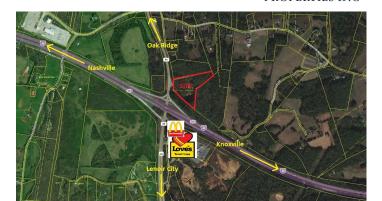
## I-40 / Hwy 321 Interchange Tract

## Highway 321 N, Lenoir City, TN 37771

Listing ID: 30197463 Status: Active

Vacant Land For Sale Property Type: Possible Uses: Hospitality, Retail Gross Land Area: 12.27 Acres Sale Price: \$1,995,000 **Unit Price:** \$162,591 Per Acre Sale Terms: Cash to Seller Nearest MSA: Knoxville County: Loudon

Zoning: C-3 HIGHWAY COMMERCIAL



## **Overview/Comments**

Tax ID/APN:

Great I-40 interchange site on westbound side of I-40 at Exit 364 in Lenoir City, where ADT is 42,000 vehicles per day. Hwy 321/95 is a major corridor to Oak Ridge and Lenoir City, with traffic counts of 7,450 north of I-40 and 9,850 south of I-40. A new Love's /McDonald travel center has recently opened on the south side of I-40, with a hotel planned for the near future. Exit 364 is the first exit west of Knoxville, after the I-40/I-75 split, providing a perfect location for fast food restaurants, hotels convenience stores and other travel-related commercial uses. Property is zoned C-3 Highway Commercial in Lenoir City which allows a wide variety of Highway oriented commercial uses.

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