



1733 Topside Road

Alcoa, Tennessee 37802

Property Features

- Topside Road Frontage
- Blount Co Suburbanizing 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

\$650,000



For more information:

Roger M. Moore, Jr, SIOR

+1 865 531 6400 • rogermoore@koellamoore.com

Michael Moore

+1 865 531 6400 • mmoore@koellamoore.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, WITHDRAWAL WITHOUT NOTICE, OR ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN. UNLESS THERE IS AN AGREEMENT STIPULATING OTHERWISE, THE AFFILIATE BROKERS OR BROKERS NAMED WITHIN REPRESENT THE OWNER OR LANDLORD.

NAI Koella | RM Moore

255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Sale

5.66 Prime Acres For Development



Property Summary

Sale Price:	\$650,000
Lot Size:	5.66 Acres
APN #:	008 165.00
Zoning:	Blount County- Suburbanizing
Market:	Knoxville
Sub Market:	Alcoa
Cross Streets:	Topside & Pellissippi Parkway

Property Overview

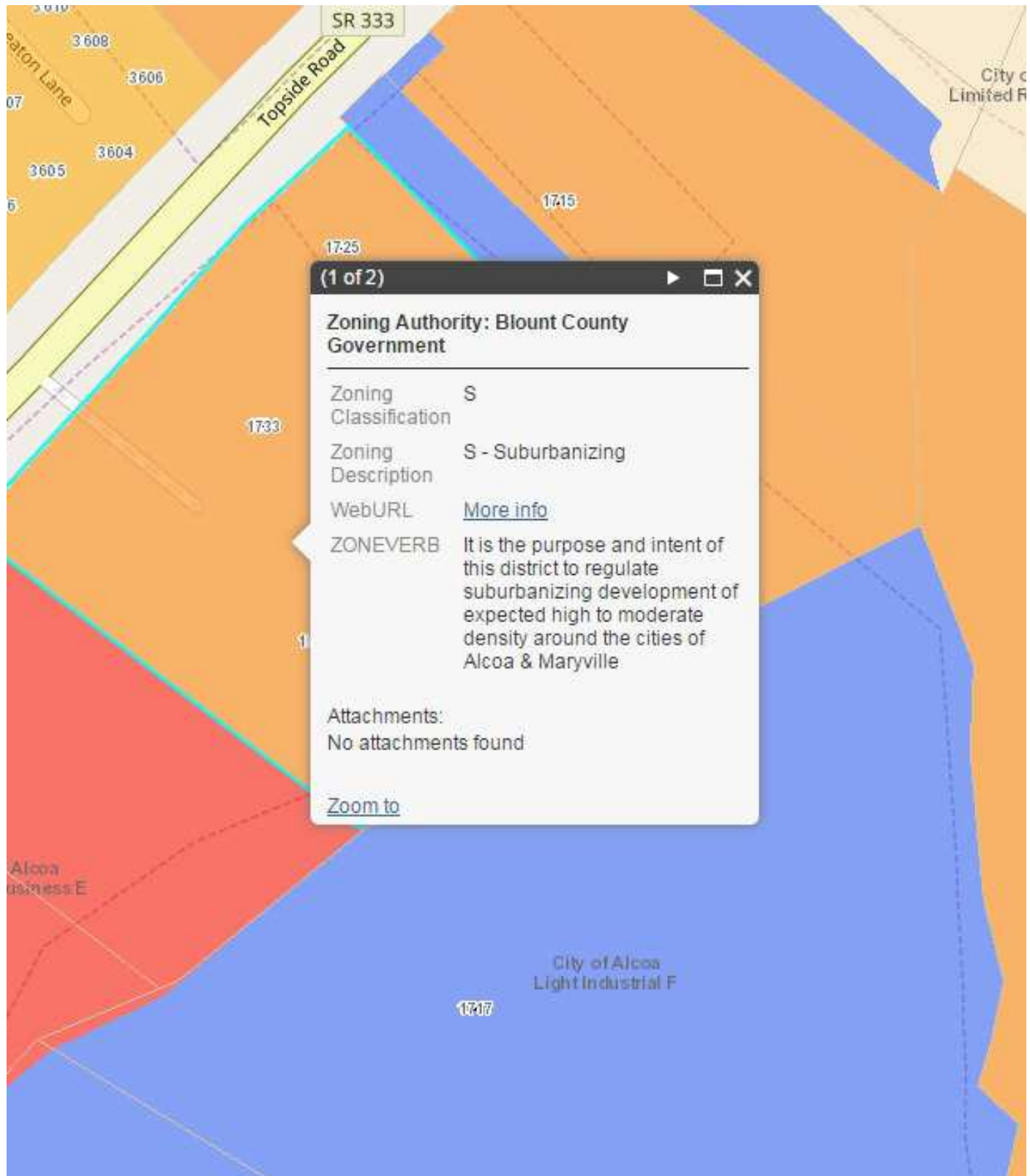
Level, road grade acreage with all utilities available to the lot. This property offers great potential for multiple uses. Easy Ingress and Egress. Less than 1/4 mile from Pellissippi Parkway. 1 mile from Knoxville McGhee Tyson Airport. Compacted with retention. Possible Uses: Large Retail, Multi-use hub, Medical Park, Office Park. 540' of frontage if combined with adjacent parcel. Road grade level visibility.

