



Parcel 103-086, Solway Road

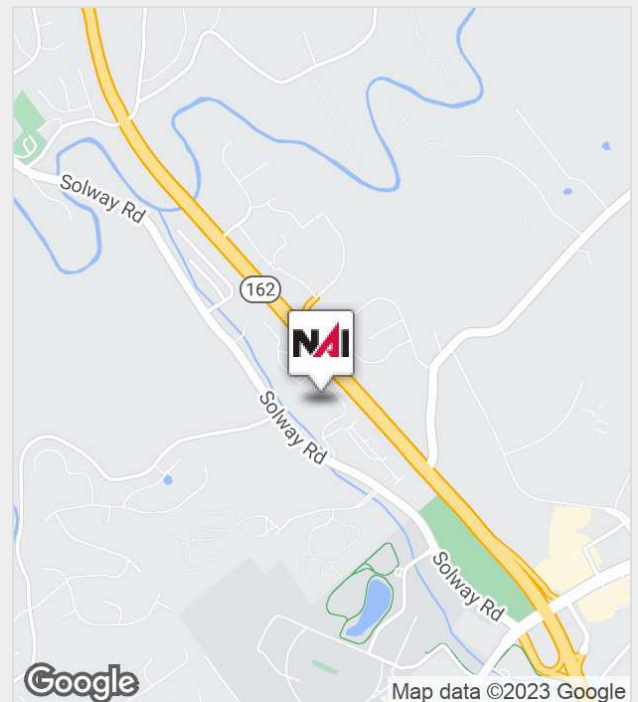
Knoxville, Tennessee 37931

Property Features

- Highly visible on Pellissippi Parkway with additional frontage on Solway Road
- Located across from Pellissippi State College with access to Hardin Valley Road
- Excellent location for Office or Corporate Headquarters

Sale Price

\$1,587,600



For more information:

Roger M. Moore, Jr, SIOR

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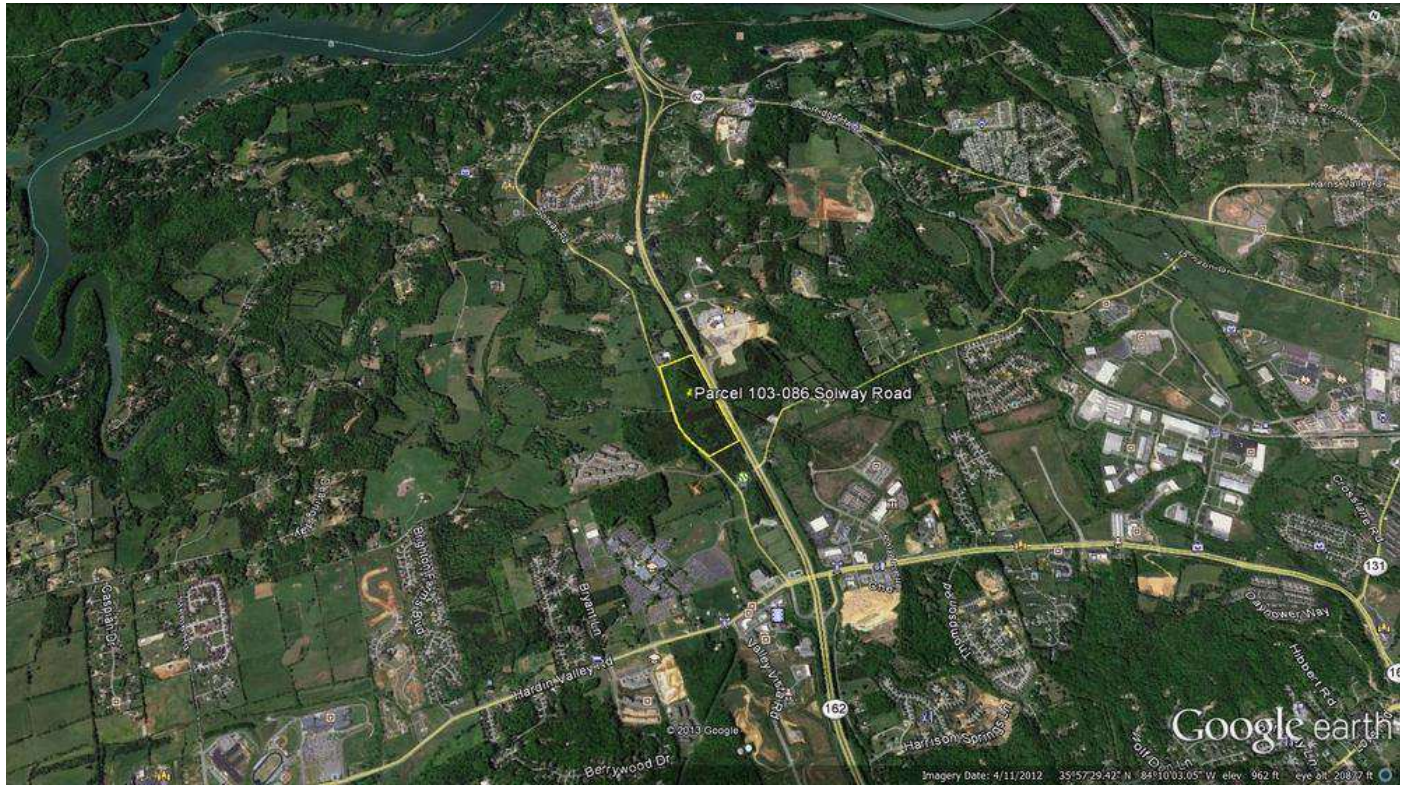
255 N Peters Road, Suite 101

