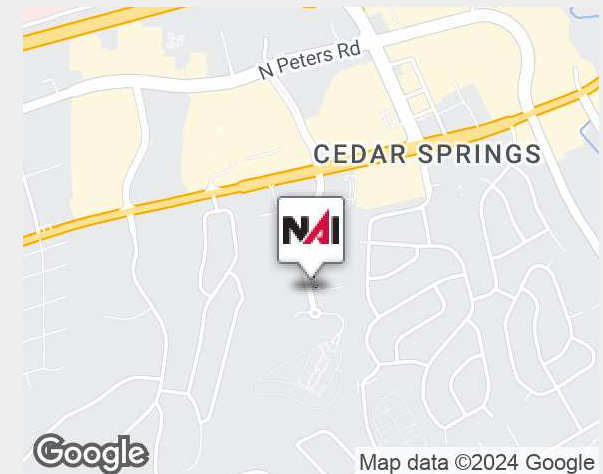


9320 Kingston Pike

Knoxville, Tennessee 37922

Property Features

- Town home sites
- Lot 3 - 6.19 Acres
- Lot 4 - 8.34 Acres
- Combined 14.53 gross acres
- Shopping, restaurants, and medical offices
- Gorgeous views
- Highly desired area of West Knoxville
- Mixed use development
- Excellent school district zoning



Mixed-Use Developement

Executive Summary

Land For Sale

**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**



Property Details

Sale Price \$1,080,000 - \$2,540,000

Lot Size 14.53 Acres

Zoning O-1

Market West Knoxville

Cross Streets Kingston Pike & Moss
Grove Blvd.

Property Overview

Two parcels available with a combined 14.53 acres located in the highly desirable **Cedar Bluff/West Knoxville** area. The parcels boast gorgeous **mountain views** with restaurants, shopping and banking within sight. Presently, the development contains 335 Apartment Units, 234 Senior Living Units, Academy Sports, Floor & Décor, Gordon Food Service, Aldi's, two retail strips containing Starbucks, Great Clips, Salsarita's, and several other national retail chains. There is a state of the art car wash as well as the recently restored historic Sherrill House, which presently contains medical offices. In addition, Tire Discounters is set to break ground Spring 2018 within the development. This property is located within a **highly desired public school district**, zoned for A.L. Lotts Elementary School, West Valley Middle School and Bearden High school.

Additional Photos

Land For Sale

TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE



Land Lot Summary

Lot #	Size (AC)	Sale Price	Zoning
3	8.34	\$1,460,000.00	O-1
4	6.19	\$1,080,000.00	O-1

