

2+ Riverfront Acres on Race St

W Race St, Kingston, TN 37763



Listing ID:	29738706
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Multi-Family, Office
Gross Land Area:	1 - 2.05 Acres
Sale Price:	\$349,000 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Roane
Tax ID/APN:	047I A 001.00, 047I A 001.01
Zoning:	C-2 HIGHWAY COMMERCIAL
Road Type:	Paved, 2-Track, Highway
Property Visibility:	Excellent



Overview/Comments

2+ Acre Commercial development site on Race Street at the Clinch River. Will divide. Zoned C-2, the tract offers an opportunity for a number of possible developments such as restaurant, retail, office, medical, self-storage, multifamily and more. The property is well located midway between the Midtown developments and downtown Kingston, TN. The property has excellent visibility from Race street and even I-40. Traffic counts are strong at 12,000+ per day. Traffic is local traffic between Kingston, Midtown, Harriman and Rockwood, and destination traffic for shopping at Kroger/Lowe's in Midtown). This property is pad ready. It has already been graded and all utilities are to the site. The property is zoned C-2, Highway Commercial, which allows a wide range of uses, including all uses permitted in the O-1, Office District. C-2 uses include Retail, Finance, Insurance, Business, Professional and Personal Services, Car/Truck Repair, Hotels, Religious activities and more.