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www.koellamoore.com

For Sale

Prime Pellissippi Property In Hardin Valley



Property Summary

Sale Price:	\$59,000 / acre
Lot Size:	32.4 Acres
APN #:	103-086
Zoning:	BP/TO Business and Technology Park with a Technology Overlay Zone
Market:	Pellissippi Parkway
Sub Market:	Hardin Valley
Cross Streets:	Oak Ridge Hwy & Solway Rd
Traffic Count:	57,611

Property Overview

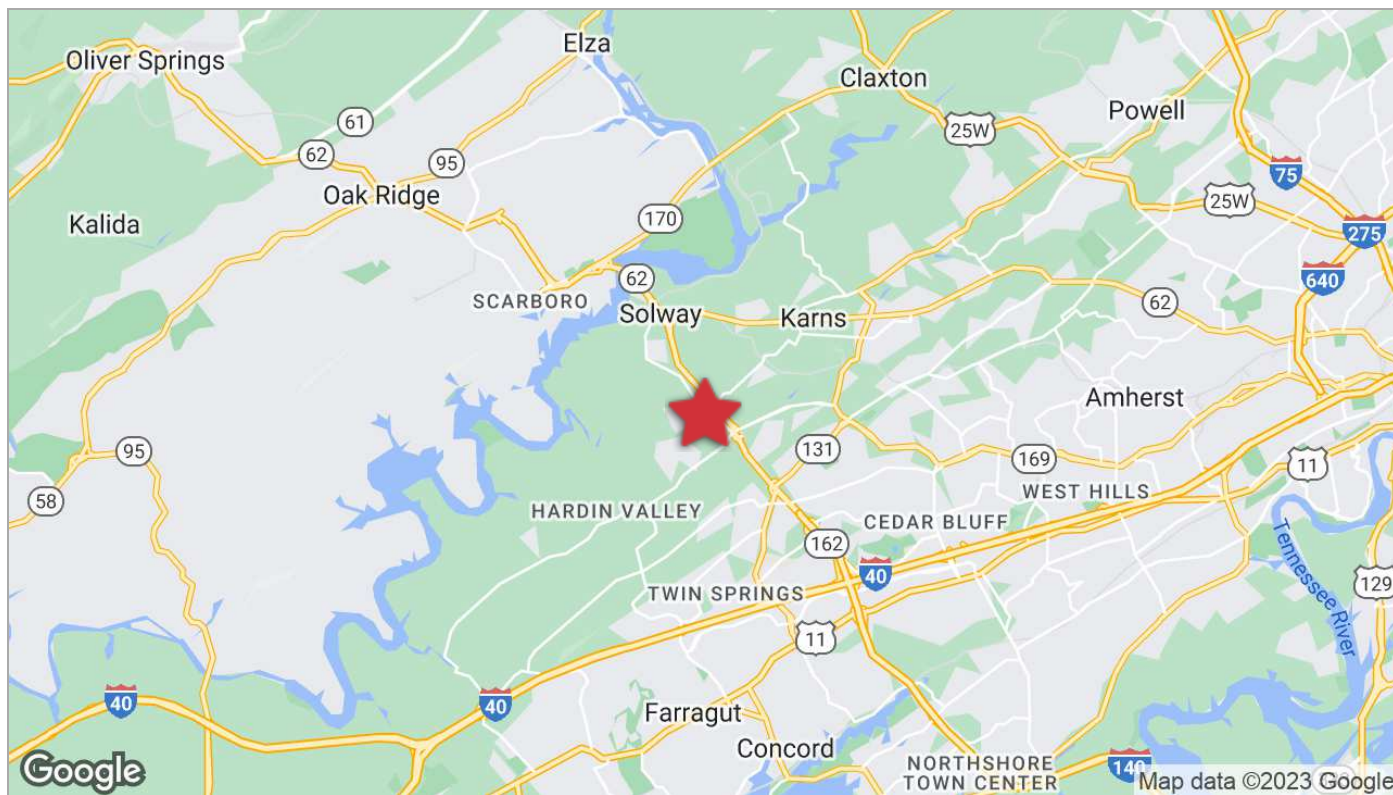
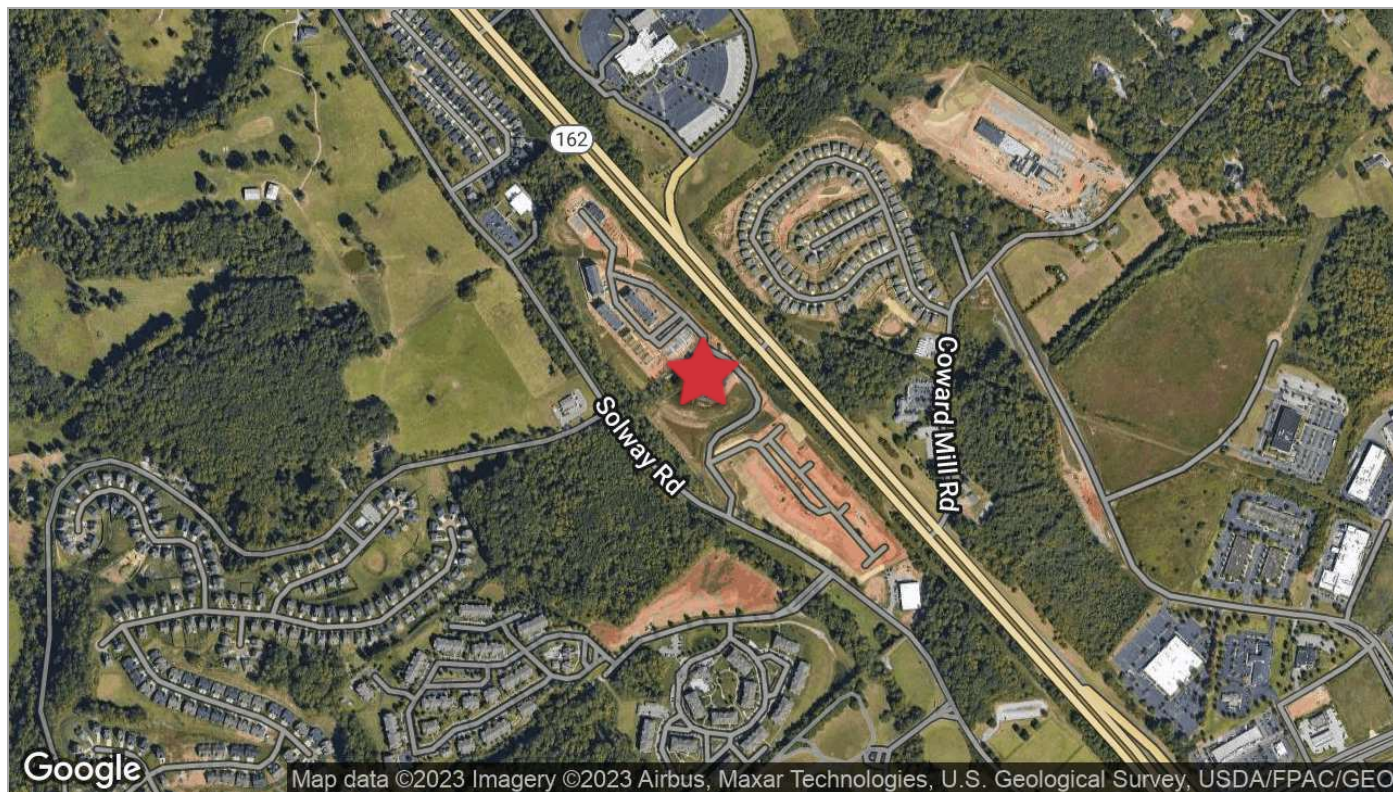
Excellent Location, mostly level and partially wooded lot with good visibility from Pellissippi Parkway and Solway Road

