

0.62 Acres Land

Just off E. Emory Road



582 E. Emory Rd

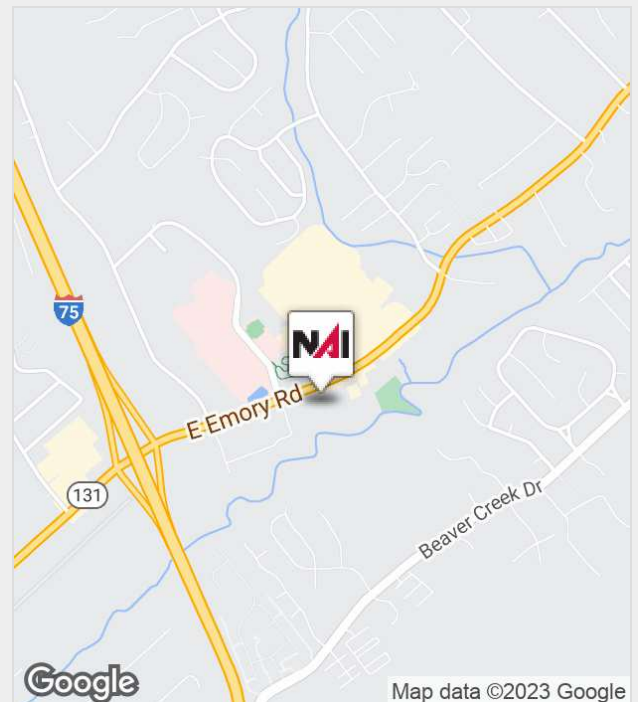
Powell, Tennessee 37849

Property Features

- 0.62 acres available for purchase or potential build to suit
- Located along main thoroughfare of Powell community just off East Emory Road
- Surrounded by strong traffic generators including plenty of retail, restaurants, medical and banking
- High traffic counts from 23,000+ to 39,000+ per day
- Easy & convenient access to I-75
- Adjacent Tennova Hospital and other medical facilities

Sale Price

\$800,000



For more information:

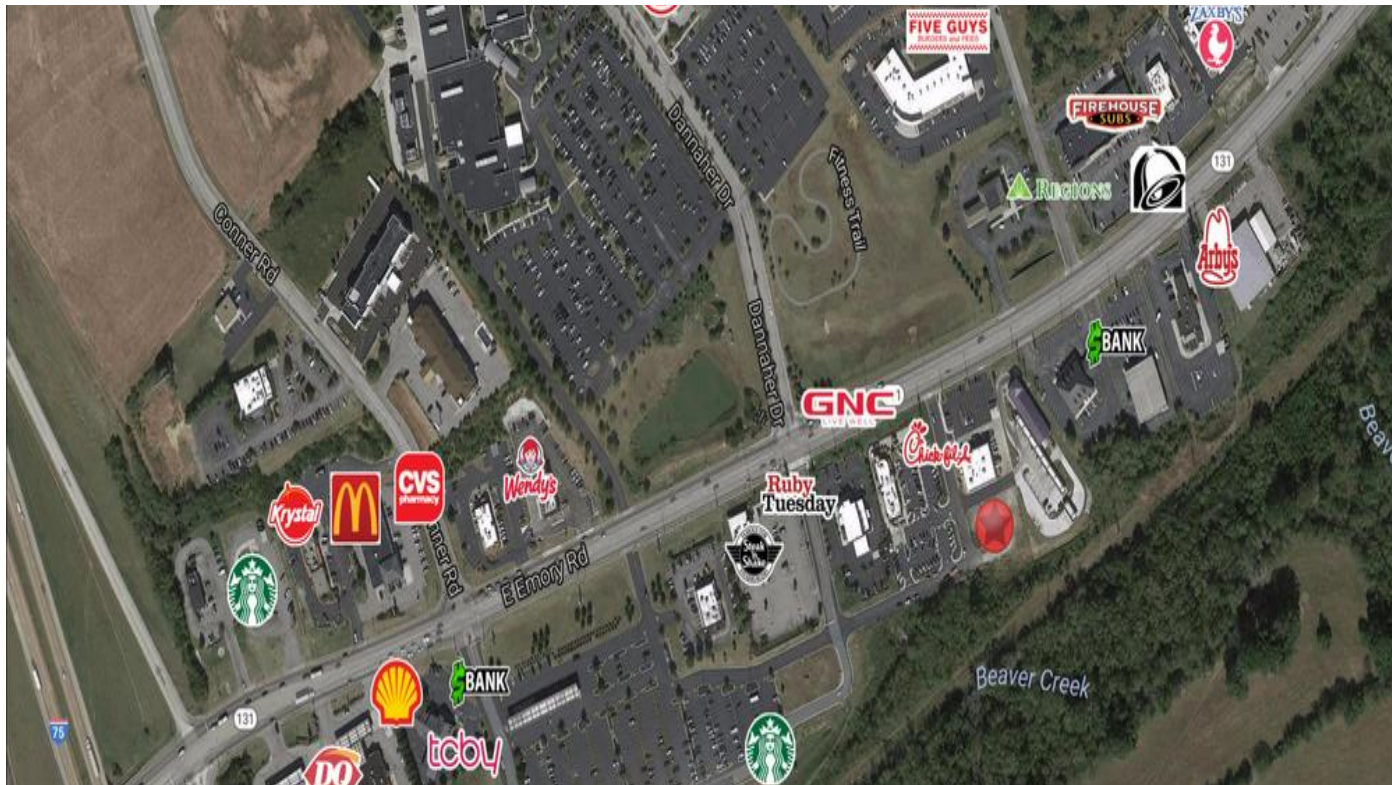
Michelle Gibbs

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Property Summary



Property Summary

Sale Price: \$800,000

Lot Size: 0.62 Acres

APN #: 047 08616

Market: Powell

Property Overview

0.62 acres of land available for purchase or potential build to suit located in a fast-growing area, neighboring high traffic generators of medical offices, retail, banking, and restaurants. Sits just behind a new small inline space housing a dentist and a Salsaritas.

