

2.6 Acres Land

Hines Valley Road



Hwy 70 & Hines Valley Road

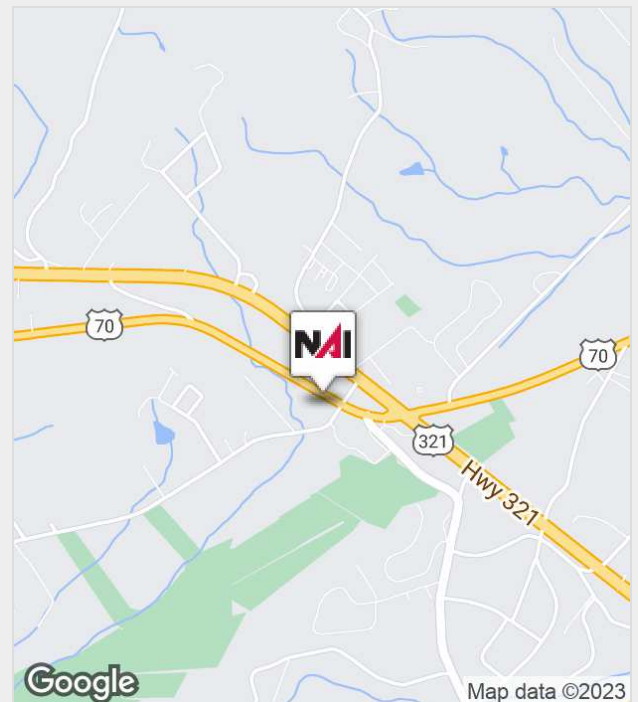
Lenoir City, Tennessee 37922

Property Features

- Great Visibility
- Lays good across from the new Weigels Store
- Could be divided or a build to suite
- Lots of road frontage

Sale Price

\$300,000



For more information:

Roger M. Moore, Jr, SIOR

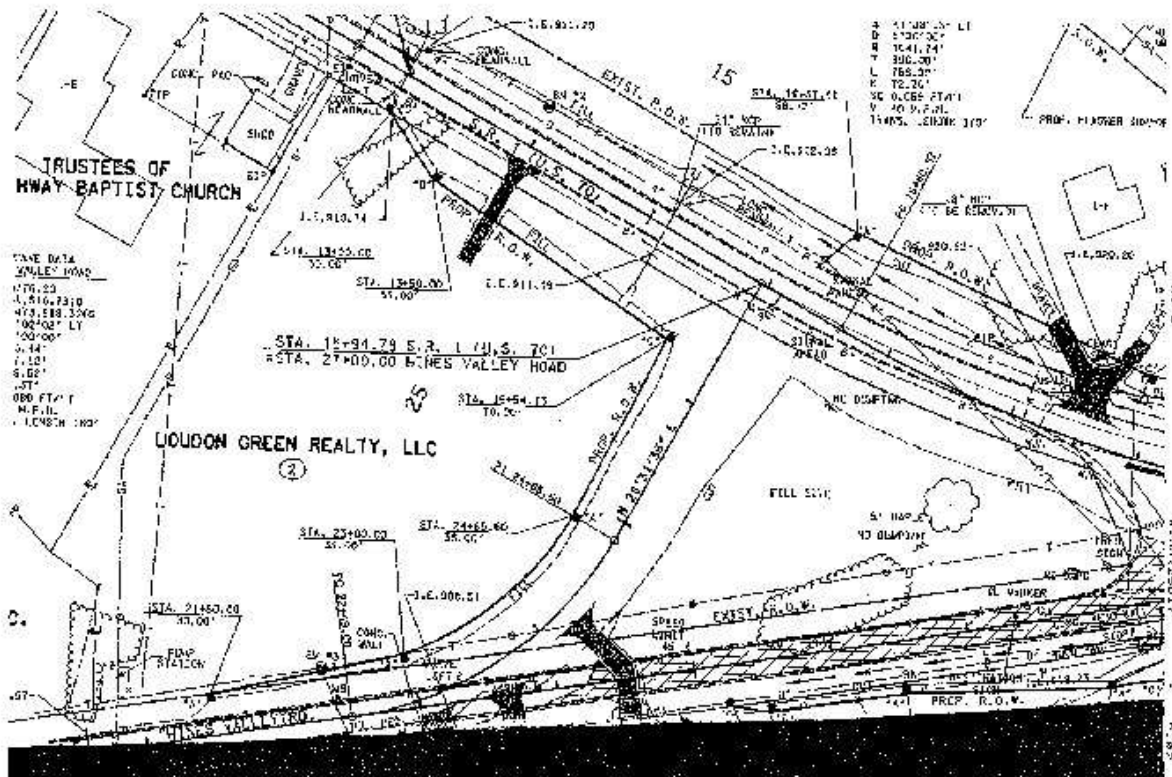
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For Sale

