



6800 Waller Ferry Road

Lenoir City, Tennessee 37771

Property Features

- 14,025 SF aquaponic facility consisting of 12,500 SF greenhouse and 1,425 SF office building
- 5.24 acre tract
- Close proximity to I-40 and I-75
- Priced at \$399,000

Sale Price

\$399,000



For more information:

Michelle Gibbs

+1 865 531 6400 • mgibbs@koellamoore.com

Roger M. Moore, Jr, SIOR

+1 865 531 6400 • rogermoore@koellamoore.com

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NAI Koella | RM Moore

255 N Peters Road, Suite 101

+1 865 531 6400

www.koellamoore.com

For Sale

6800 Waller Ferry Road



Property Summary

Sale Price:	\$399,000
Lot Size:	5.24 Acres
Building Size:	14,025 SF
Year Built:	2011
Zoning:	A-2 Agricultural Residential District
Market:	Lenoir City, Tennessee

Property Overview

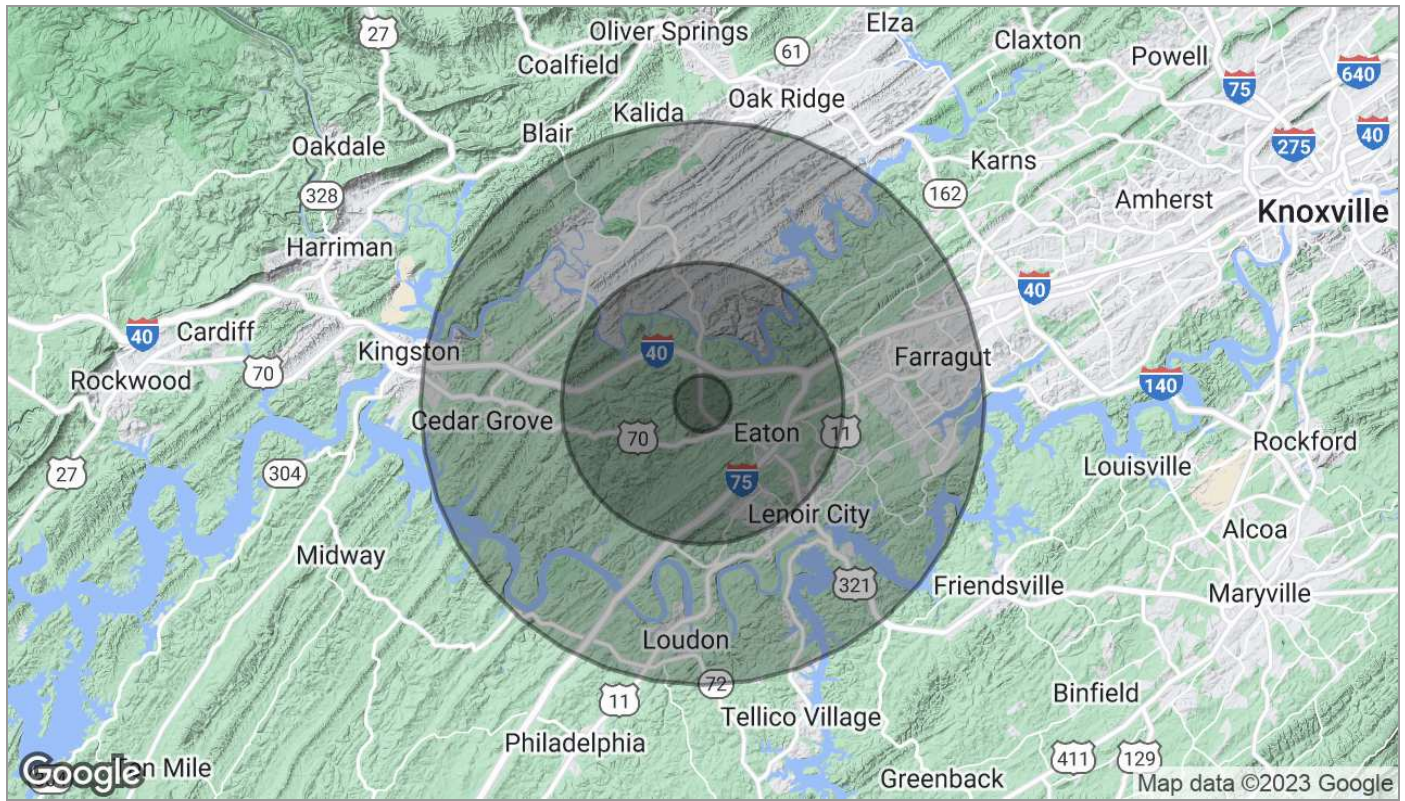
14,025 SF aquaponic facility comprising of 12,600 SF greenhouse and 1,425 SF office building situated on a 5.24 acre tract. Additional improvements include a total of nine (9) on site parking stalls including one handicap stall, a covered breezeway connecting the office and greenhouse and a circulation drive around the perimeter of the Building.