Location Overview

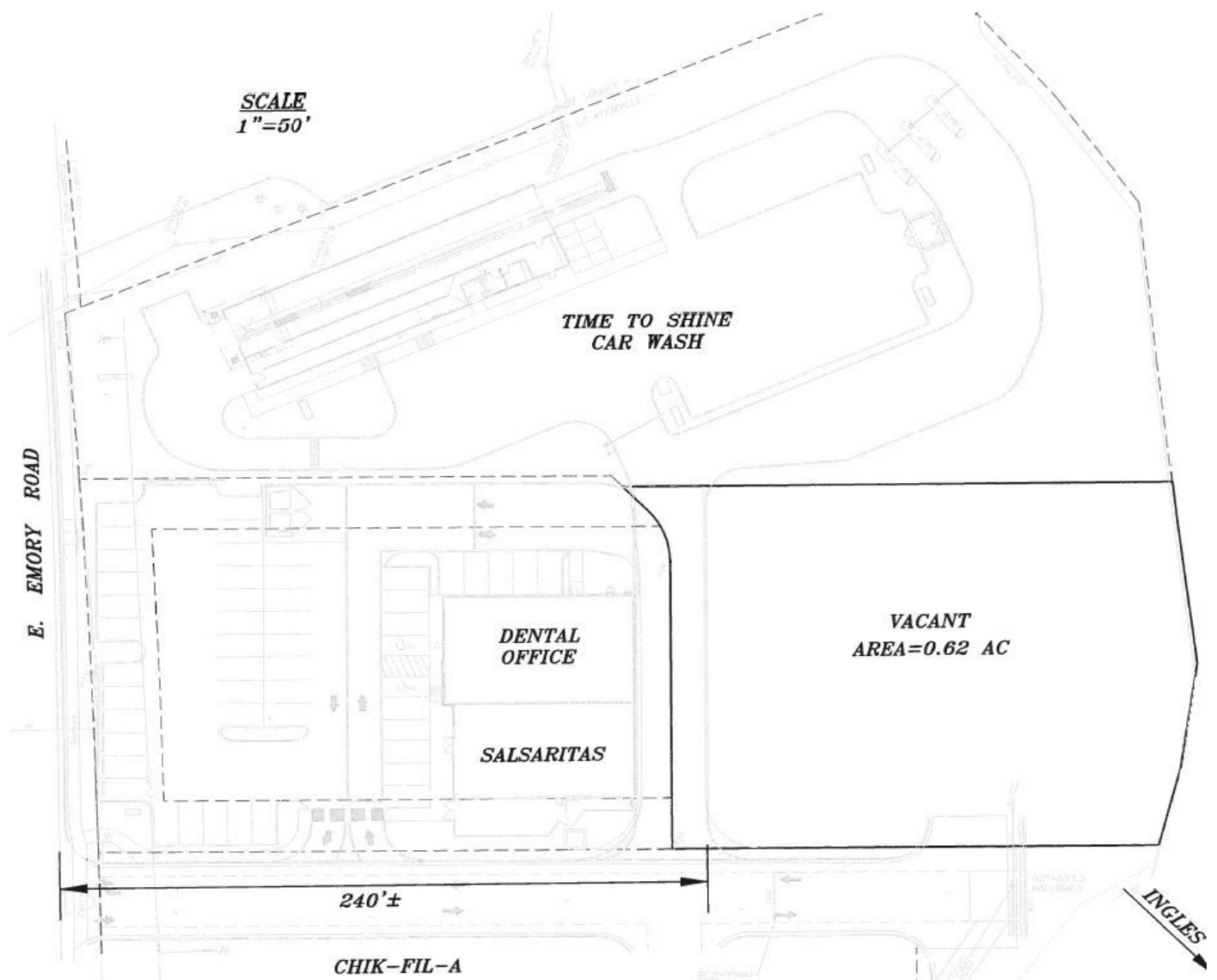
The property is located off Emory Road (State Route 131), just north of Knoxville, southeast of Clinton, and east of Oak Ridge nestled in the growing and affluent Powell Community. This is a fast-growing area with a lot of new development seeing 25,000+ vehicles per day and surrounded by banking, retail, medical and restaurants.