Location Overview

A vacant parcel prime for development. Can be combined with adjacent acreage for 8.07 acres. 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 adjacent parcels' lot line. Ideal uses would be retail redevelopment, multifamily housing, business park or institutional use.

For Sale

5.66 Prime Acres For Development



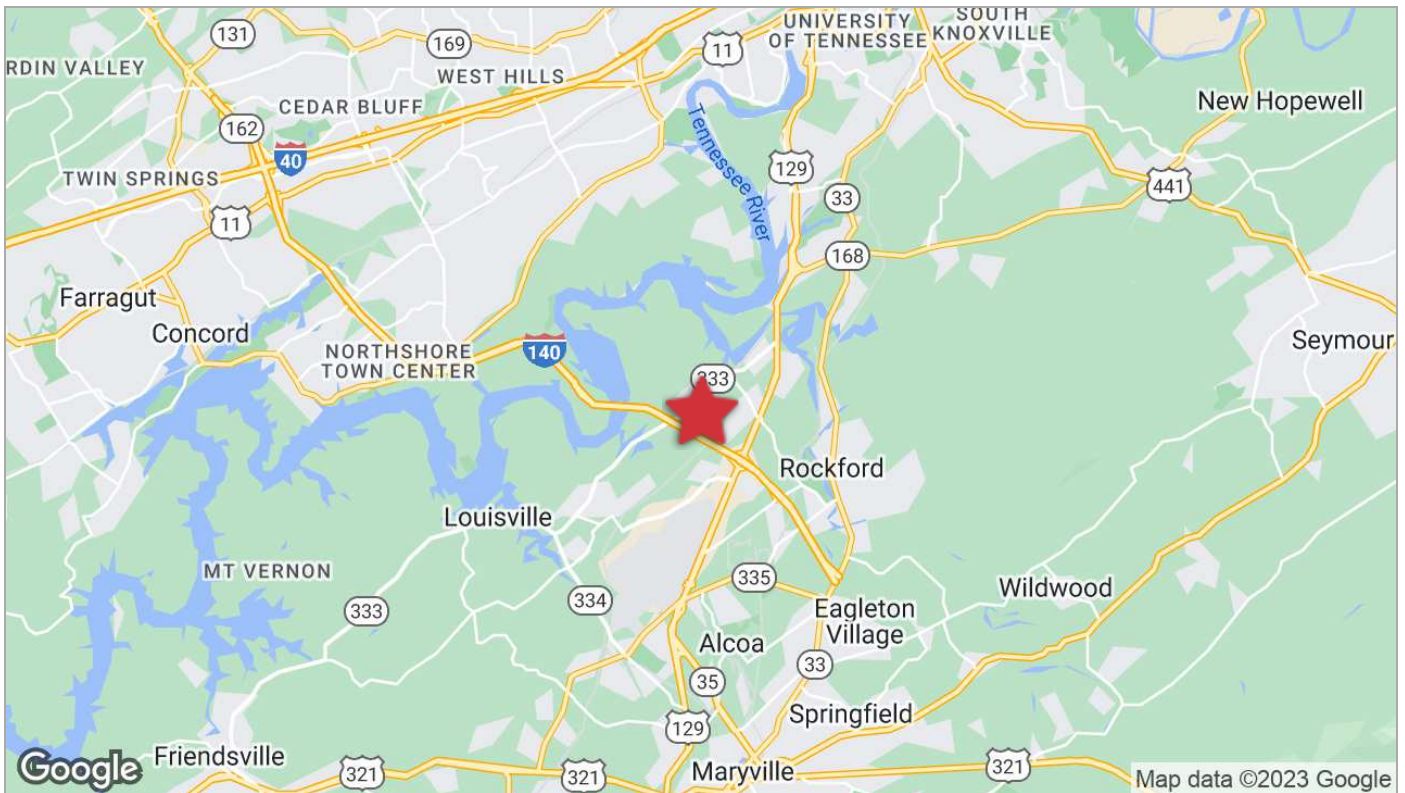
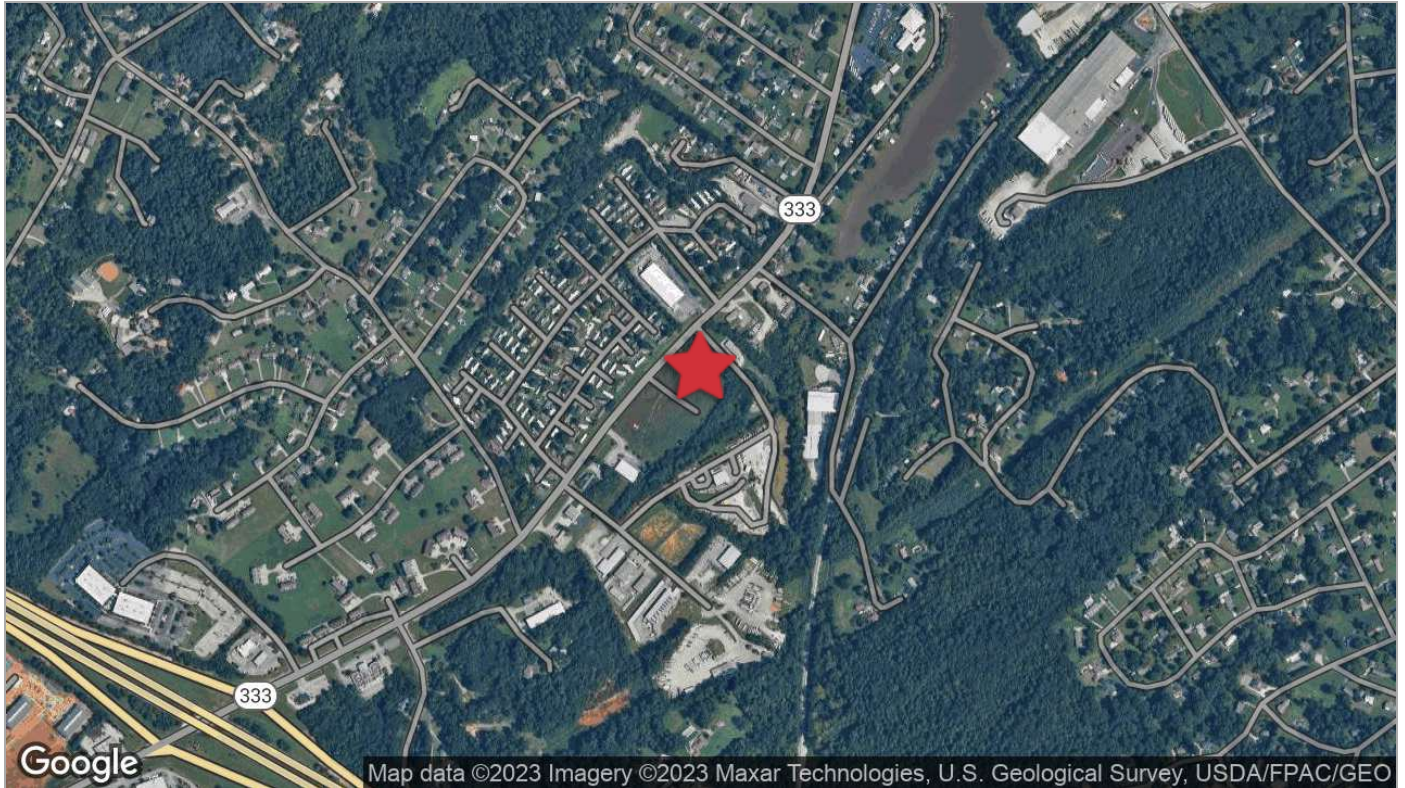
For Sale