Land For Sale

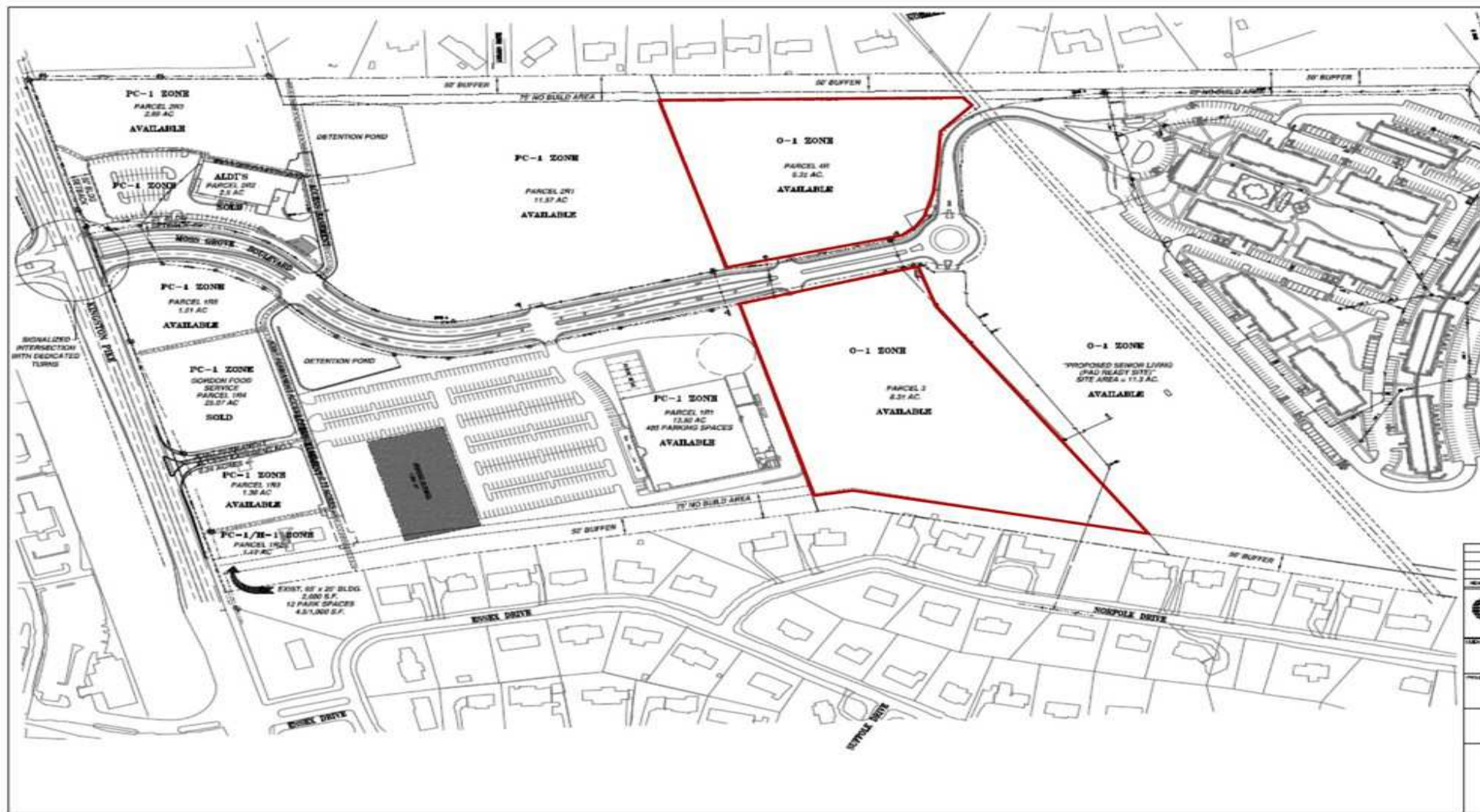
**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**



Site Plan

Land For Sale

