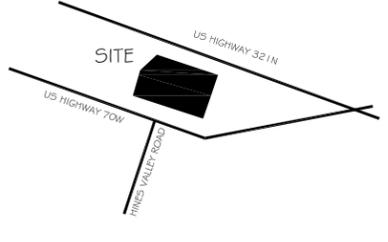
- 8. Judgment for Easement in favor of the State of Tennessee, against Lavona Elizabeth Simpson, Et Al, Case No. 1427 in the Loudon County Circuit Court during the July 1967 Term, dated July 26, 1967 and recorded in Judgment Lien Book 2, page 395 in the Loudon County Register of Deeds Office. (DOES NOT APPLY, NOW PUBLIC RIGHT OF WAY)
- 9. Order for Easement in favor of the State of Tennessee, Ex Rel, against Clifford M. Wear, Et Ux, Case No. 1394 in the Circuit Court for Loudon County, Tennessee, dated December 13, 1966 and recorded in Warranty Deed Book 52, page 136 in the Loudon County Register of Deeds Office. (DOES NOT APPLY, NOW PUBLIC RIGHT OF WAY)
- 10. Agreement for Dedication of Utility Easement in favor of the City of Lenoir City, Tennessee, dated April 26, 1982 and recorded in Warranty Deed Book 147, page 398 in the Loudon County Register of Deeds Office. (DOES NOT APPLY, PART OF PARCEL THAT WAS SOLD IN DEED BOOK 261, PAGE 115)

LEGAL DESCRIPTION - Lot 1, Dollar General - Eaton Crossroads Subdivision

SITUATED, LYING, AND BEING in the 5th Civil District of Loudon County, Tennessee, and being more particularly bounded and described as follows to wit:
 Beginning at an iron rod found on the southern right of way of US Highway 321N, a common corner with Lawrence Troendle, thence leaving the line of Troendle and with the southern right of way of US Highway 321N the following two calls: 1) S51°42'04"E, a distance of 75.95 feet to an iron rod found; 2) S52°16'18"E, a distance of 25.78 feet to an iron rod set, a common corner with Lot 2, S36°07'55"W, a distance of 269.05 feet to an iron rod set on the northern right of way of US Highway 70W, thence leaving the line of Lot 2 and with the northern right of way of US Highway 70W, N61°05'04"W, a distance of 141.48 feet to an iron rod set, a common corner with Superior Builders, LLC, thence leaving the northern right of way of US Highway 70W and with the line of Superior Builders, LLC the following two calls: 1) N30°14'53"E, a distance of 129.62 feet to an iron rod found; 2) N53°58'34"E, a distance of 169.64 feet to the POINT OF BEGINNING. Containing 38,130 square feet or 0.88 acres, according to the survey by Daniel P. Humphreys, R.L.S. Number 2060, of Beginning Point Land Surveying, LLC, 234 Ladd Ridge Road, Kingston Tennessee, 37763, dated July 1, 2020, said survey bearing file number "2020036". All bearings are referenced thereon to Grid North of the Tennessee Lambert Grid System.

LEGAL DESCRIPTION - Lot 2, Dollar General - Eaton Crossroads Subdivision

SITUATED, LYING, AND BEING in the 5th Civil District of Loudon County, Tennessee, and being more particularly bounded and described as follows to wit:
 Beginning at an iron rod set on the southern right of way of US Highway 321N, a common corner with Lot 1, thence leaving the line of Lot 1 and with the southern right of way of US Highway 321N the following two calls: 1) S52°22'25"E, a distance of 94.05 feet to an iron rod found; 2) S52°22'25"E, a distance of 160.87 feet to an iron rod set, a common corner with Lot 3, thence leaving the southern right of way of US Highway 321N and with the line of Lot 3, S36°07'55"W, a distance of 229.97 feet to an iron rod set on the northern right of way of US Highway 70N, thence leaving the line of Lot 3 and with the northern right of way of US Highway 70N, N61°05'04"W, a distance of 256.87 feet to an iron rod set, a common corner with Lot 1, thence leaving the northern right of way of US Highway 70N and with the line of Lot 1, N36°07'55"E, a distance of 269.05 feet to the POINT OF BEGINNING. Containing 38,130 square feet or 0.88 acres, according to the survey by Daniel P. Humphreys, R.L.S. Number 2060, of Beginning Point Land Surveying, LLC, 234 Ladd Ridge Road, Kingston Tennessee, 37763, dated July 1, 2020, said survey bearing file number "2020036". All bearings are referenced thereon to Grid North of the Tennessee Lambert Grid System.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION - Lot 3, Dollar General - Eaton Crossroads Subdivision