For Sale

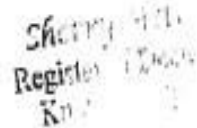
Emory Road Land For Sale Next To Chick-Fil-A



Site Layout

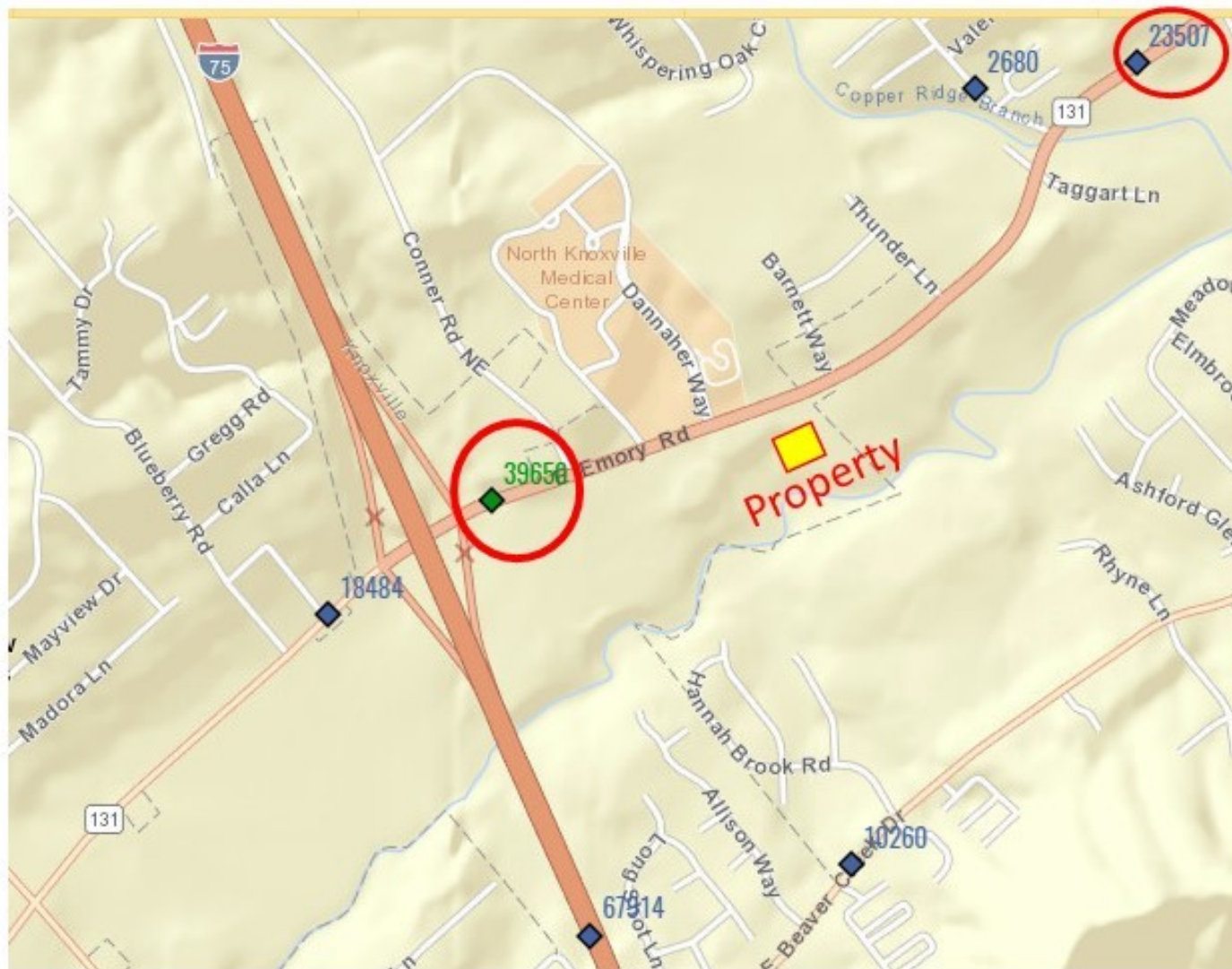


