

2 Acres Land

Lovell Road



1058 Lovell Road

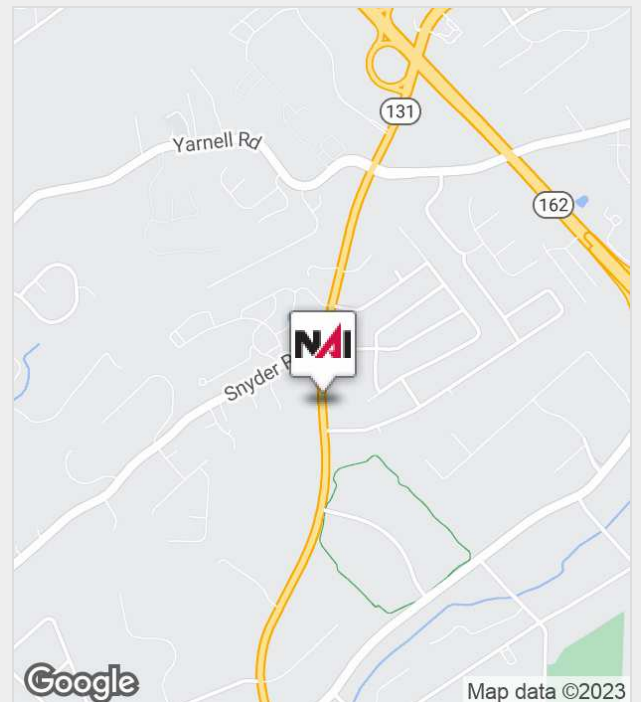
Knoxville, Tennessee 37922

Property Features

- Located on Lovell Road between I-40 and I-140
- Zoning OB/TO
- Easy access to retail, office and apartments

Sale Price

\$300,000



For more information:

Roger M. Moore, Jr, SIOR

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For Sale

1058 Lovell Road



Property Summary

Sale Price: \$300,000

Lot Size: 2.0 Acres

APN #:

Market: West

Sub Market: Turkey Creek

Cross Streets: Lovell View Drive

Property Overview

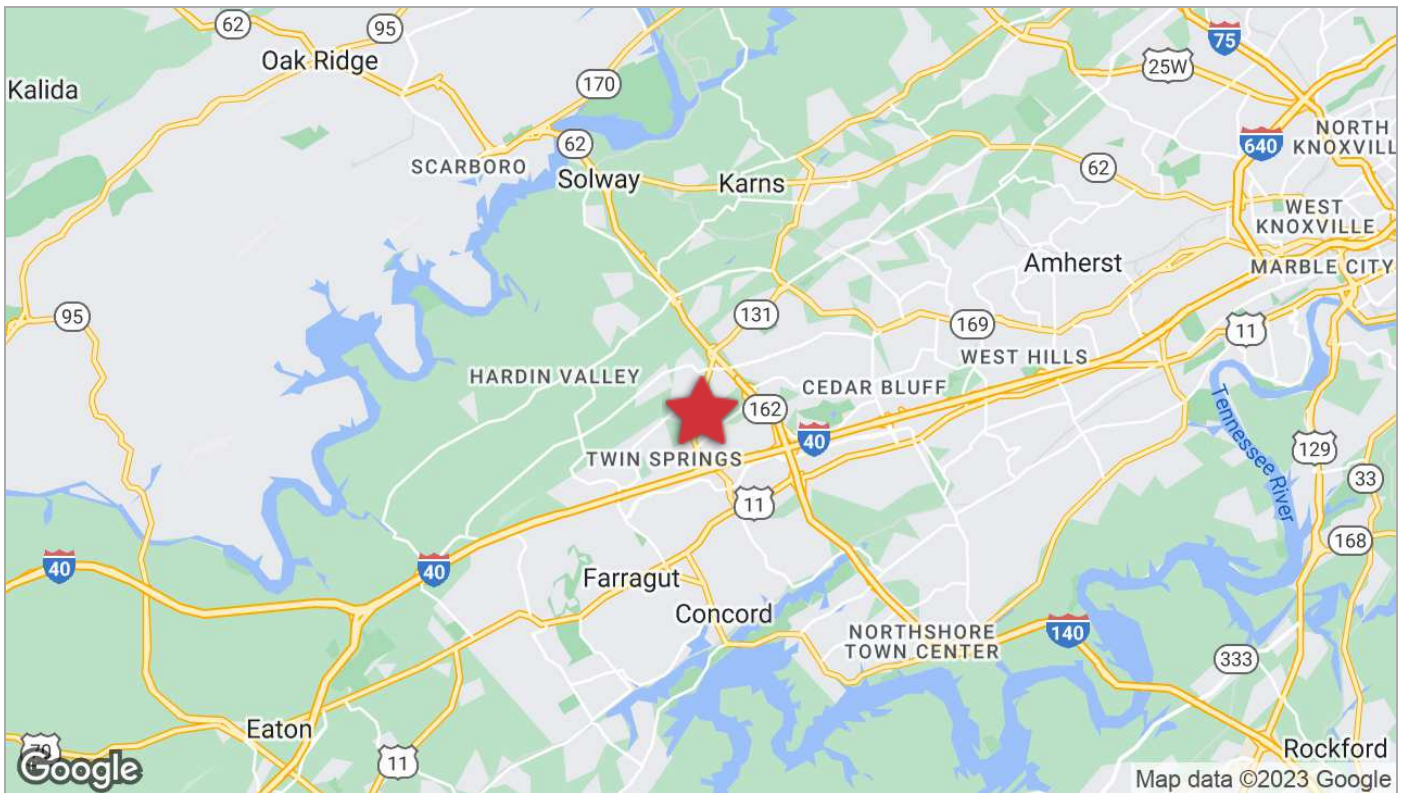
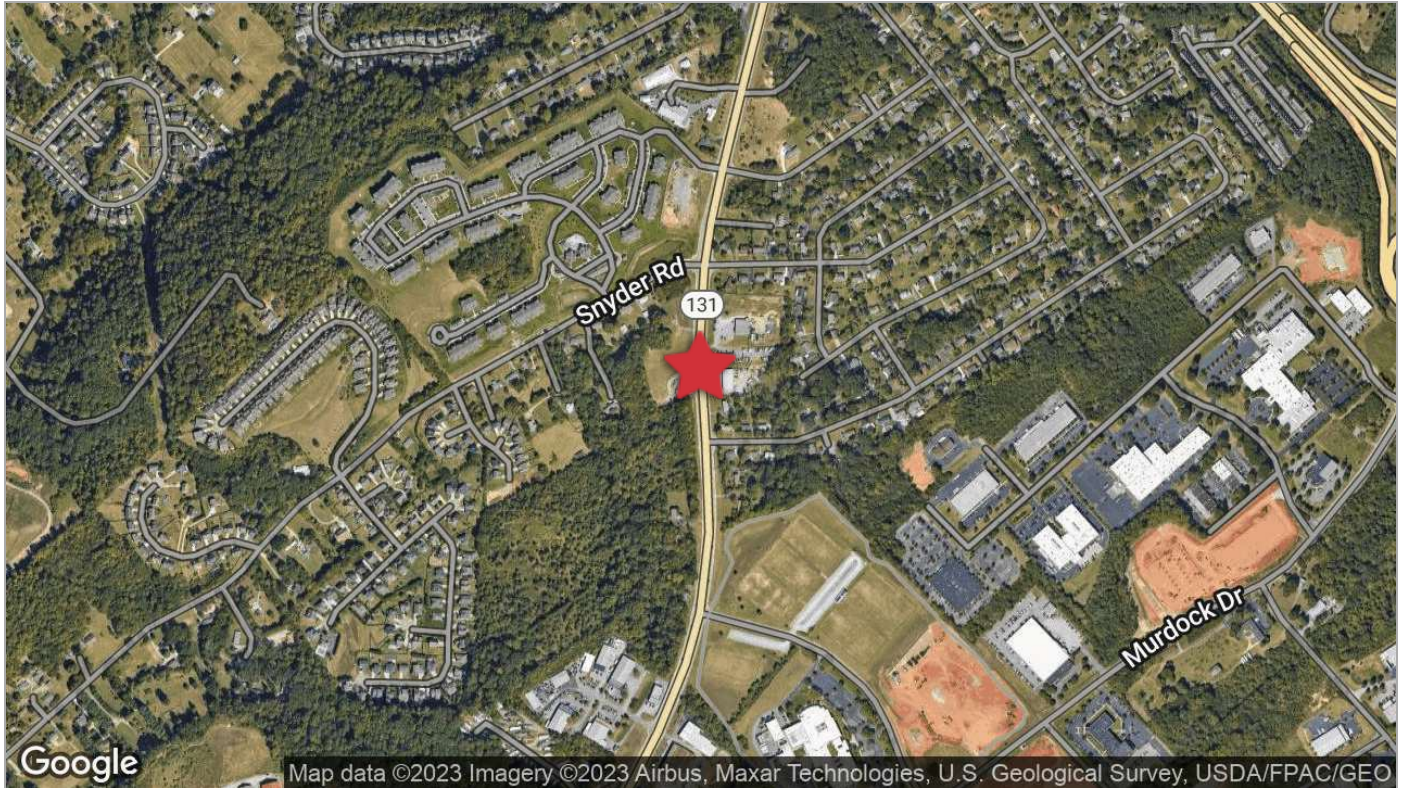
The property consists of 2.0 acres which can be sub-divided and purchased at \$150,000 per acre.