SITUATED, LYING, AND BEING in the 5th Civil District of Loudon County, Tennessee, and being more particularly bounded and described as follows to wit:
 Beginning at an iron rod set on the southern right of way of US Highway 321N, a common corner with Lot 2, thence leaving the line of Lot 2 and with the southern right of way of US Highway 321N, S52°22'25"E, a distance of 482.67 feet to an iron rod found on the northern right of way of US Highway 70N, thence leaving the southern right of way of US Highway 321N and with the northern right of way of US Highway 70N the following seven calls: 1) S44°30'04"W, a distance of 39.97 feet to a concrete right of way monument found; 2) N82°33'16"W, a distance of 258.25 feet to an iron rod set; 3) S06°30'04"W, a distance of 14.33 feet to an iron rod set; 4) N70°55'18"W, a distance of 135.06 feet to an iron rod set; 5) N66°21'42"W, a distance of 123.44 feet to an iron rod set; 6) N51°59'25"E, a distance of 27.87 feet to a concrete right of way monument found; 7) N61°05'04"W, a distance of 15.23 feet to an iron rod set, a common corner with Lot 2, thence leaving the northern right of way of US Highway 70N and with the line of Lot 1, N36°07'55"E, a distance of 229.97 feet to the POINT OF BEGINNING. Containing 79,347 square feet or 1.82 acres, according to the survey by Daniel P. Humphreys, R.L.S. Number 2060, of Beginning Point Land Surveying, LLC, 234 Ladd Ridge Road, Kingston Tennessee, 37763, dated July 1, 2020, said survey bearing file number "2020036". All bearings are referenced thereon to Grid North of the Tennessee Lambert Grid System.

CERTIFICATION OF SURVEY

THE BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE WAS 1:51,231. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF A CATEGORY I SURVEY. THE BASIS OF THE BEARINGS SHOWN HEREON IS GRID NORTH. THIS SURVEY IS REFERENCED TO THE TENNESSEE COORDINATE SYSTEM OF 1983. A GRID OR SCALE FACTOR WAS NOT APPLIED TO THE CONTROL TRAVERSE FOR THIS SURVEY.

[Signature] 7/01/2020
 DANIEL P. HUMPHREYS P.L.S.
 TENNESSEE REG. NO. 2060 DATE

To American Land Title Association, Dollar General Stores, Mountain Commerce Bank and JMB Investment Company, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 16, 19 and 20 of Table A thereof. The field work was completed on June 1, 2020.

[Signature] 7/01/2020
 Date
 Daniel P. Humphreys, P.L.S. 2060

LEGAL DESCRIPTION - TITLE COMMITMENT

TRACT ONE

SITUATED in District 5 of Loudon County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod at the southern edge of the right-of-way of Highway 321 and the western edge of the right-of-way of Highway 70, thence with the right-of-way of Highway 70, the following seven calls and distances: (1) South 44 deg 17 min 20 sec West 39.97 feet to an iron rod at an existing highway monument; (2) thence North 82 deg 52 min 00 sec West 258.25 feet to an iron rod; (3) thence South 06 deg 17 min 20 sec West 14.33 feet to an iron rod at an existing highway monument; (4) thence North 71 deg 14 min 02 sec West 135.06 feet to an iron rod; (5) North 66 deg 40 min 26 sec West 123.44 feet to an iron rod; (6) thence North 49 deg 11 min 42 sec East 27.87 feet to a p.k. nail in the pavement corner with Boling; thence with Boling, North 56 deg 17 min 40 sec East 146.35 feet to an iron rod, corner with Valley Farm and Feed Center; thence with Valley Farm and Feed Center, North 53 deg 39 min 50 sec East 169.64 feet to an iron rod at the southwestern right-of-way of Highway 321; thence with the right-of-way of Highway 321, South 52 deg 00 min 40 sec East 75.95 feet to an iron rod at a broken highway monument and corner with Wear; thence with Wear, the following two calls and distances: (1) South 30 deg 37 min 09 sec East 129.49 feet to an iron rod and (2) North 37 deg 04 min 21 sec East 48.27 feet to an iron rod in the southwestern right-of-way of Highway 321 at a monument hole; thence with edge of the right-of-way of Highway 321, South 52 deg 41 min 09 sec East 643.54 feet to the point of beginning, containing 4.1850 acres, all according to the Survey of Harry E. Fraser, R.S.L. No. 1156, dated 11.28.2000.

