

1.24 Acres Next To Dollar General

2009 Bridgeway Dr, Maryville, TN 37801



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| Listing ID: | 30367273 |
| Status: | Active |
| Property Type: | Vacant Land For Sale |
| Possible Uses: | Hospitality, Multi-Family |
| Gross Land Area: | 1.24 Acres |
| Sale Price: | \$250,000 |
| Unit Price: | \$201,612 Per Acre |
| Sale Terms: | Cash to Seller |
| Nearest MSA: | Knoxville |
| County: | Blount |
| Tax ID/APN: | 057 009.02 |
| Zoning: | BUSINESS TRANSPORTATION |
| Property Visibility: | Excellent |



Overview/Comments

Area of tremendous growth for Maryville! Several hundred new homes being built and new developments in planning stages for Big Springs Rd. and Morganton Rd. within 1 mile of this prime real estate fronting Rte. 321! Also, a new Mixed Use Development (Laurel Branch) is under construction within 1/2 mile that will include large retail, industrial, and office properties!. This 1.24 acre parcel is located a few hundred feet from the intersection of Foothills Mall Dr. and fronts on Big Springs Rd. Directly across from 220 Bridgeway apartments that are expanding. Dollar General is on corner of Bridgeway and Rte. 321 directly adjacent to this 1.24 acre lot. Buddy's BBQ is open claiming that it is their BEST location. Blount Industrial Park (Denso, Toyota, etc.) is within 1/2 mile. . Possible uses include Service Station/C-Store, Restaurant, Strip Center, and Offices. Site plan drawn with 4,200 SF office building possible. 2.79 Acres also available fronting Rte. 321 for \$399,000 with a site plan for a 5,600 SF building possible. See 3 Lot Concept and 3109B Replat attachments for site plan, floodway and utility easement lines.