Location Overview

The property is located on Lovell Road between I-40 and Pellissippi Parkway (I-140). The land is adjacent to the former Walker Academy which is now West Gate Christian Fellowship. This area has grown rapidly and is near retail, office and warehouse buildings.

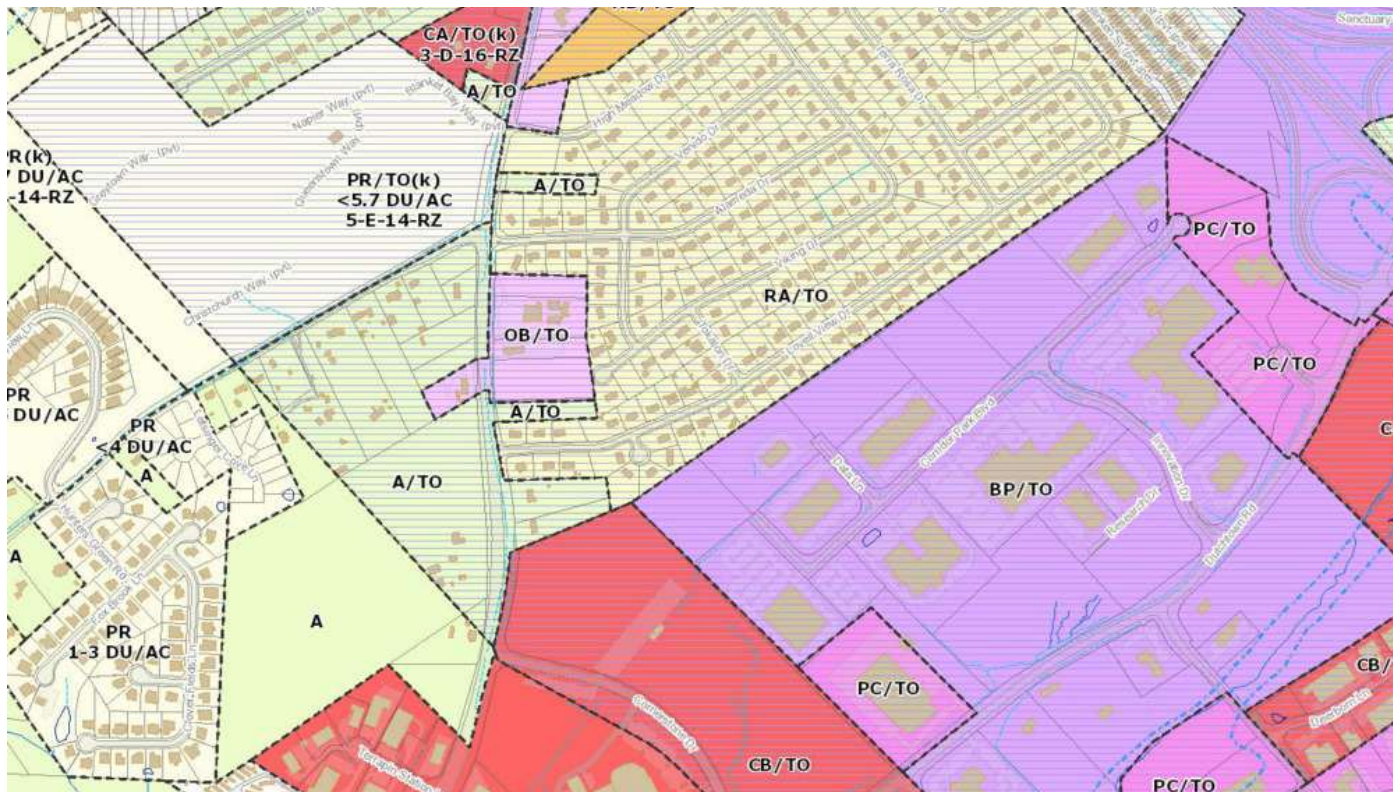
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Article 5