Being the same property conveyed to Crossroads Investments Associates, a Tennessee General Partnership, composed of Jimmy Matlock, John Ed Wampler, Tim Wampler, Jack Liles, and David Matlock by warranty deed dated April 20, 2001, and recorded in Warranty Deed Book 259, page 755 in the Register's Office for Loudon County, Tennessee.

TRACT TWO

SITUATED in District No. 5 of Loudon County, Tennessee, and more particularly described as follows:

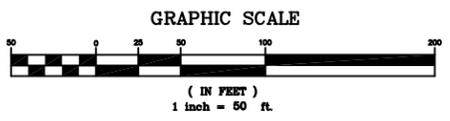
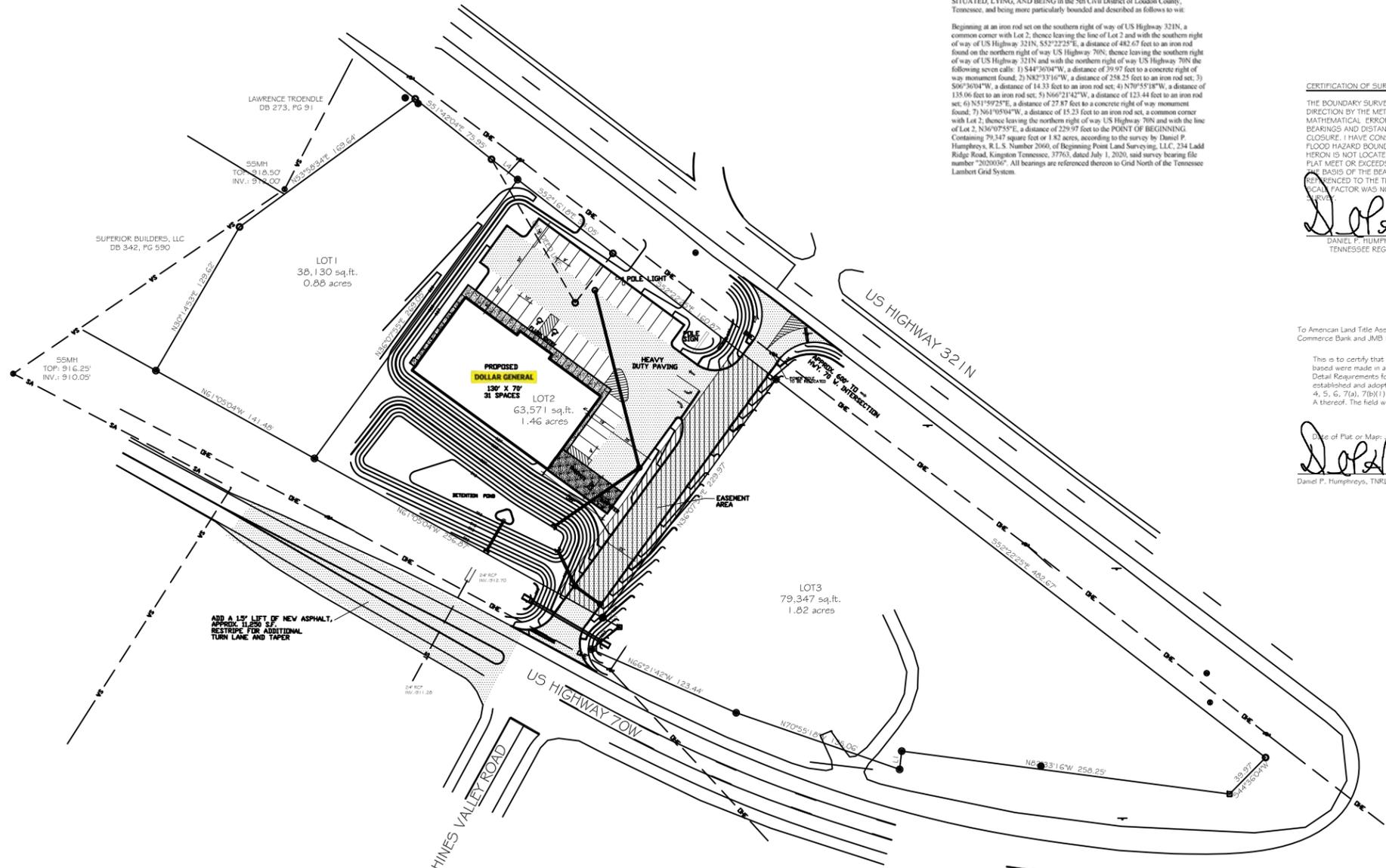
BEGINNING at a monument in the southwestern right-of-way of Highway 321, corner to the property of Partridge and northwest approximately 643.54 feet from the intersection of Highway 321 with Highway 70, thence two calls with the Partridge property as follows: (1) South 37 deg 04 min 21 sec West 48.27 feet to an iron rod and (2) North 30 deg 37 min 09 sec West 129.49 feet to an iron rod, thence with Highway 321, South 52 deg 30 min 18 sec East 119.80 feet to an iron rod, point of beginning, containing 0.664 acre, all according to the survey of Harry E. Fraser, R.S.L. No. 1156, dated 11.28.2000 and revised 3.20.2001.