Location Overview

32.4 Acre Undeveloped lot in the heart of Knoxville's Technology Corridor. Situated between the City of Oak Ridge and South Knoxville, this lot on the west side of Pellissippi Parkway is gently rolling woodlands- excellent location for Multi-Family

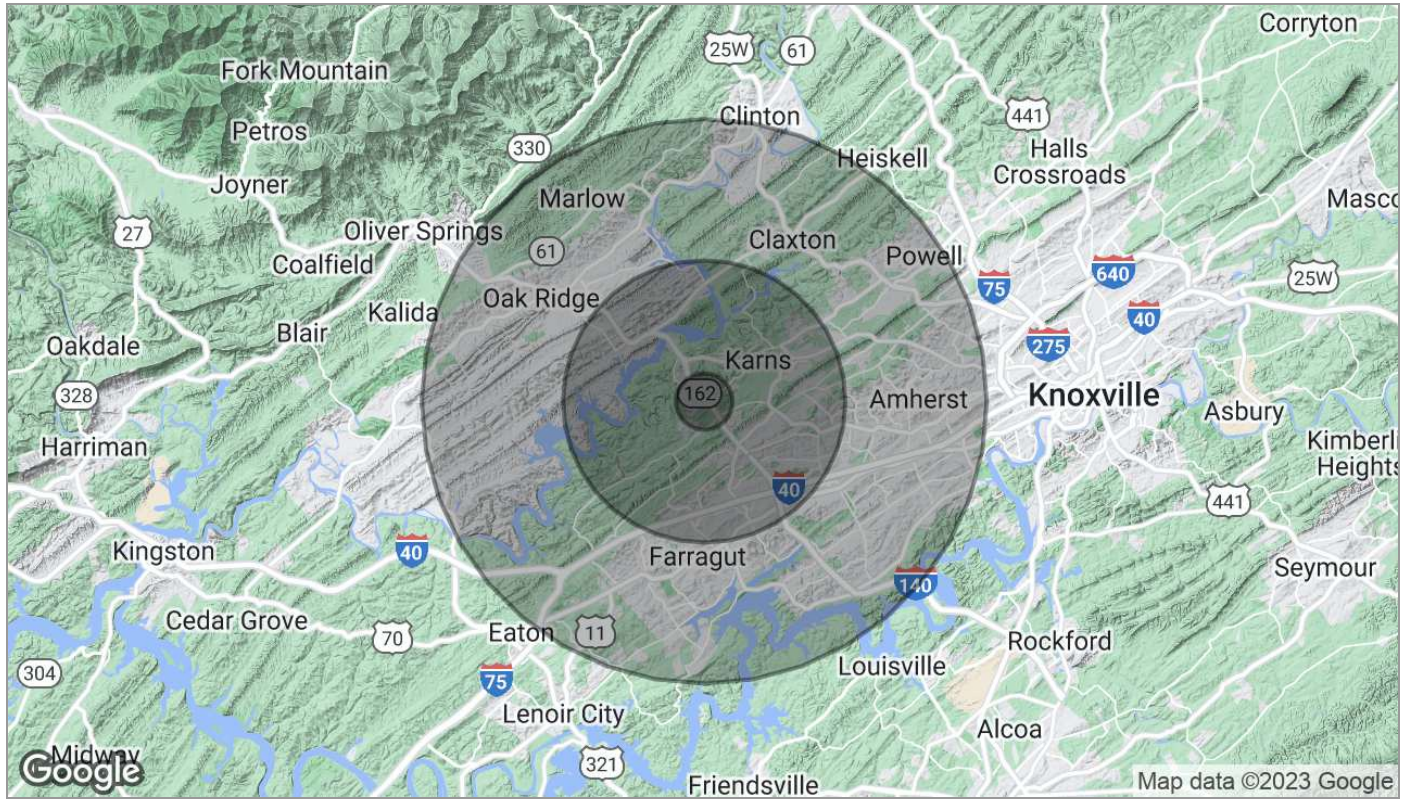
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Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,408	45,493	240,539
MEDIAN AGE	40.1	41.1	38.9
MEDIAN AGE (MALE)	40.3	40.1	37.7
MEDIAN AGE (FEMALE)	39.9	41.8	40.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	515	18,001	97,629
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$84,287	\$83,712	\$80,815
AVERAGE HOUSE VALUE	\$214,744	\$217,893	\$239,043

* Demographic data derived from 2020 ACS - US Census

For Sale

Prime Pellissippi Property In Hardin Valley

Agent Profile



Roger M. Moore, Jr, SIOR

President
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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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