



1741 Topside Road

Alcoa, Tennessee 37802

Property Features

- Topside Road Frontage
- General Business Zoning (Retail and a mix of uses)
- Graded and Compacted
- Great Visibility
- 1/4 mile from Pellissippi Parkway
- 1 mile from McGhee-Tyson Airport
- Quick Ingress/Egress
- Convenient to Knoxville, Alcoa, Maryville Oak Ridge and West Knoxville

Sale Price

\$300000



For more information:

Roger M. Moore, Jr, SIOR

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Michael Moore

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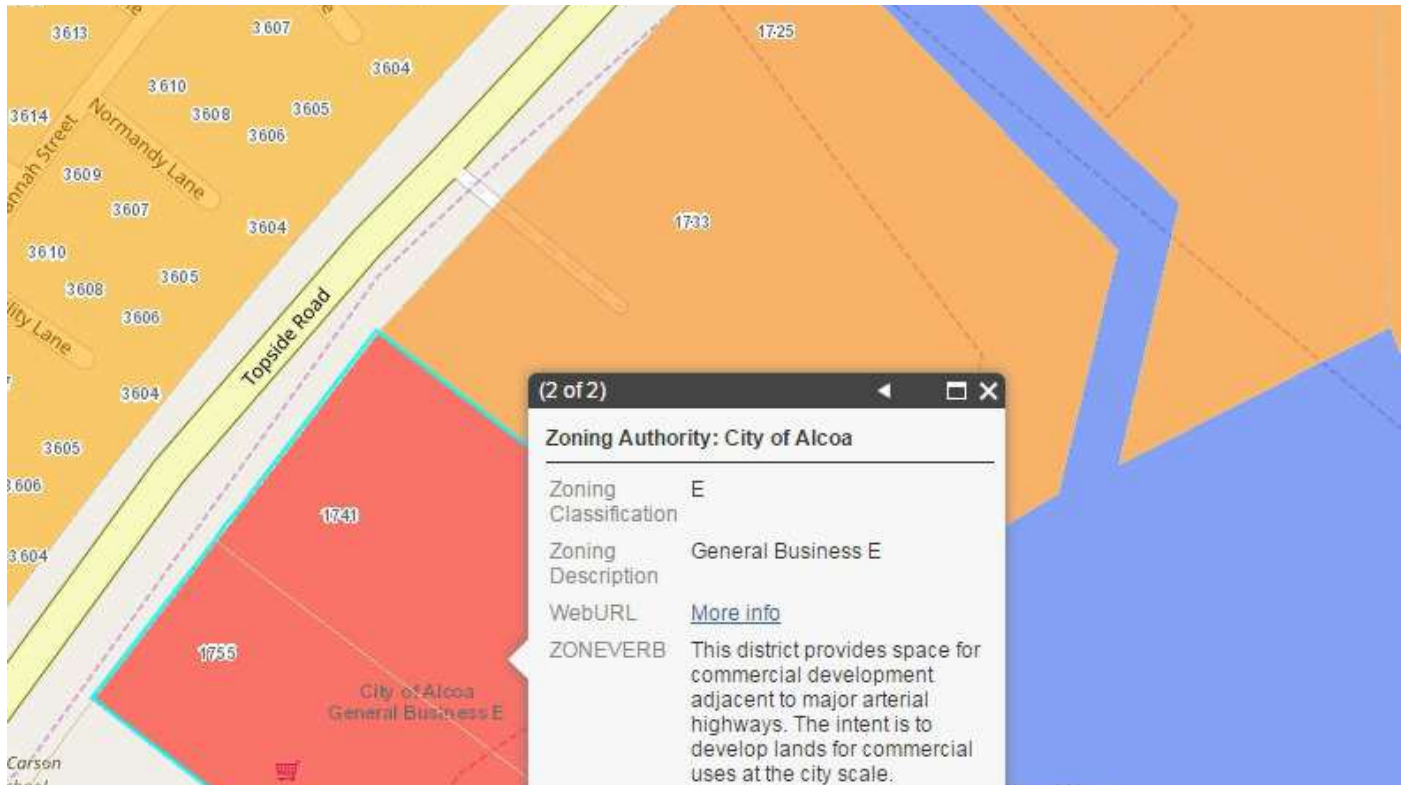
255 N Peters Road, Suite 101

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www.koellamoore.com

For Sale

2.41 Prime Acres For Development



Property Summary

Sale Price:	\$300,000
Lot Size:	2.41 Acres
APN #:	008 164.00
Zoning:	General Business-City of Alcoa
Market:	Alcoa
Sub Market:	Airport
Cross Streets:	Topside & Pellissippi
Traffic Count:	39,945

Property Overview

Level, road grade acreage with all utilities available to the lot. This property offers great potential for multiple uses. Easy Ingress and Egress. Less than 1/4 mile from Pellissippi Parkway. 1 mile from Knoxville McGhee Tyson Airport. Compacted with retention. Possible Uses: Large Retail, Multi-use hub, Medical Park, Office Park. 240' of frontage on Topside. Road grade level visibility.