Site Plans



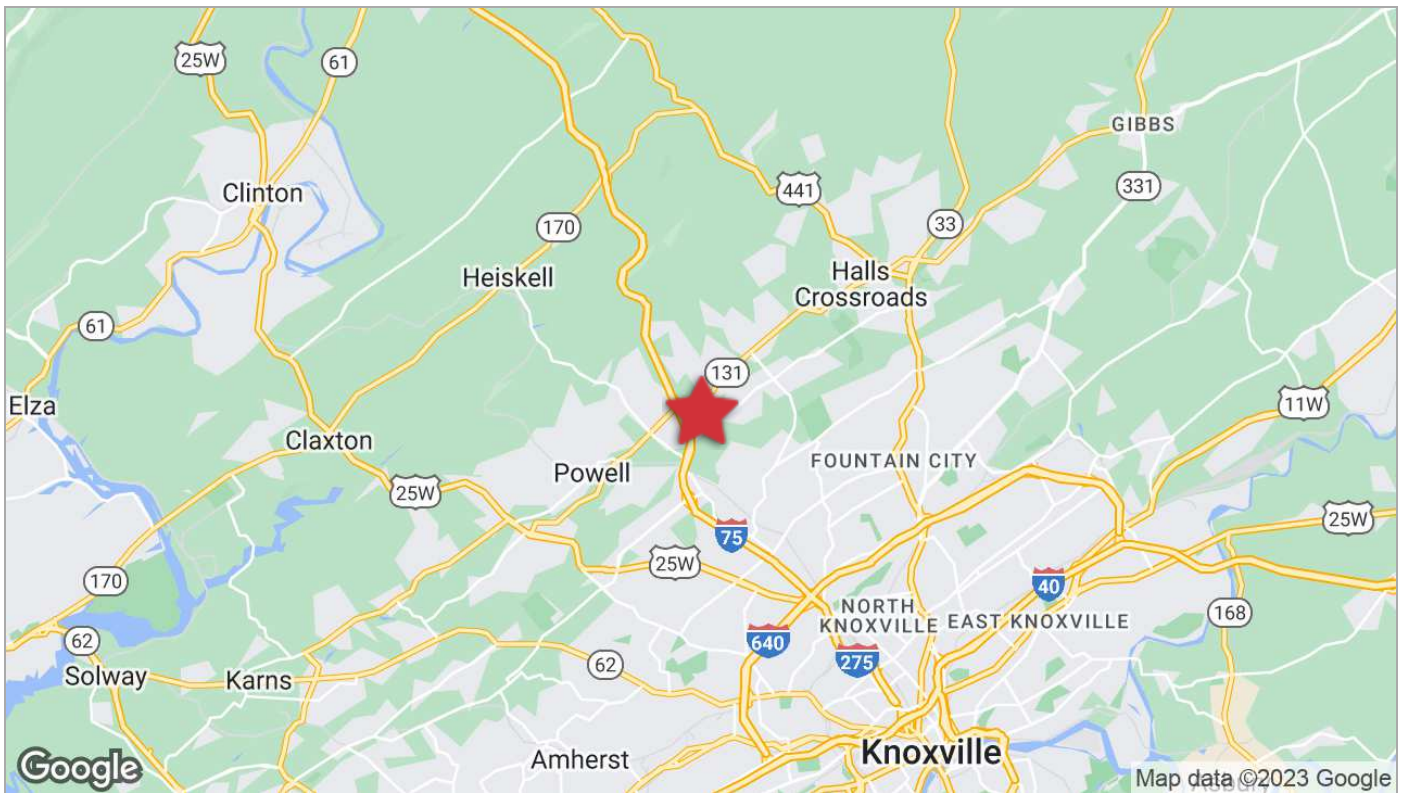
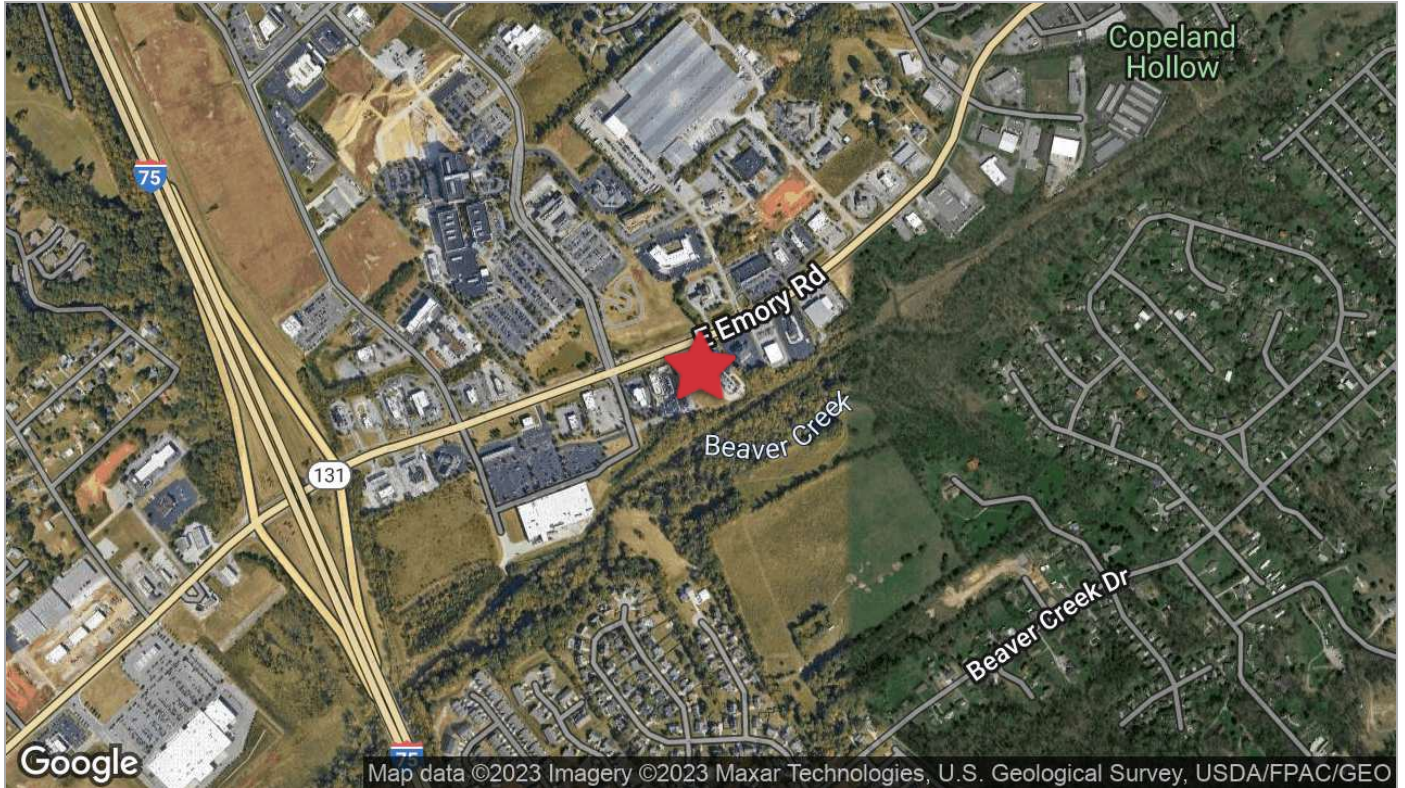
For Sale - Retail Land at 582 E. Emory Road