**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**



Site Plan Lot 3

Land For Sale

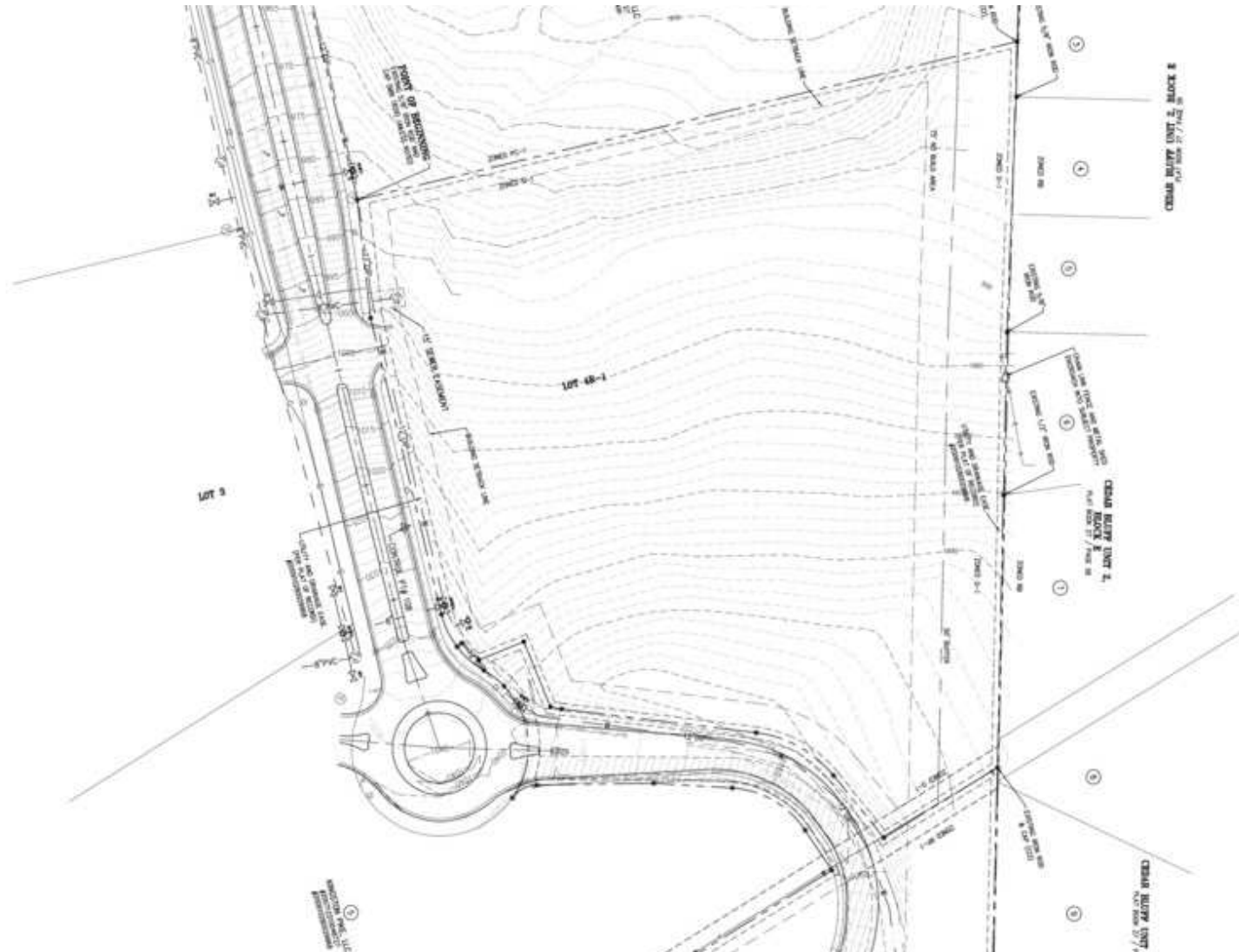
TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE



Site Plan Lot 4

Land For Sale

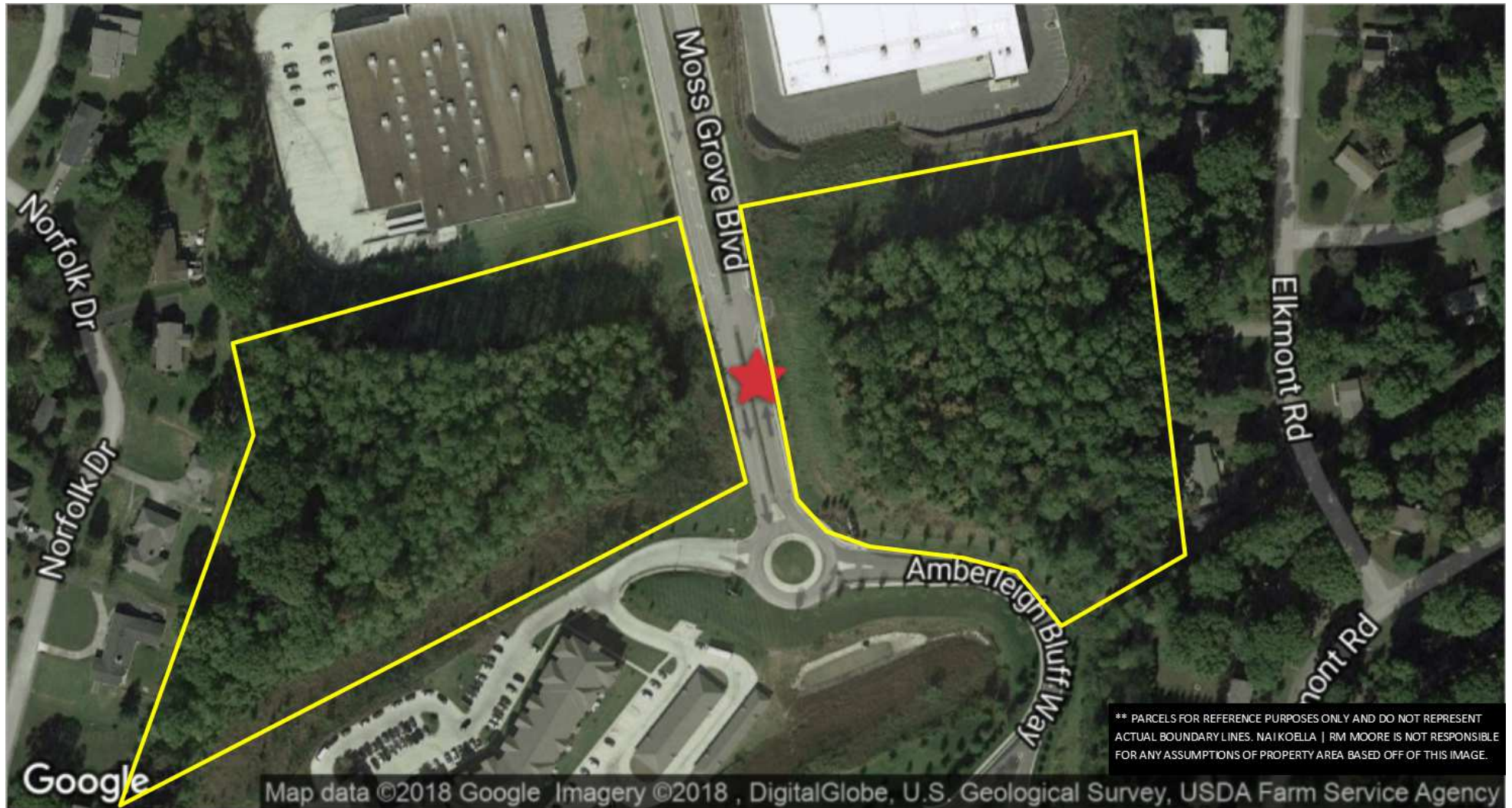
TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE



Aerial Photo

Land For Sale

TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE

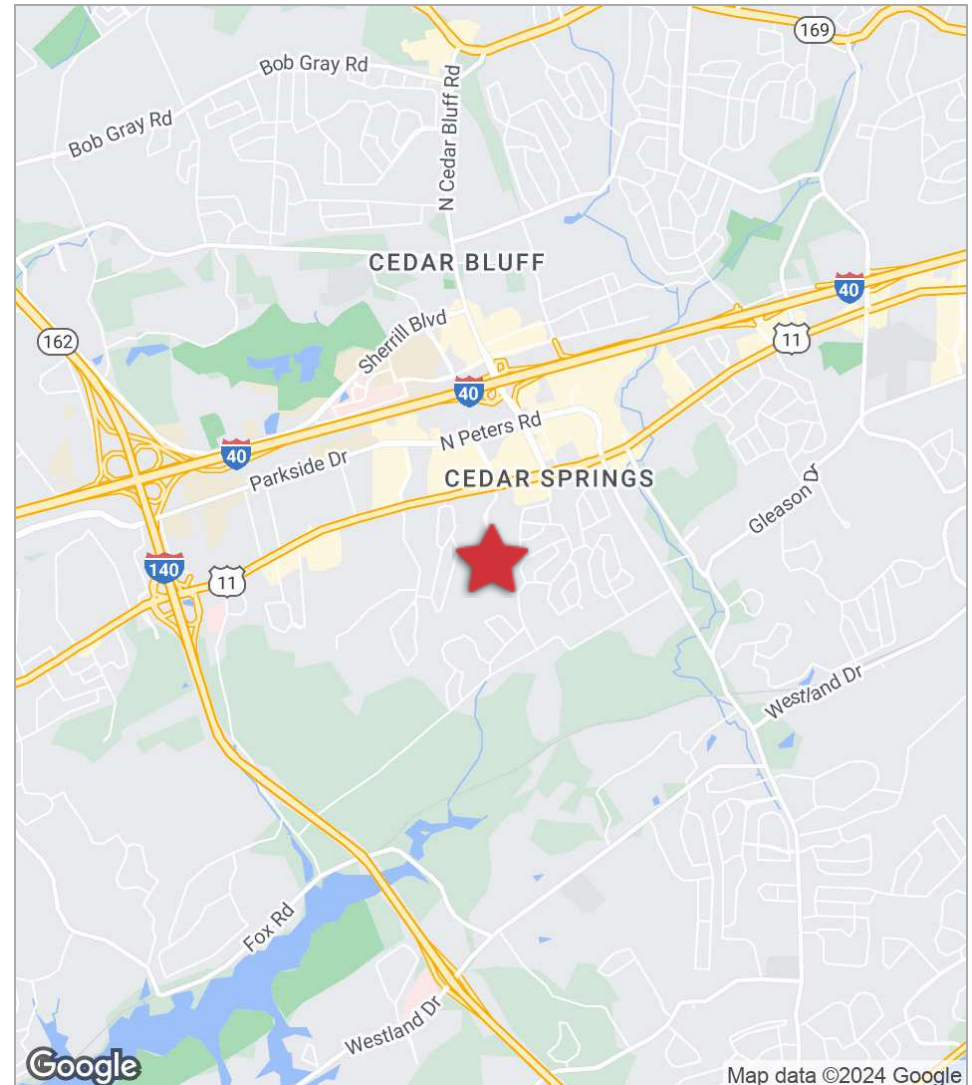
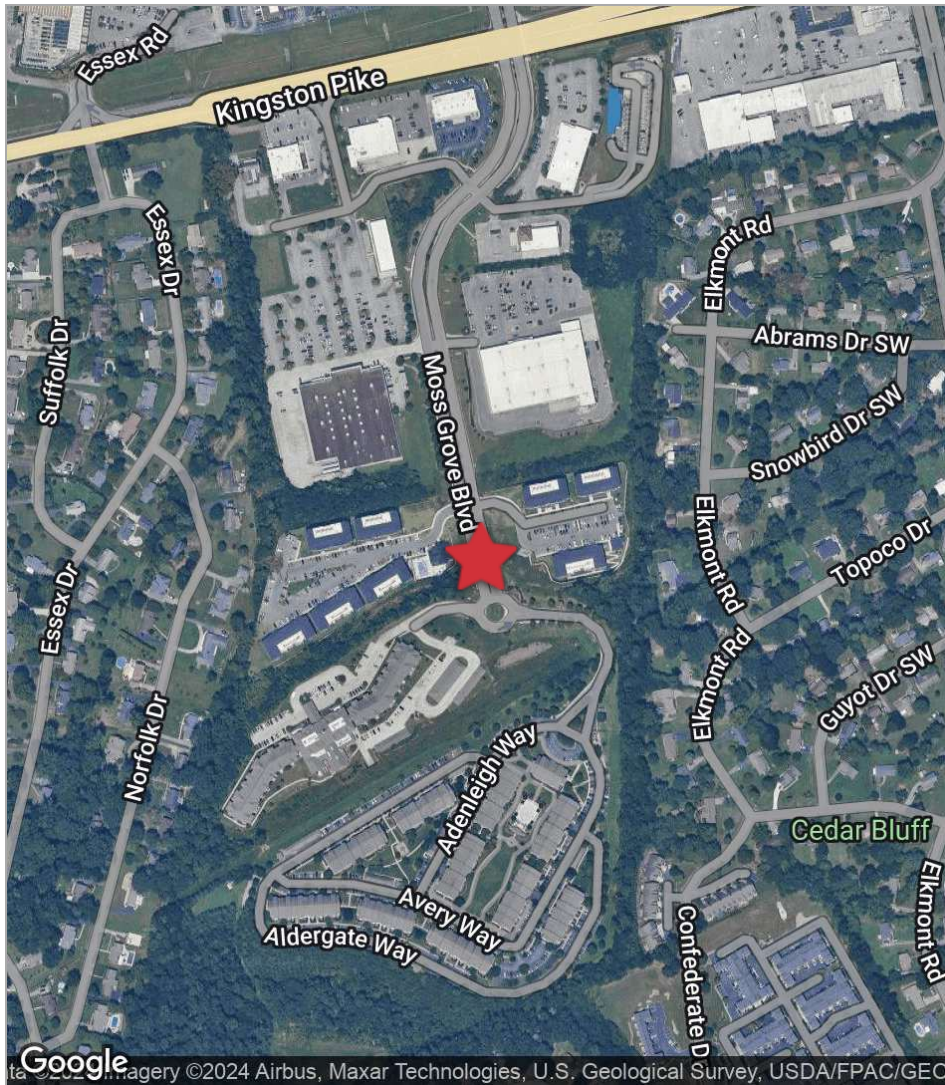


** PARCELS FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT
ACTUAL BOUNDARY LINES. NAI KOELLA | RM MOORE IS NOT RESPONSIBLE
FOR ANY ASSUMPTIONS OF PROPERTY AREA BASED OFF OF THIS IMAGE.

