

Sweetwater – Corner – 4.69 AC – Partially Graded Lot

Hwy TN-68, Sweetwater, TN 37874



Listing ID:	30582320
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Retail
Gross Land Area:	4.69 Acres
Sale Price:	\$590,000
Unit Price:	\$125,799 Per Acre
Sale Terms:	Cash to Seller, Other
Nearest MSA:	Knoxville
County:	Monroe
Tax ID/APN:	062022 05100 / 062022 047.16
Zoning:	R-2



Overview/Comments

Nice, partially graded lot at the top of the hill off I-75 – Exit 60 (Main Exit in Sweetwater). Close to Interstate. 2 tracts combined make up the 4.69 AC corner lot at Bilderback Heights and TN Hwy 68. Sewer, water, electric all at site. Gas across highway on Monroe St. Current zoning is R2, but retail seems to be a better fit for the lots and the way they lay. Property goes up Bilderback Heights a distance so one would think this could add to the elevation of a post sign to help visibility from the Interstate. Over 650 feet of frontage on Highway 68, power line easement in the front of property lends to display and parking while the building could sit in the back and side. Traffic count steadily rising over the years, 2018

13,688 per day. Motivated seller! GREAT location near several new businesses, including a Huddle House and a newer, large Weigel's. Owner will divide into 2.12 and 2.57-acre tracts– the latter being the corner.

