

I-40 / Hwy 321 Interchange Tract

Highway 321 N, Lenoir City, TN 37771



Listing ID:	30197463
Status:	Active
Property Type:	Vacant Land For Sale
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
Tax ID/APN:	053002 08400
Zoning:	C-3 HIGHWAY COMMERCIAL



Overview/Comments

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.

