

# Up to 70 Slab-on-Grade Finished Residential Lots

## 134 Rutledge Pike, Blaine, TN 37709



Listing ID:	30562573
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Multi-Family, Residential (Single Family)
Gross Land Area:	13.18 Acres
Sale Price:	\$1,215,000
Unit Price:	\$92,185 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Morristown
County:	Grainger
Tax ID/APN:	029098 10700
Zoning:	COMMERCIAL/RESIDENTIAL
Land Splits Available:	Yes
Property Visibility:	Excellent



### Overview/Comments

The subject offering features 32 slab-on-grade, platted, single family detached lots with access to municipal utilities, including sewer. The future subdivision is located just across the Knox County line in Blaine, Tennessee and conveniently located behind a newly constructed Food City, Dollar General, O'Reilly's Auto Parts, and New South Credit Union. The property is an approximately 20 minute drive from downtown Knoxville. Please note the owner is open to re-subdividing the parcel to allow for smaller lots, approximately 51' x 110' in size (or smaller depending on the product), which would increase the total number of lots to 70. The current lots are 75' x 110', on average.

- Utilities Onsite
- Slab-on-Grade
- No Restrictions
- Helpful Local Planning Commission
- Multiple Points of Ingress and Egress
- Several New National Retailers Nearby
- Great Starter Home Development Site