High Traffic Counts

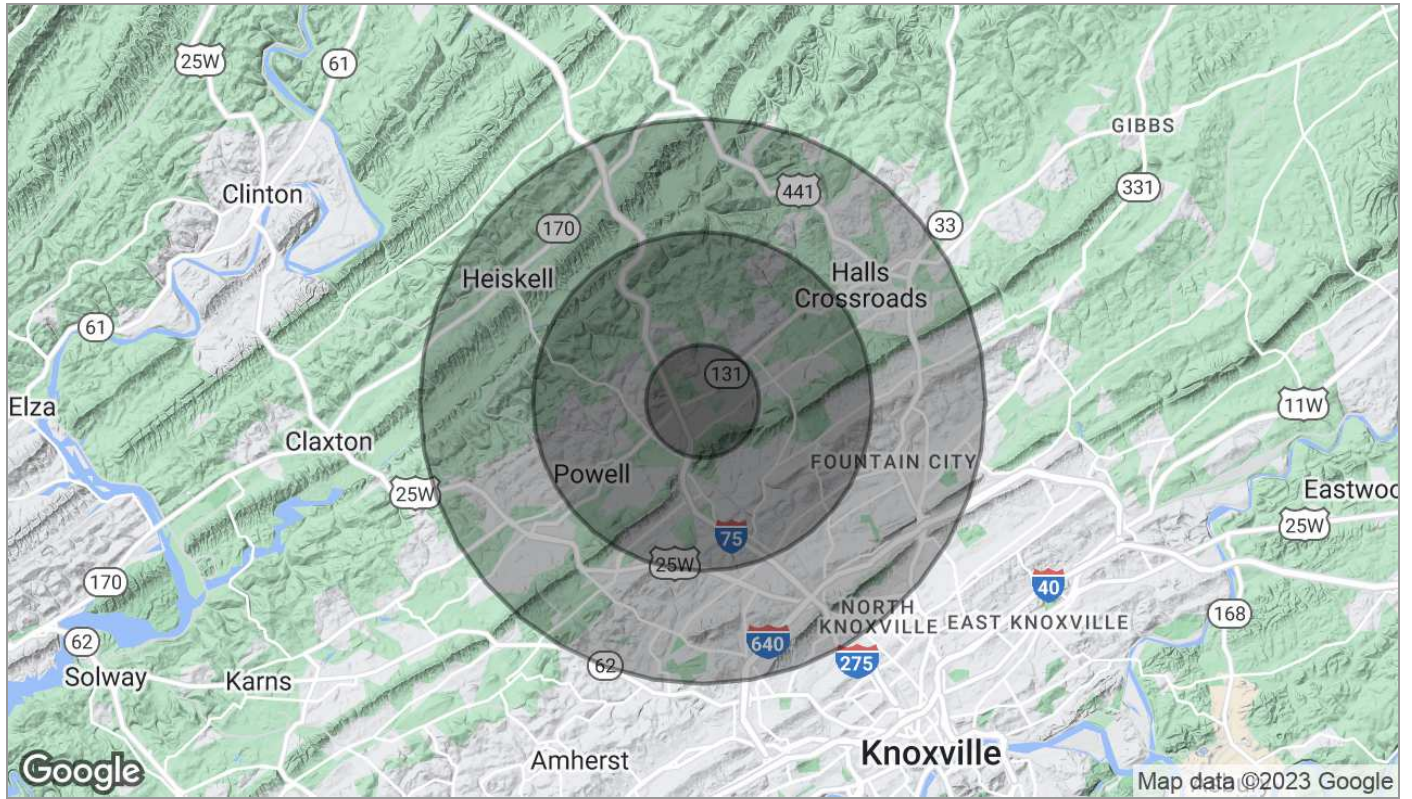


For Sale - Retail Land at 582 E Emory Rd.

Area Maps



Demographics



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	2,863	27,256	87,405
MEDIAN AGE	36.7	36.9	37.1
MEDIAN AGE (MALE)	36.4	35.6	35.3
MEDIAN AGE (FEMALE)	38.4	38.3	38.7
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,132	11,157	37,733
# OF PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$64,619	\$61,413	\$53,310
AVERAGE HOUSE VALUE	\$152,945	\$165,338	\$148,704

* Demographic data derived from 2020 ACS - US Census

Michelle Gibbs

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.