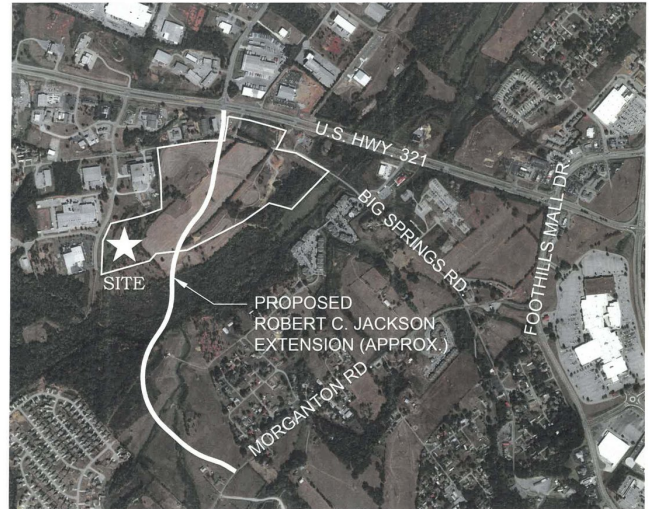


# Laurel Branch Park

0 Robert C Jackson Drive & Hwy 321, Maryville, TN 37801



Listing ID:	30316452
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Hospitality, Industrial
Gross Land Area:	2 - 34.20 Acres
Sale Price:	\$125,000 - 300,000 Per Acre
Sale Terms:	Cash to Seller, Other
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	056 071.00
Land Splits Available:	Yes
Property Visibility:	Excellent
Highway Access:	Direct



## Overview/Comments

The offering is a planned commercial and business providing direct access to West Lamar Alexander Parkway (Highway 321). Robert C. Jackson Road is currently being extended through Laurel Branch and will connect with Morganton Road. The extension will provide additional opportunities for residents of Blount County to get to work and shopping.

Laurel Branch is a planned development offering lots that are well suited for hotels, restaurants, retail and other commercial uses on West Lamar Alexander Parkway and office and light industrial behind the retail/commercial lots. Can divide to suit for lots ranging from +/- 2 - 34 acres.

The park is located across the street from the Blount County Industrial Park which is home to the largest private manufacturing employer in the region, Denso. Denso recently announced plans to invest \$1 billion dollars in the facility and hire an additional 1,000 employees. This investment will require more workforce employees to move to the area.

