

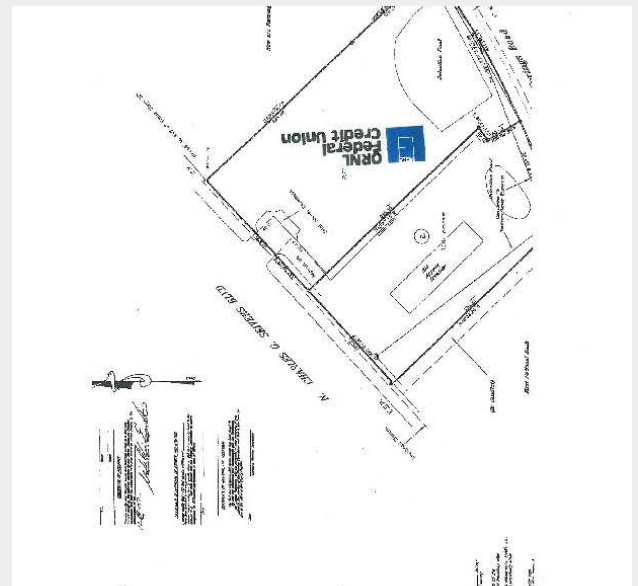


## N. Charles Seivers Blvd.

Clinton, Tennessee 37716

### Property Features

- 2.21 acres available for purchase
- Located near banking, hotels, shopping and retail
- Easy access to I-75
- Household income is above state average--home values average above \$100,000



Sale Price

**\$725,000**

For more information:

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For Sale

## 2.21 Acres Available For Purchase



### Property Summary

**Sale Price:** \$725,000

**Lot Size:** 2.21 Acres

**APN #:**

**Market:** Clinton

**Cross Streets:** N Charles G Seivers  
Blvd & Frank L Diggs  
Dr

### Property Overview

2.21 acres of land available in Clinton, TN.

Clinton, TN is the seat of Anderson County, situated between the heavily traveled I-75 to the north and south and State Route 61 with the Museum of Appalachia and several access points for Norris Lake to the east and a main thoroughfare west to Oak Ridge.

There are several quality hotels, restaurants and shopping located near the property. To the east of the property are several of Norris Lake's larger marinas, bringing an influx of tourists to the region.

### Location Overview

The property is located on N. Charles Seivers Blvd in Clinton, Tennessee with easy access to I-75. The property consists of 2.21 acres