Great Opportunity For Reasonable Property In Lenoir City



Property Summary

Sale Price: \$300,000

Property Overview

Property lays great with good visibility

Location Overview

Located at Eaton Crossroads

Lot Size: 2.6 Acres

Zoning: Commerical

Market: Loudon

Proposed Office Complex, Lenoir City, TN
Professional Engineer, RM Project 005482

April 17, 2017

OBJECTIVES OF EXPLORATION

The objectives of our services were to determine general subsurface conditions and obtain data to evaluate the site of the proposed office complex for shallow foundations, an appropriate soil bearing procedure, and site preparation needs. Our proposed geotechnical services were not intended to address environmental or natural resource concerns associated with development of the property.

PROJECT INFORMATION

Mr. Danny Carroll of Stetson-Smith Construction Company and our Jeff Abston discussed the project site conditions by telephone. A summary of the information from our conversation and our assumptions about the structure are presented below:

- The proposed project site is located southwest of the intersection of Highway 70 and Hines Valley Road in Lenoir City, Tennessee.
- The proposed construction will consist of a one-story commercial office complex.
- We assume structural loads will not exceed 50 kips and/or 2 kips per linear foot for column and wall footings, respectively.
- The site has in the past been graded.
- There appears to be a stockpile of excavation spoils on the site.