5.66 Prime Acres For Development



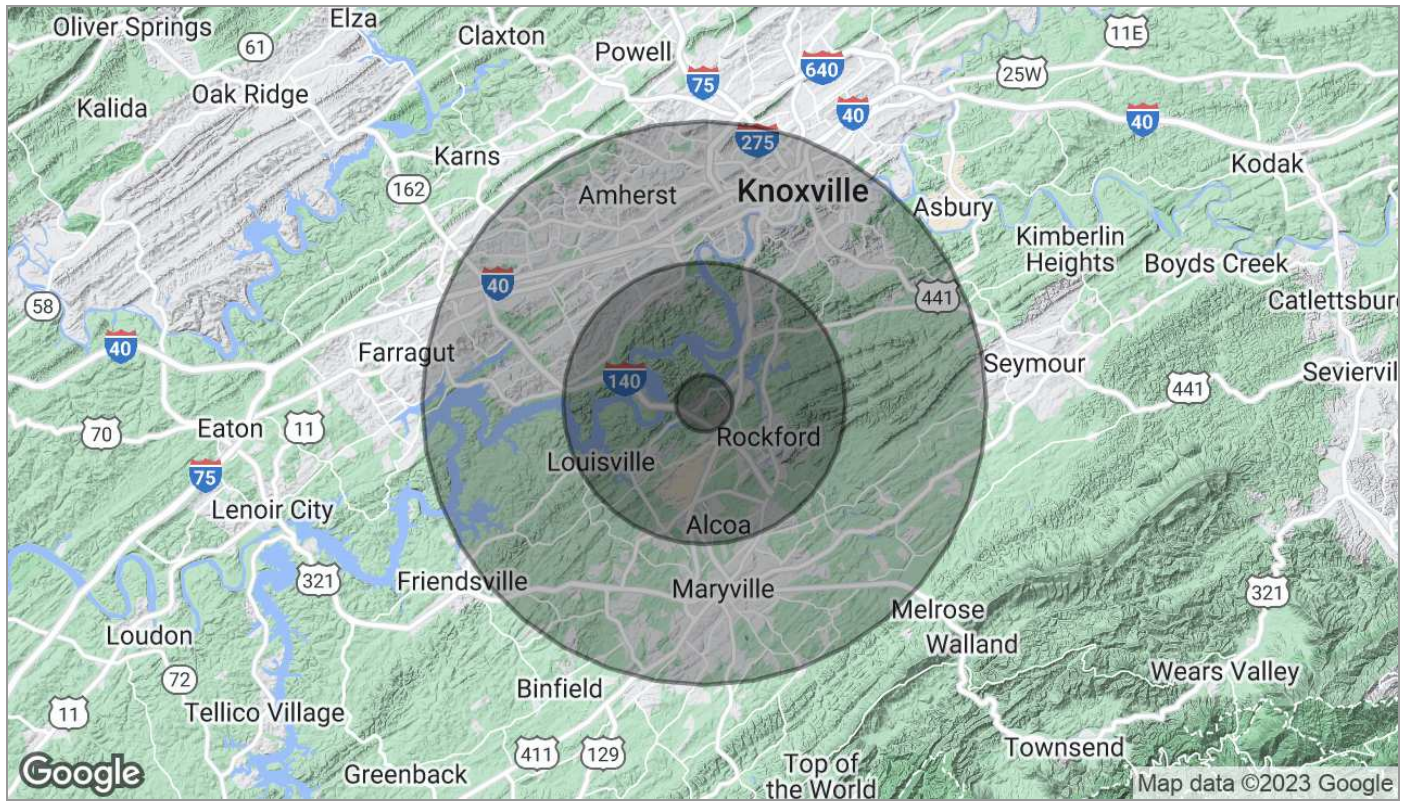
For Sale

5.66 Prime Acres For Development



For Sale

5.66 Prime Acres For Development



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,036	39,514	308,203
MEDIAN AGE	33.8	39.2	35.7
MEDIAN AGE (MALE)	34.0	38.6	34.9
MEDIAN AGE (FEMALE)	33.7	39.8	36.5
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	793	16,069	128,542
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$53,608	\$84,121	\$63,964
AVERAGE HOUSE VALUE	\$194,459	\$210,441	\$206,882

* Demographic data derived from 2020 ACS - US Census

For Sale

5.66 Prime Acres For Development

Agent Profile



Michael Moore

Senior Advisor
NAI Koella | RM Moore
TN #324982
o +1 865 531 6400
c +1 865 221 9442
mmoore@koellamoore.com

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