## 2.21 Acres Available For Purchase

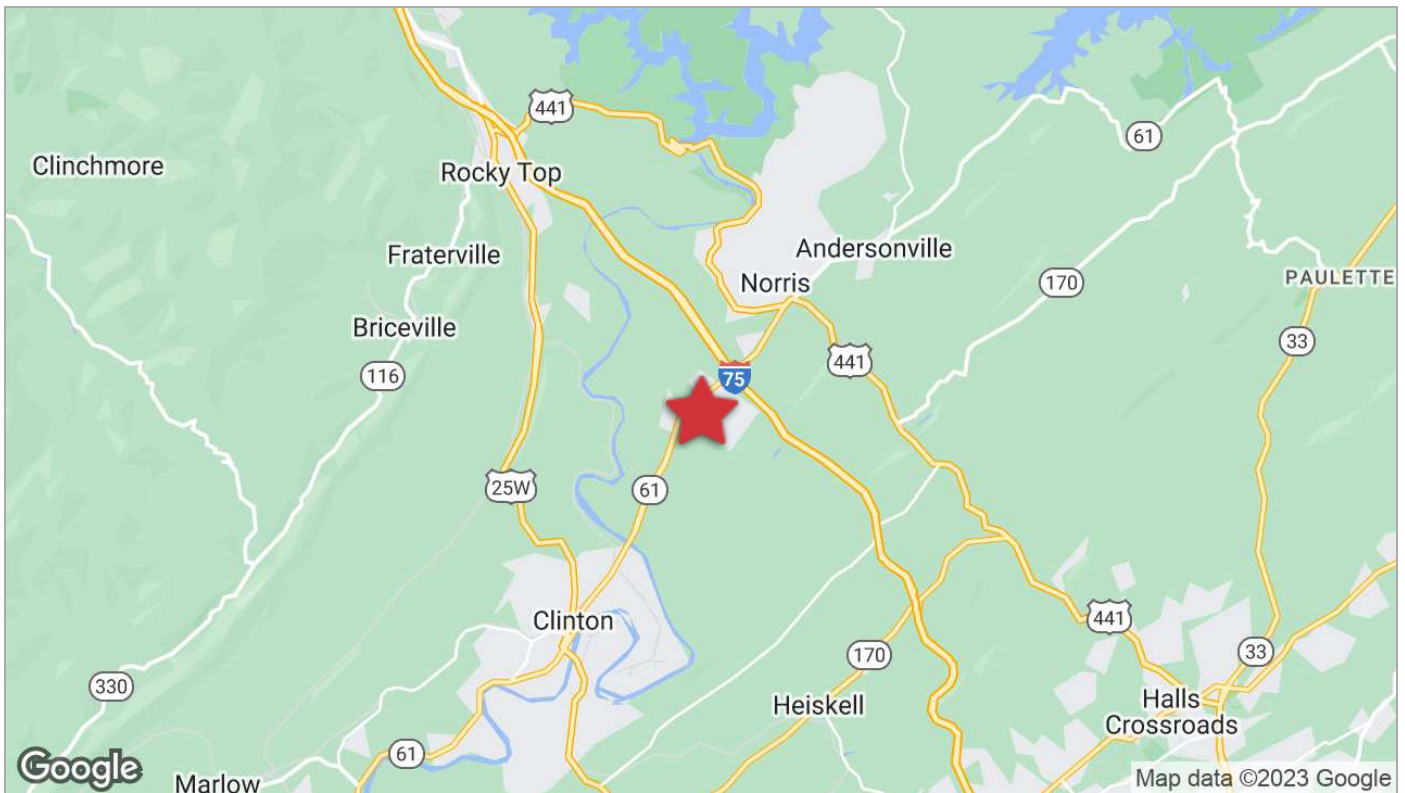
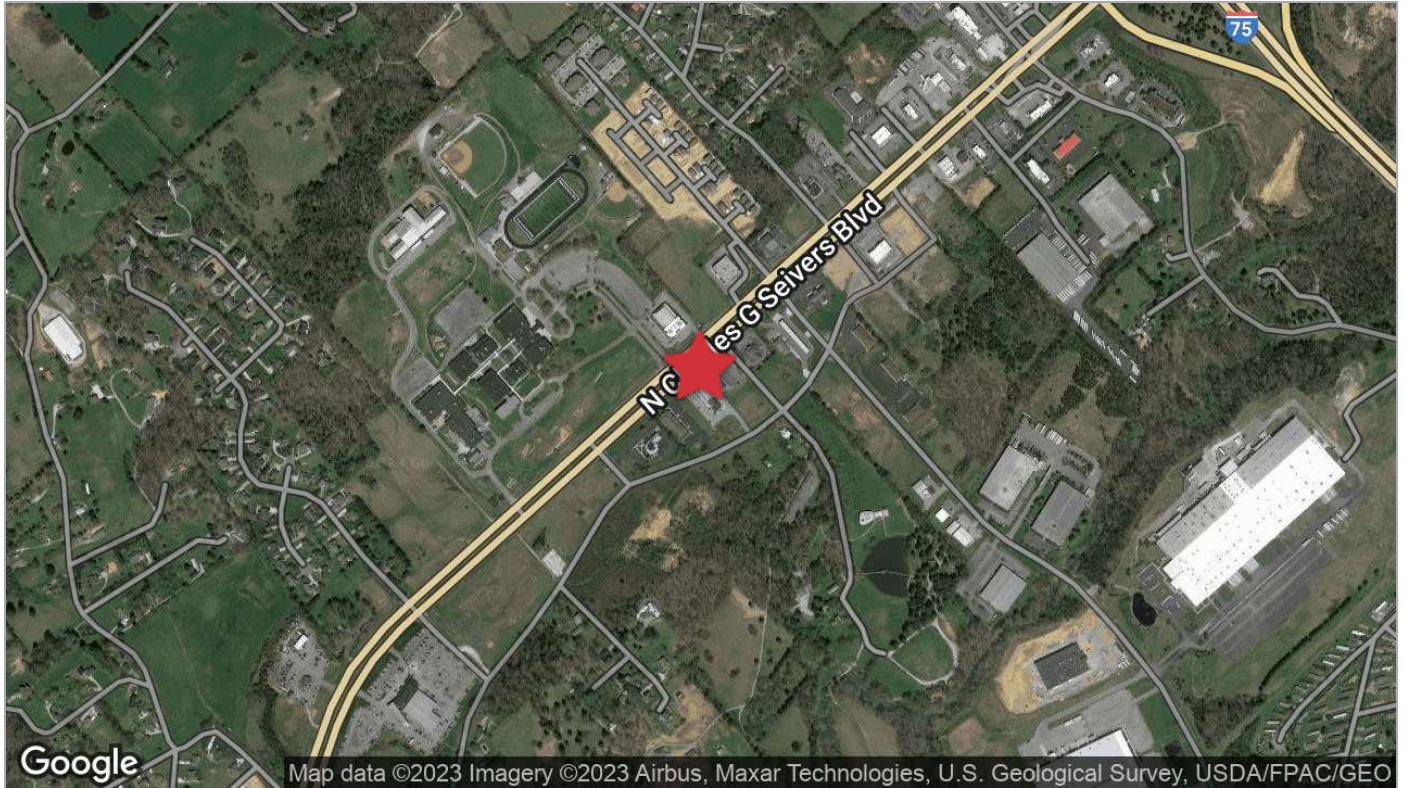