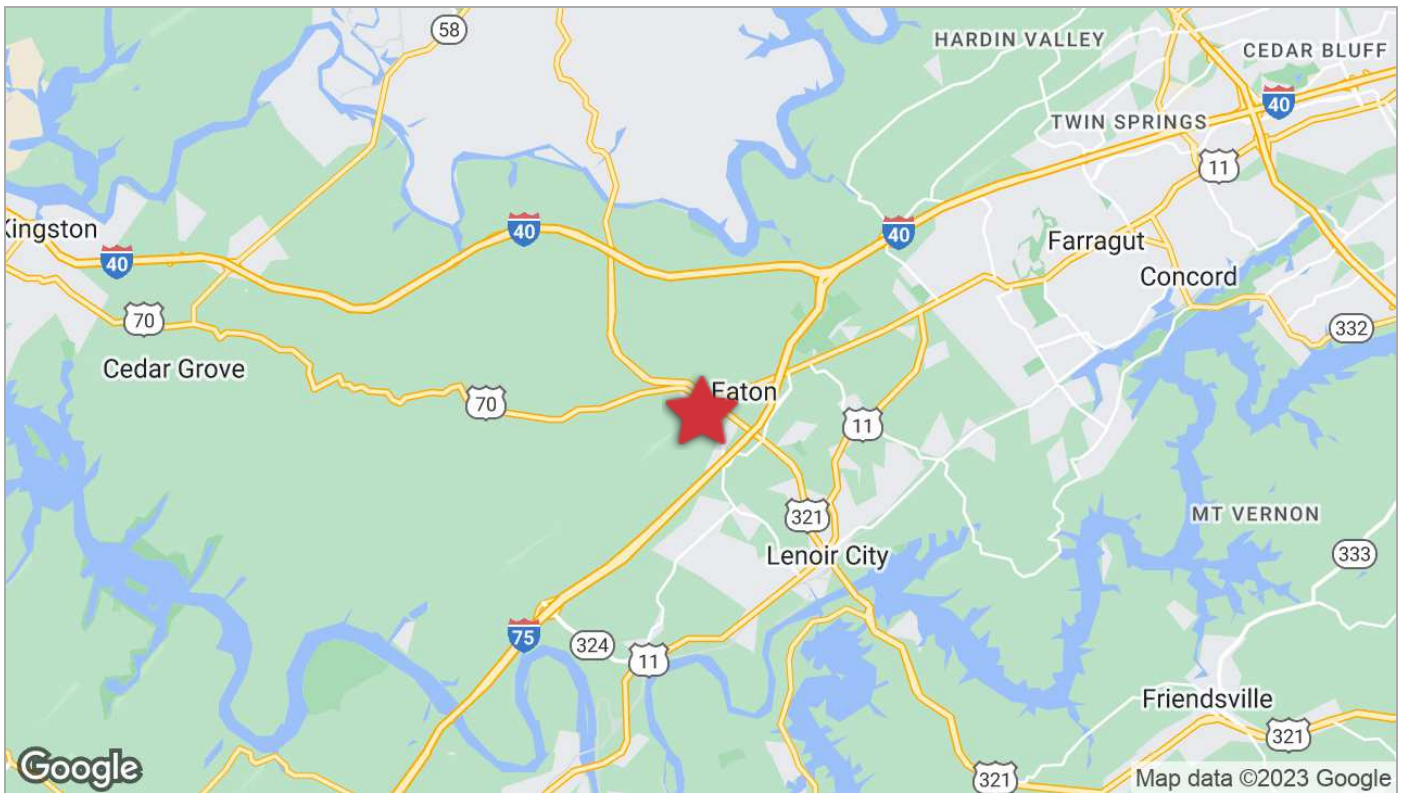
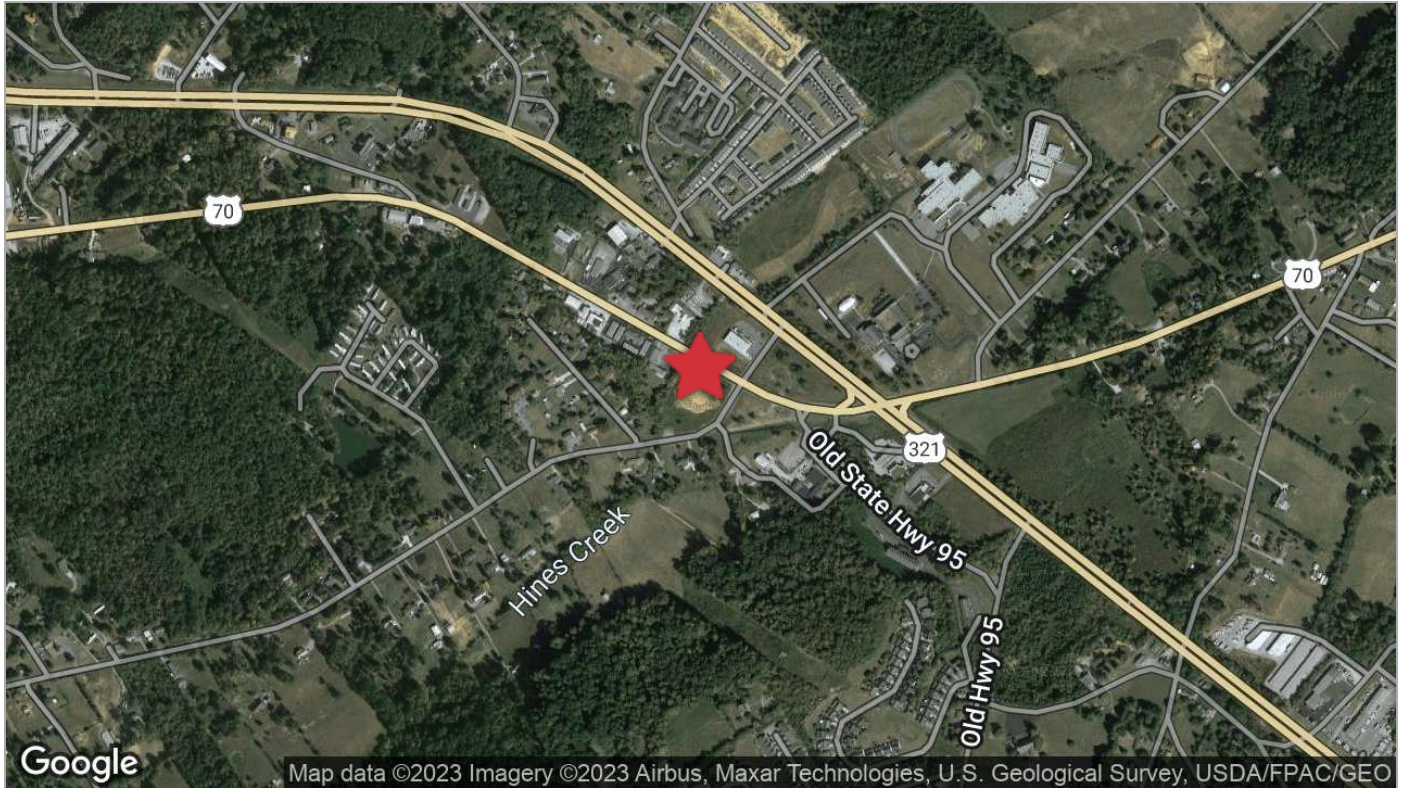
SCOPE OF EXPLORATION

We performed the following services:

- Observed 7 Observation Trenches on the site that were excavated with a backhoe at locations chosen by others to accurately reflect the site conditions.
- Observation Trenches were excavated to depths of about 7-1/2 or 8 feet or refusal, whichever occurred first.
- A principal of our professional staff observed the Observation Trenches after excavation and assessed the composition of the materials excavated and estimated their consistencies.
- Groundwater readings were taken at the time of Observation Trench excavation.
- We are providing 3 copies of our Report of Subsurface Exploration presenting the subsurface data and our conclusions and recommendations for foundation construction, allowable bearing capacity, and site preparation needs.

