



7521 Oak Ridge Highway

Knoxville, Tennessee 37931

Property Features

- Approximately 127' lot width x 307' deep
- Zoned CA
- Approximately 1.03 acre
- 16,000 +/- traffic count
- Adjoins a new subdivision that is under construction
- Property line is down the center of the gravel driveway
- Easement for gravel drive will be 12.5' wide for the subject parcel.
- West Knox Utilities water and sewer are expected to be brought across highway for neighboring subdivision.
- KUB natural gas line runs down the gravel driveway.
- A new road will enter the adjoining subdivision, which is planned to be dedicated to Knox County. This parcel will have access to that road upon dedication.
- Offering Price - \$282,000



For more information:

Maribel Koella, CCIM, SIOR, FRICS, CRE

+1 865 777 3031 • mkoella@koellamoore.com

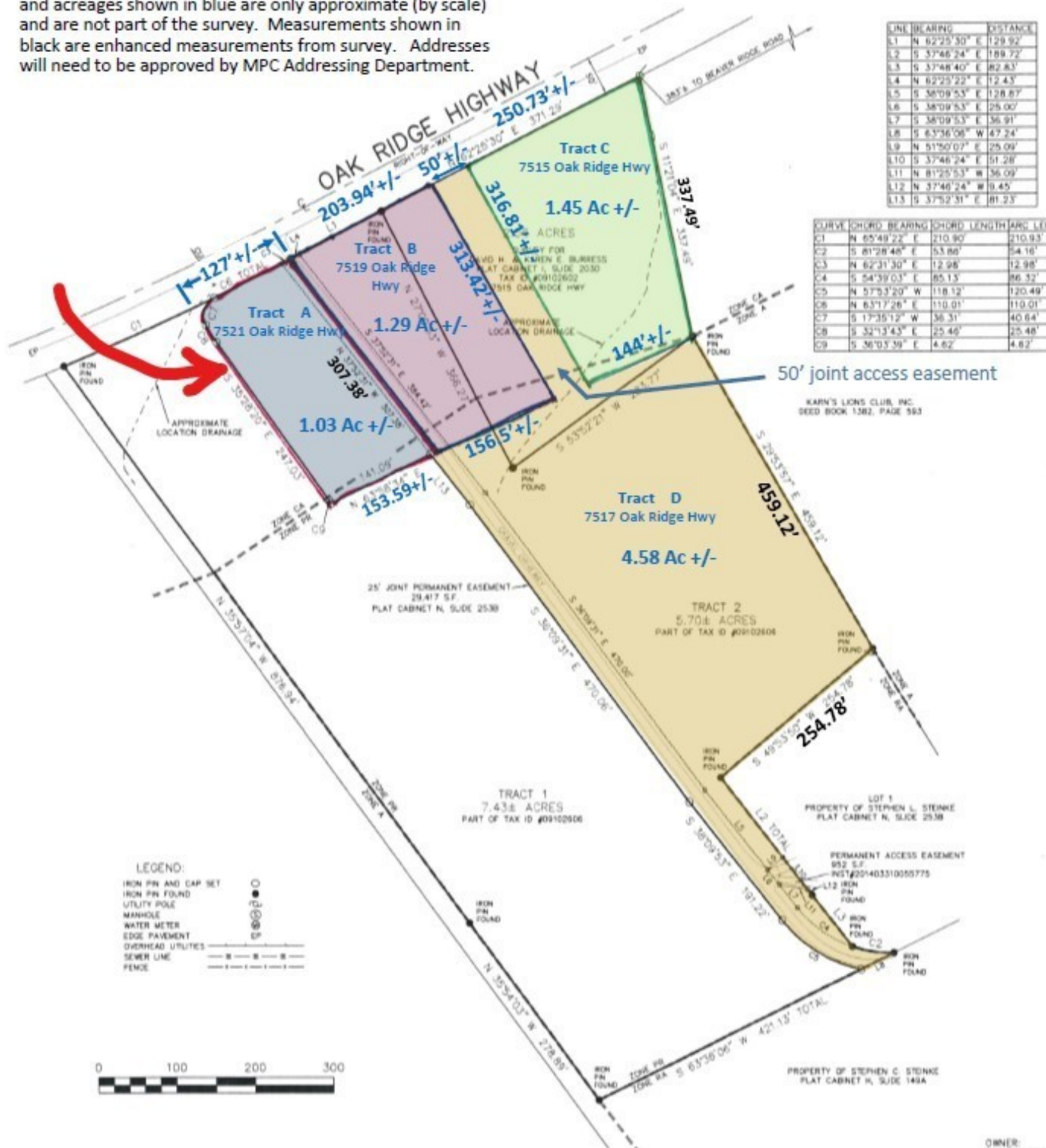
Sam Tate, CCIM

+1 865 777 3035 • state@koellamoore.com

For Sale

Karns 1.03 Acre Commercial Land

Note: Proposed subdivision, but not platted. Measurements and acreages shown in blue are only approximate (by scale) and are not part of the survey. Measurements shown in black are enhanced measurements from survey. Addresses will need to be approved by MPC Addressing Department.



For Sale

Karns 1.03 Acre Commercial Land