Being the same property conveyed to Crossroads Investments Associates, a Tennessee General Partnership composed of Jimmy Matlock, John Ed Wampler, Tim Wampler, Jack Liles and David Matlock by warranty deed dated May 9, 2001 and recorded in Warranty Deed Book 261, page 113 in the Register's Office for Loudon County, Tennessee.

LESS AND EXCEPTED the above described property that portion conveyed to Edward S. Boling and wife, Charlotte Boling, by Warranty Deed from Jimmy Matlock, John Ed Wampler, Tim Wampler, Jack Liles, and David Matlock, dated May 10, 2001, filed for record in Deed Book 261, Page 115, in the Loudon County Register of Deeds Office.

FURTHER LESS AND EXCEPTED the above described property that portion conveyed to the State of Tennessee, by Warranty Deed from Crossroads Investments Associates, a Tennessee General Partnership composed of Jimmy Matlock, John Wampler, Tim Wampler, Jack Liles and David Matlock, dated May 25, 2005, filed for record in Book D296, Page 81, in the Loudon County Register of Deeds Office.

- NOTES:
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES
 2. DEED REFERENCE: DEED BOOK 421, PAGE 595
 3. THREE LOTS - 1.01, 0.48 sq ft OR 4.16 ACRES



SYMBOL LEGEND

- 5/8" IRON ROD CAPPED
- UTILITY POLE
- DROP INLET
- STORM DRAIN MANHOLE
- GAS VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- 5/8" IRON ROD SET

LINE-TYPE LEGEND

- WATER LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE

LINE	BEARING	LENGTH
L1	S06°36'04"W	14.33
L2	N51°59'25"E	27.87
L3	N61°05'04"W	15.23
L4	S52°22'25"E	25.78

OWNER
 BROADWAY INVESTMENT CO., LLC
 325 ERIN DRIVE
 KNOXVILLE, TN 37919

FOR CONTROL ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 5-10-2020 UTILIZING A TOPCON HIFER GA DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORK OF TPOOT CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010), GEOID 12B.

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: 11 0.04%, 10.05%

C:\Users\Owner\Desktop\BLACK BPLS.jpg
 234 LADD RIDGE ROAD
 KINGSTON, TN 37763
 PH. (865) 696-4613



"ALTA/NSPS Land Title Survey" of Lots 1-3
 Dollar General - Eaton Crossroads
 US Highway 321 & US Highway 70
 5th Civil District, Loudon County, Tennessee
 CLT Map 009L, Group "A", Parcels 25, 26 & 27

DRAWN BY: DPH DATE: 7/01/2020
 CHECKED BY: DPH FILE: 2020036gala

NO.	DATE	COMMENTS



For Sale

Land

1.82 Acres | \$247,253 / AC



	1 Mile	3 Miles	5 Miles
Population			
Total Population	577	11,224	28,390
Median Age	46.6	40.4	43.5
Median Age (Male)	42.7	40.1	43.7
Median Age (Female)	51.9	40.6	43.3
Households & Income			
Total Households	242	4,585	11,742
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$64,574	\$68,452	\$76,386
Average House Value	\$183,690	\$214,988	\$235,755
Race			
% White	99.1%	89.6%	89.0%
% Black	0.3%	0.8%	0.8%
% Asian	0.0%	1.0%	1.3%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.3%
% Other	0.0%	4.6%	3.0%
Ethnicity			
% Hispanic	2.1%	10.3%	10.3%

* Demographic data derived from 2020 ACS - US Census

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