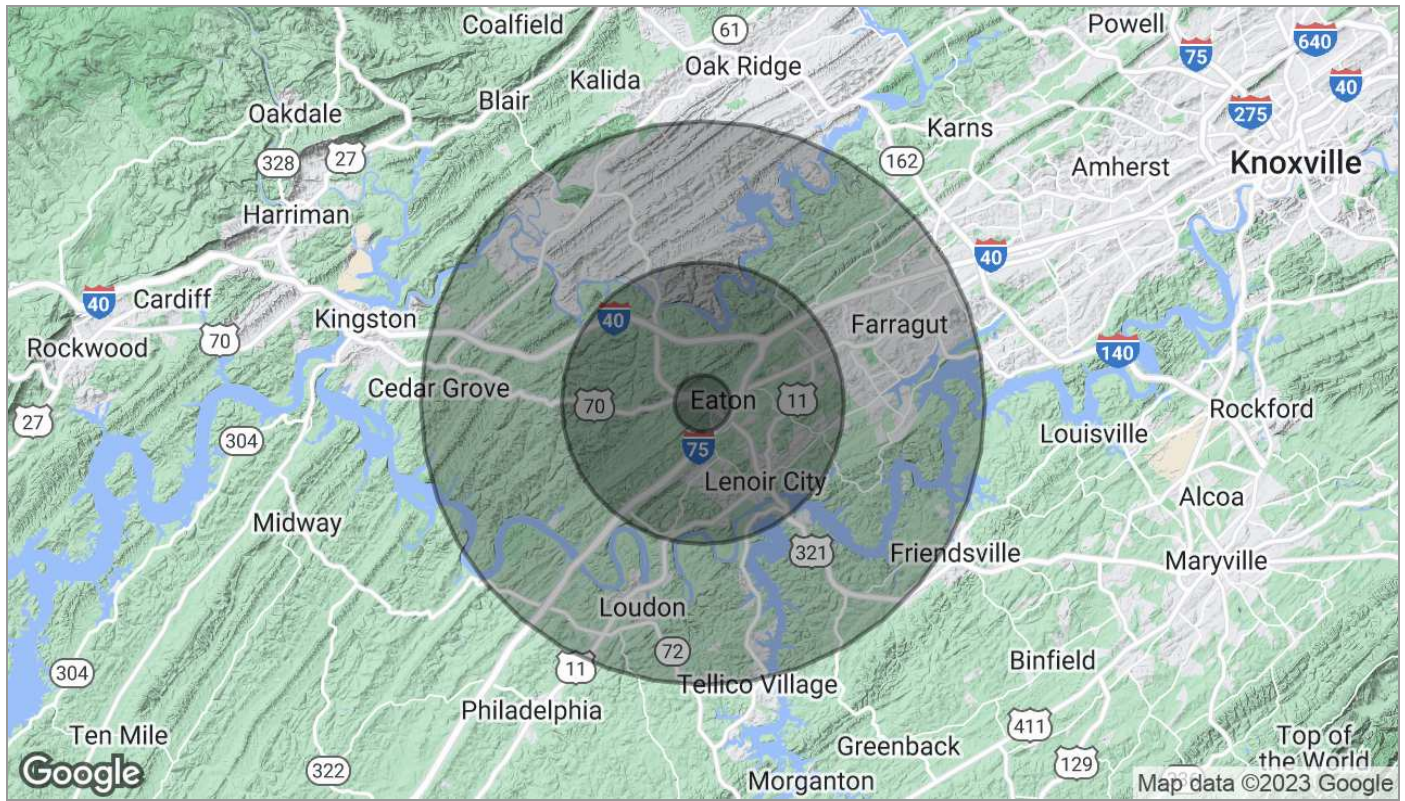
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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	446	23,759	79,499
MEDIAN AGE	44.7	39.2	43.5
MEDIAN AGE (MALE)	42.6	38.2	42.6
MEDIAN AGE (FEMALE)	47.9	42.0	44.7
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	186	9,520	30,949
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$58,844	\$57,890	\$83,784
AVERAGE HOUSE VALUE		\$191,804	\$296,955

* 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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