Zone Regulations

5.41 OB OFFICE, MEDICAL, AND RELATED SERVICES ZONE**5.41.01 General Description**

This zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

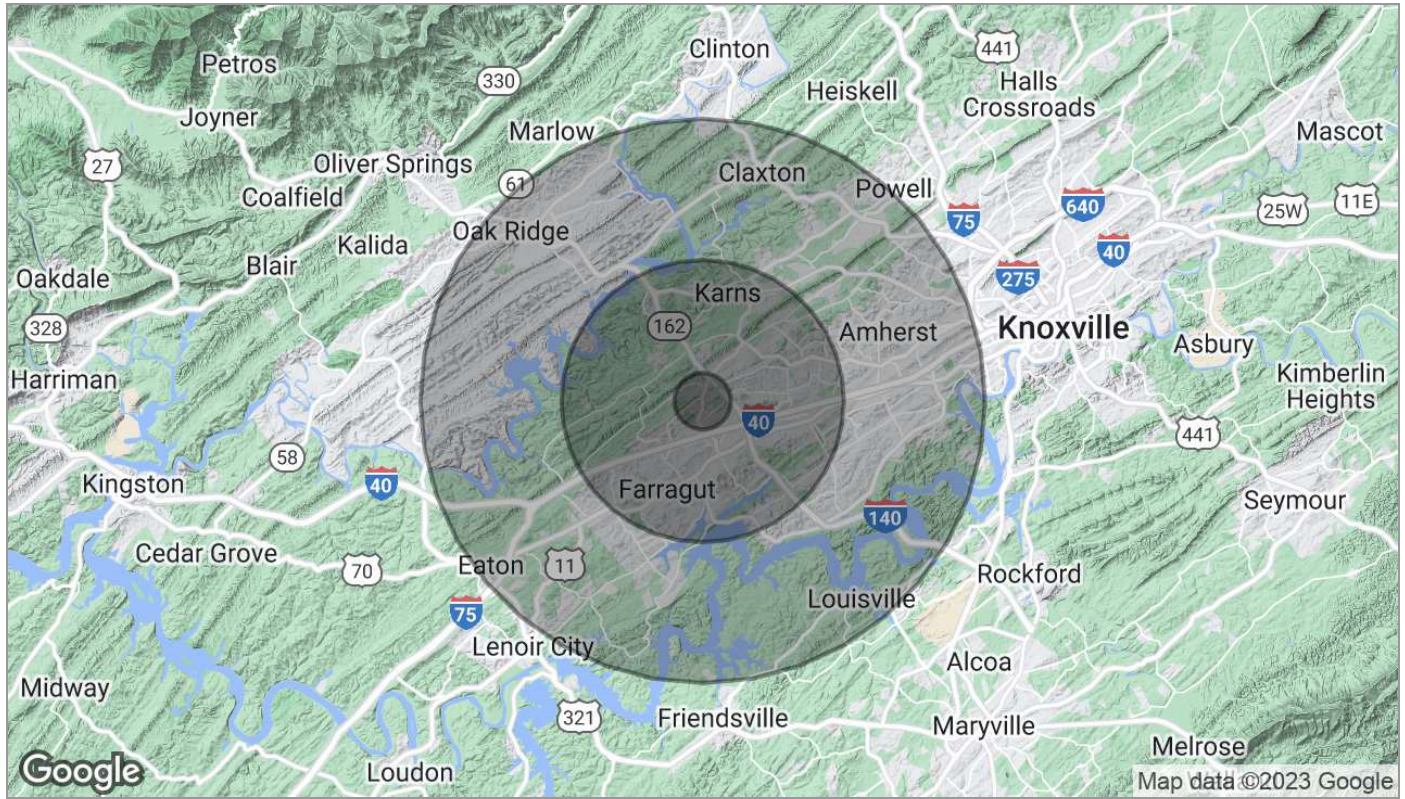
5.41.02 Uses Permitted

- A. Any use permitted and as regulated in the RB, General Residential Zone, except that height shall be as regulated in 5.41.09, "Height Regulations".
- B. Professional and business offices in which no activity is carried on catering to retail trade with the general public, and no stock of goods is maintained for sale to customers. These shall include, but not be limited to, offices for lawyers, architects, engineers, insurance, real estate agents and beauty shops.
- C. Hospital, clinics, and medical and dental offices.
- D. Undertaking establishments and funeral homes.
- E. Hotels, motels, (including dining room facilities) excepting those containing retail sales for other than the convenience of guests in the building.
- F. Private clubs and lodges.
- G. Art gallery and museums.
- H. Business colleges.
- I. Public and private schools and colleges with student residence and dormitories associated therewith.

5-5.41-1

For Sale

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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,979	77,499	239,406
MEDIAN AGE	41.0	39.7	38.8
MEDIAN AGE (MALE)	41.1	38.9	37.9
MEDIAN AGE (FEMALE)	41.0	40.3	39.7
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	734	30,645	97,234
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$78,633	\$89,299	\$85,363
AVERAGE HOUSE VALUE	\$303,300	\$244,182	\$255,550

* Demographic data derived from 2020 ACS - US Census

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Agent Profile



Roger M. Moore, Jr, SIOR

President
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rogermoore@koellamoore.com

Professional Background

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

Memberships & Affiliations

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

Foster Care - Past Board Member

Concord Sertoma - Past President

The Young Entrepreneurs Organization

Boy Scouts of America

American Red Cross - Past Board Member

Education



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