Location Maps

Land For Sale

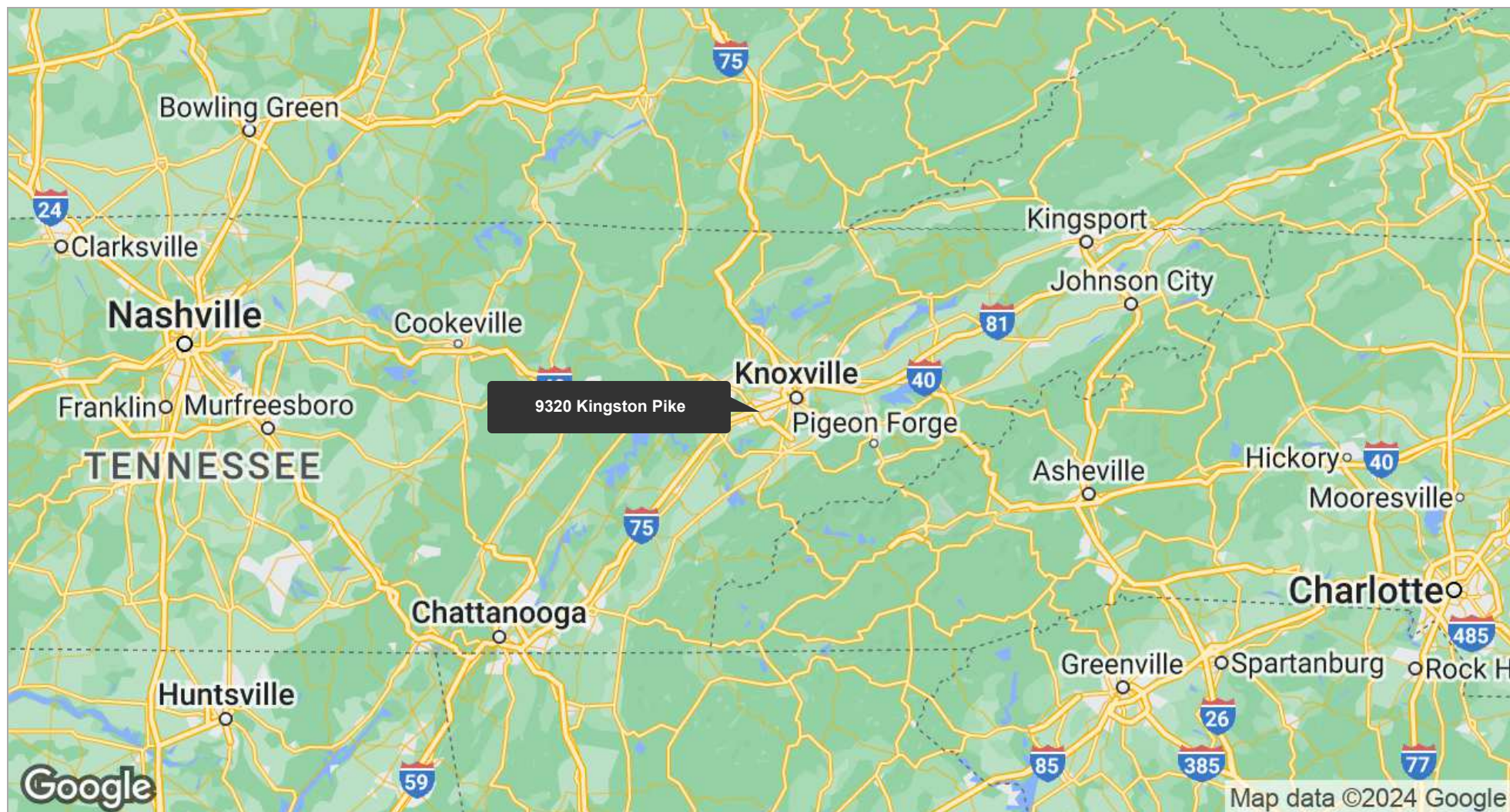
**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**