Location Overview

A vacant parcel prime for development. Graded with drainage on the south side of the property. This property sits within 1/2 mile of Pellissippi Parkway and Alcoa Highway, and less than 1 mile from Knoxville McGhee-Tyson Airport. The property has been graded and compacted, all utilities are available to the lot line. Ideal uses would be retail redevelopment, multifamily housing, senior living, light manufacturing business park or institutional use.

Adjacent acreage is also available (5.6 Acres) at a list price of \$700,000.00.

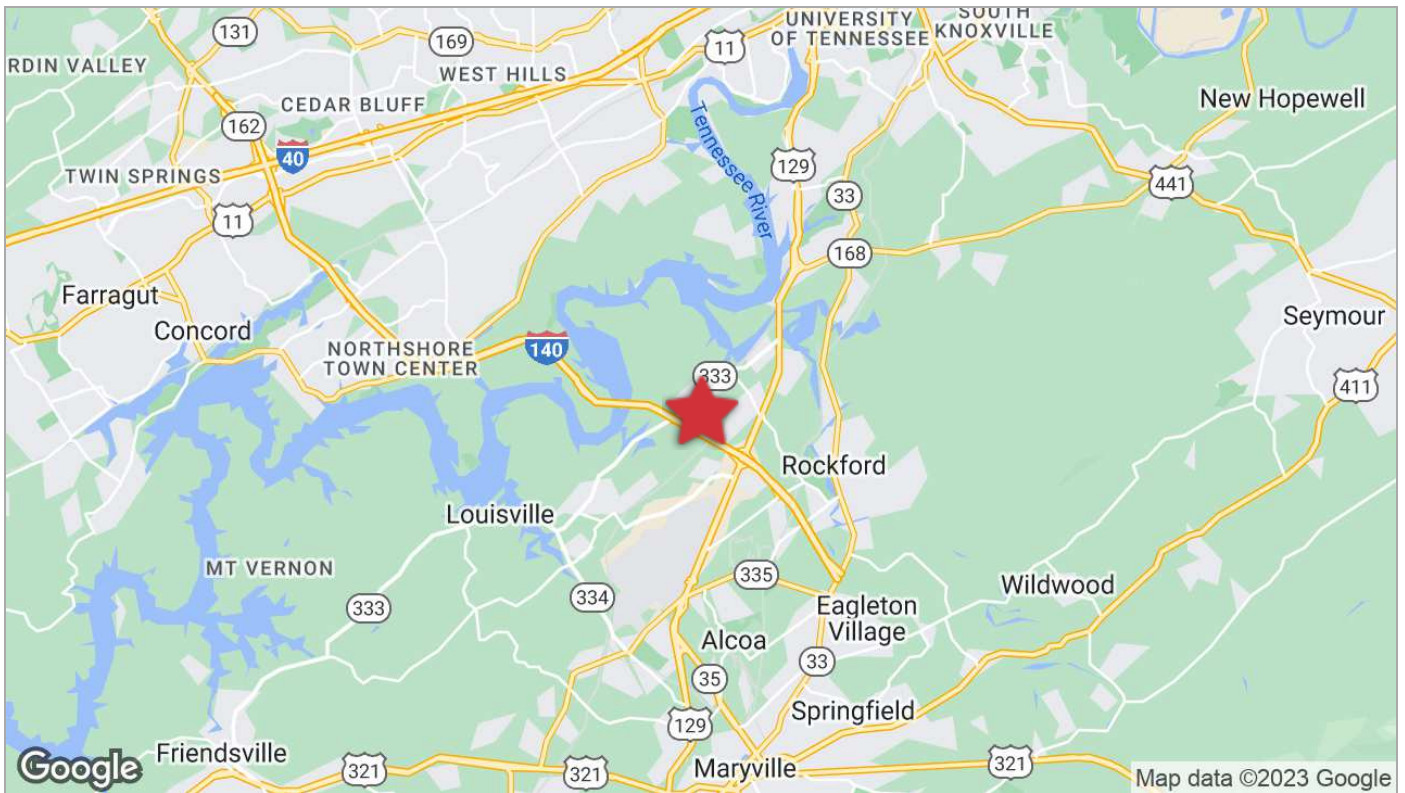
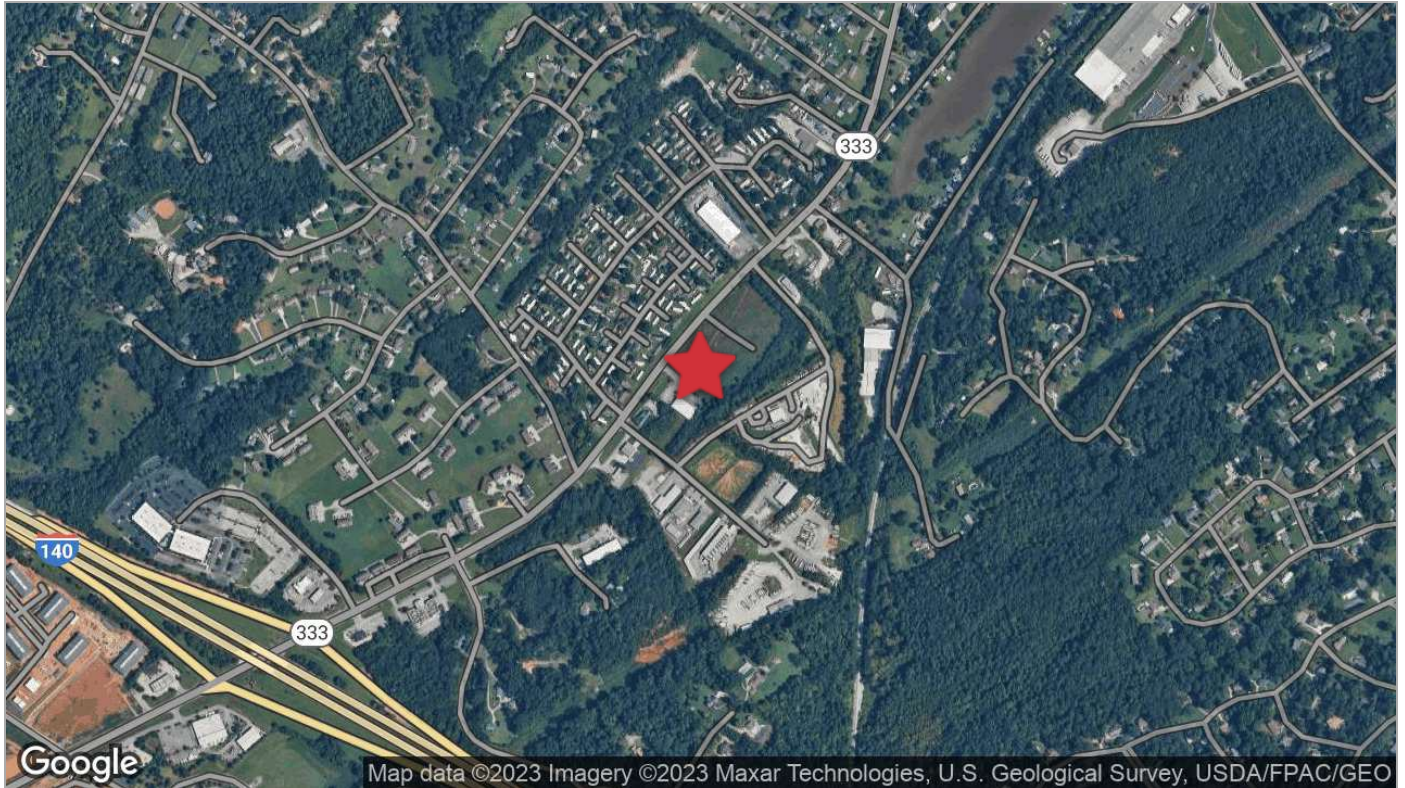
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Agent Profile



Roger M. Moore, Jr, SIOR

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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

For Sale

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Agent Profile



Michael Moore

Senior Advisor
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Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

Memberships & Affiliations

Knoxville Association of Realtor's CIE
Tennessee Association of Realtor's
Past Board Member of the Teton Board of Realtor's Ethics Council
2017, 2019, 2020, 2021 CoStar Retail Power Broker
2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997