Location Overview

The property is located on a 5.24 acre tract located outside the city of Lenoir City within Loudon County, Tennessee. Subject site is located on Waller Ferry Road which is a rural two lane road near the intersection to Highway 321. Easy access to I-40 approximately 1.5 miles to the northwest from property and I-75 approximately 3.5 miles to the southeast of the property.

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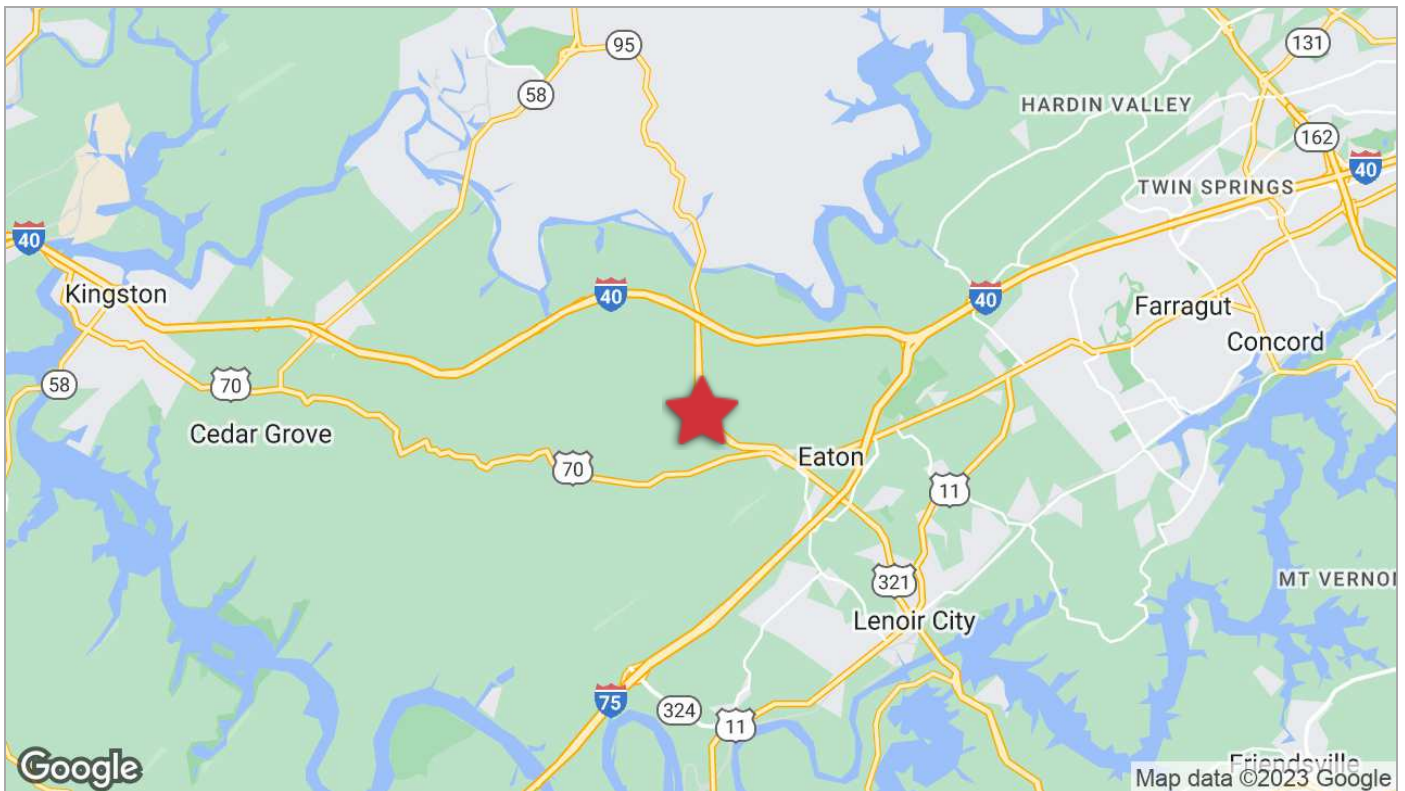
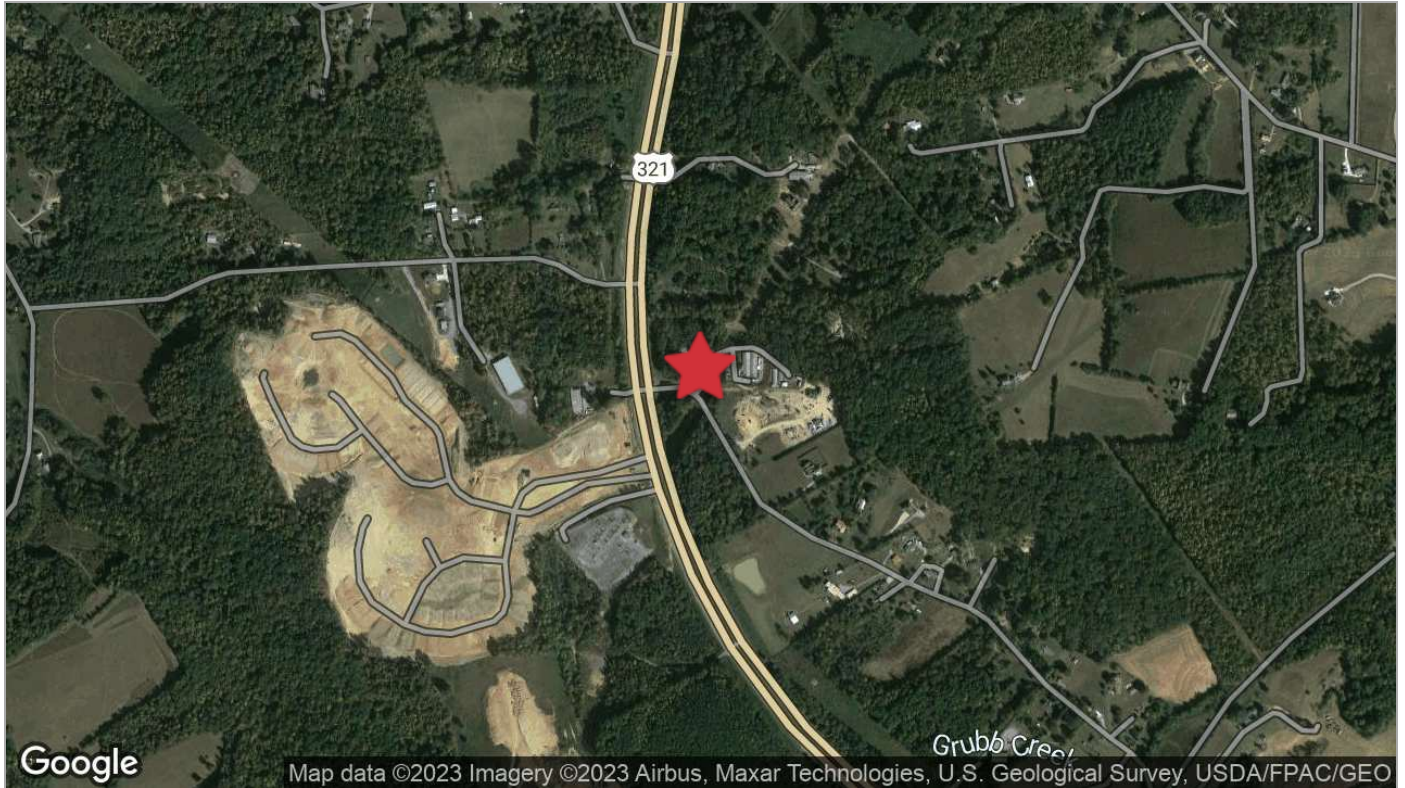


Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	446	14,884	71,645
MEDIAN AGE	44.7	39.8	42.8
MEDIAN AGE (MALE)	42.6	38.5	41.8
MEDIAN AGE (FEMALE)	47.9	42.9	44.5
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	186	6,016	28,181
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$58,844	\$54,146	\$77,484
AVERAGE HOUSE VALUE		\$158,519	\$271,140

* Demographic data derived from 2020 ACS - US Census

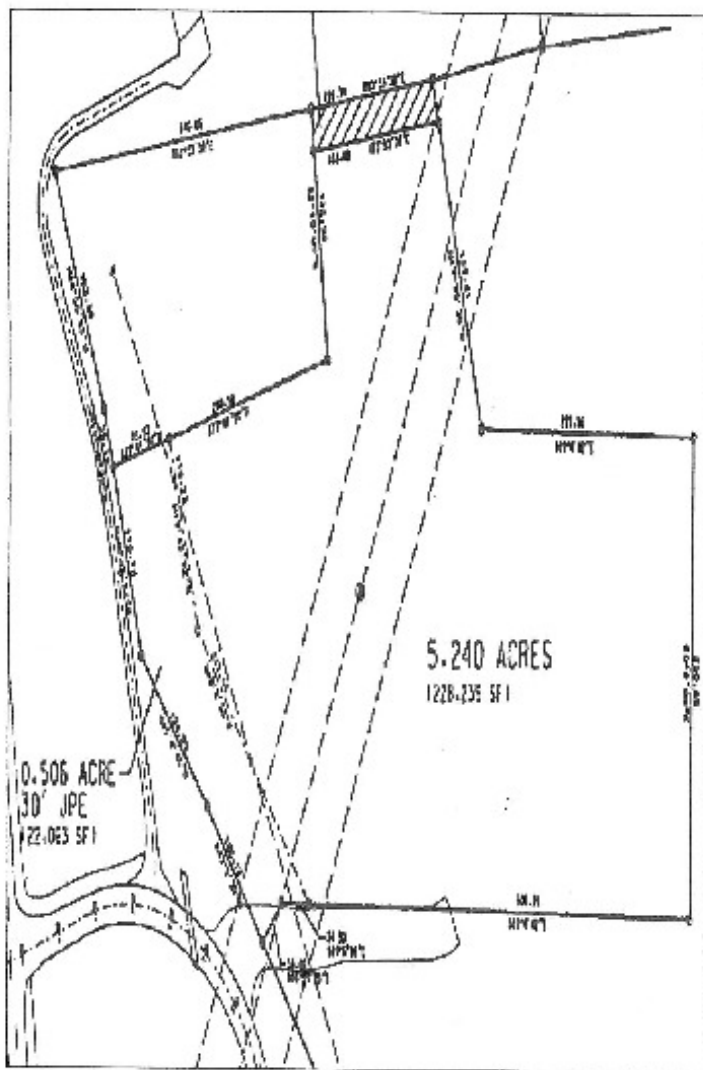
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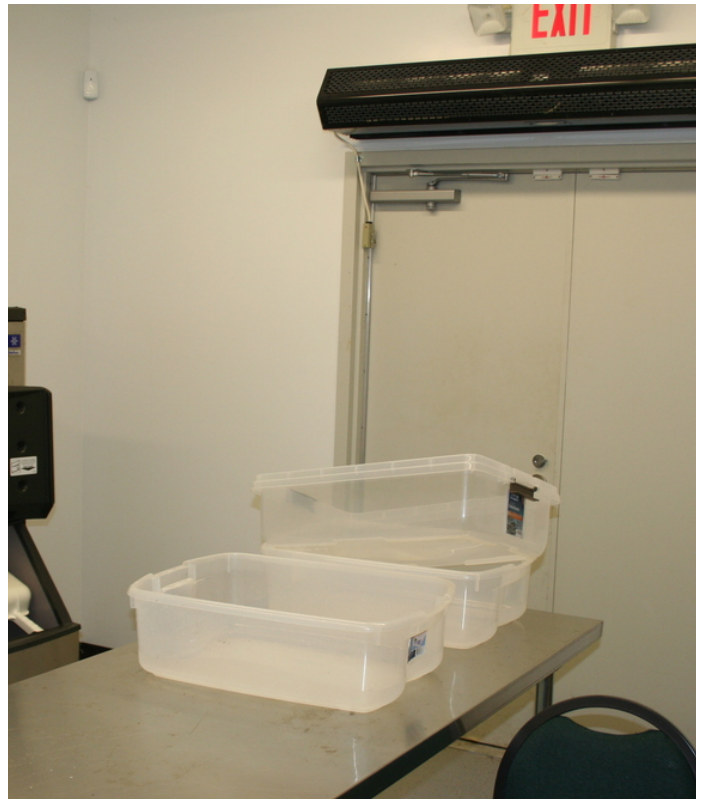
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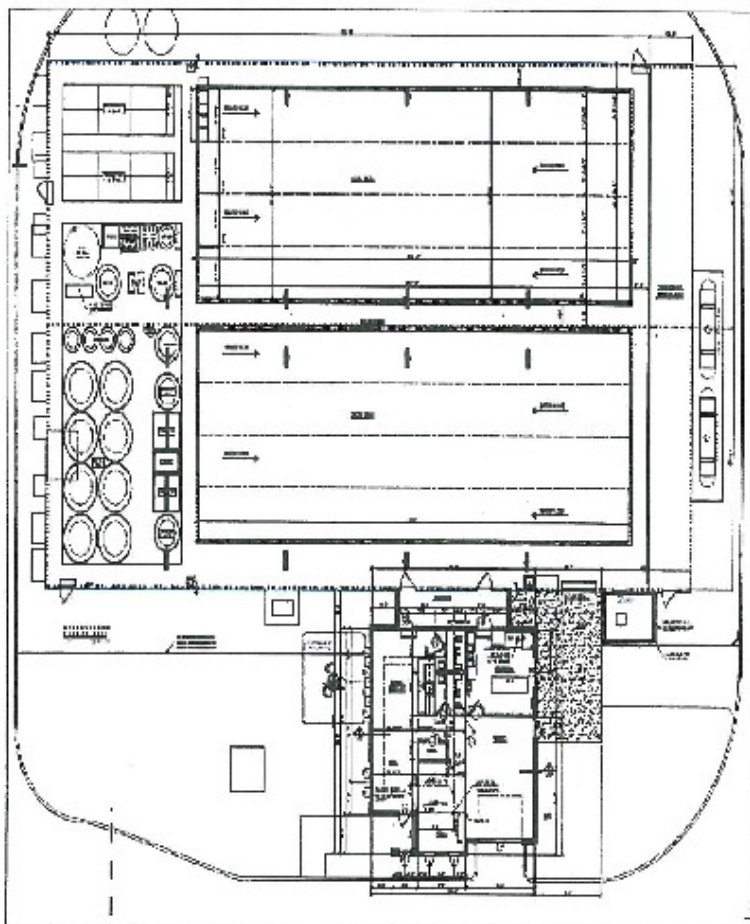
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For Sale

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FLOOR PLAN



For Sale

6800 Waller Ferry Road

Agent Profile



Michelle Gibbs

Senior Advisor
NAI Koella | RM Moore
o +1 865 531 6400
c +1 865 228 4264
mgibbs@koellamoore.com

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.

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Agent Profile



Roger M. Moore, Jr, SIOR

President

NAI Koella | RM Moore

o +1 865 531 6400

c +1 865 755 8774

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