Regional Map

Land For Sale

TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE



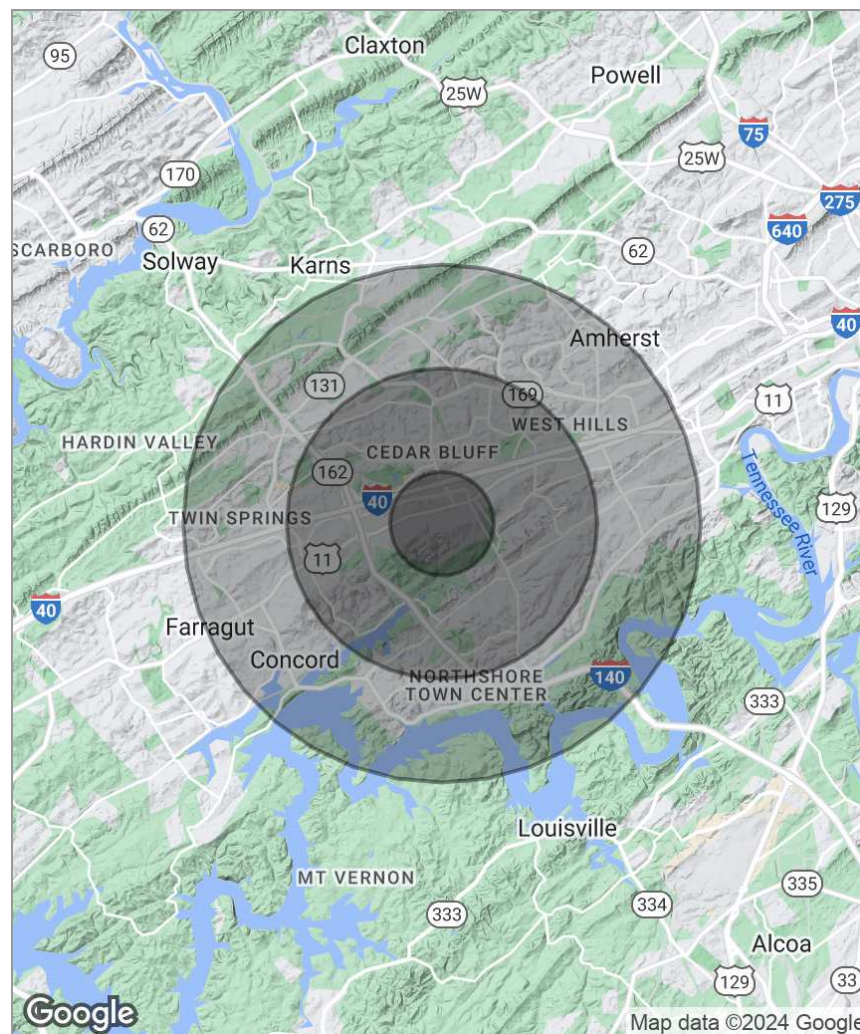
Demographics Map

Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,554	51,563	122,667
MEDIAN AGE	35.9	36.1	36.6
MEDIAN AGE (MALE)	36.7	34.9	35.6
MEDIAN AGE (FEMALE)	35.5	37.0	37.4

Housholds & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,939	21,536	50,991
# OF PERSONS PER HH	2.3	2.4	2.4

Land For Sale

**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**



Agent Profile



Catherine Hodges

Advisor

NAI Koella | RM Moore

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c +1 865 804 1985

chodges@koellamoore.com

Land For Sale

**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**

Professional Background

Catherine Hodges is a Commercial Real Estate Advisor with NAI Koella | RM Moore. She specializes in office and retail leasing, and in land sales. She has a proven tract record in Landlord representation by bringing several developments to full occupancy. As a Knoxville native, she believes in contributing to the community by helping business owners secure the best location possible and values the close relationships made through her brokerage efforts.

Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. She is a member of the Girls Cotillion and the East Tennessee Presentation Society.

In her free time, she enjoys the natural beauty of East Tennessee through hiking, mountain biking, and kayaking. She is active in fundraising charities such as THRIVE Youth Ministries, Big Brothers/ Big Sisters, the American Heart Association, and Cathy L. Hodges memorial fund.

NAI Global 2017 Retail Power Broker Award

CoStar 2017 Retail Power Broker Award

Education

Catherine attended Knoxville's West High School and went on to obtain her bachelor's degree from the University of Tennessee in Finance with a minor in International Business.

Agent Profile



Roger M. Moore, Jr, SIOR

President
NAI Koella | RM Moore
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c +1 865 755 8774
rogermoore@koellamoore.com

Land For Sale

**TOWN HOME SITES WITH OUTSTANDING
VIEWS IN THE HEART OF WEST KNOXVILLE**

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