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For Sale

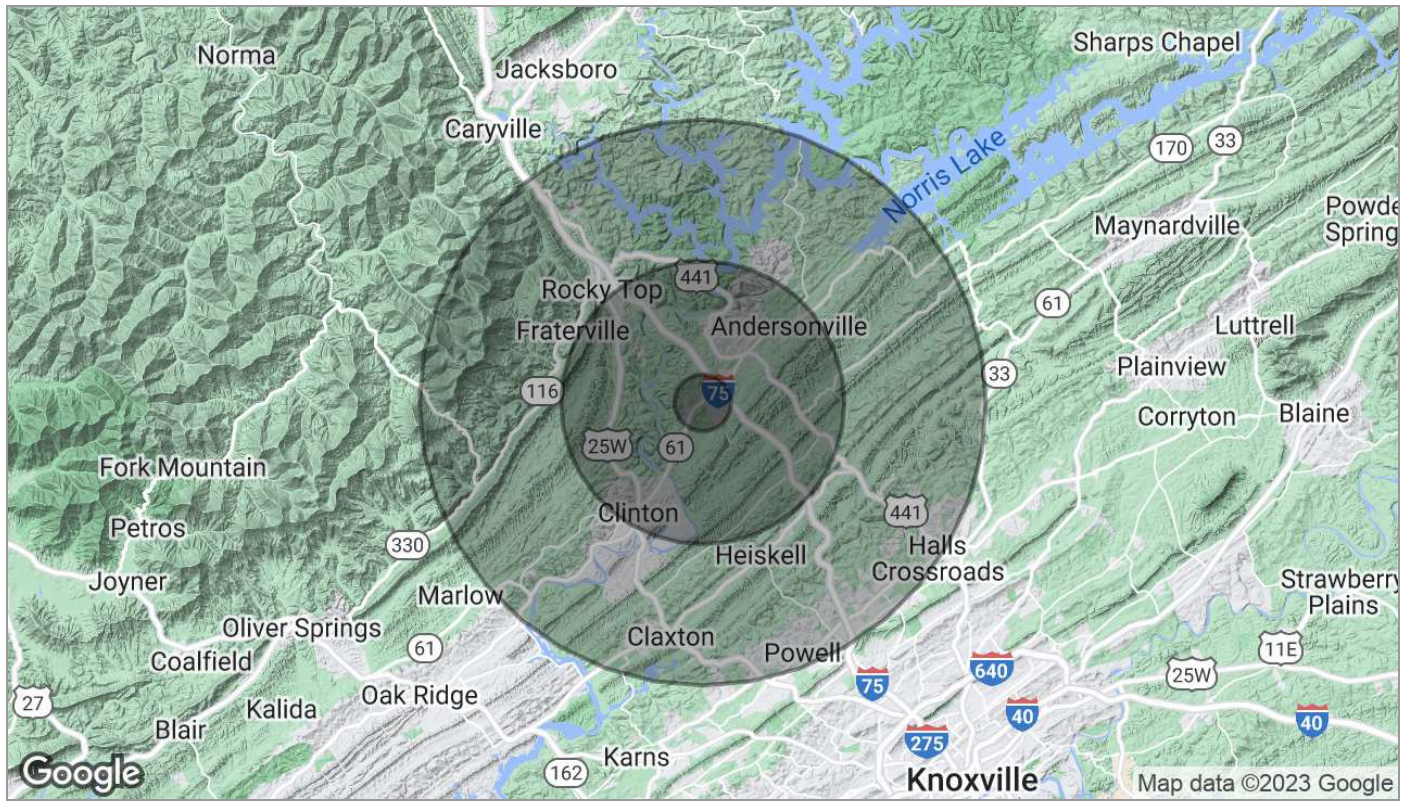
2.21 Acres Available For Purchase





For Sale

## 2.21 Acres Available For Purchase



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	560	19,439	80,866
MEDIAN AGE	37.4	39.5	39.7
MEDIAN AGE (MALE)	35.2	37.4	37.9
MEDIAN AGE (FEMALE)	40.8	42.2	41.5
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	214	8,056	31,777
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$55,832	\$48,927	\$57,706
AVERAGE HOUSE VALUE		\$148,160	\$177,817

\* Demographic data derived from 2020 ACS - US Census

For Sale

2.21 Acres Available For Purchase

# Agent Profile



## Michelle Gibbs

Senior Advisor  
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### Professional Background

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.