

# Creekwood Professional Park: Building Site for Sale - Medical



## E. Lamar Alexander Pkwy. & Cherokee St., Maryville, TN 37804

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|----------------------|---|
| Listing ID:          | 30502106  |
| Status:              | Active  |
| Property Type:       | Vacant Land For Sale  |
| Possible Uses:       | Office, Retail  |
| Gross Land Area:     | 0.25 - 2 Acres  |
| Sale Price:          | \$325,000   |
| Sale Terms:          | Cash to Seller  |
| Nearest MSA:         | Knoxville   |
| County:              | Blount  |
| Tax ID/APN:          | 005058B B 00603<br>CITY OF MARYVILLE   ZONING<br>CLASSIFICATION 2   ZONING<br>DESCRIPTION: BUSINESS AND<br>TRANSPORTATION |
| Zoning:              | Excellent   |
| Property Visibility: | Signalized intersection of<br>Cherokee Street and E. Lamar<br>Alexander Pkwy.   |
| Highway Access:      |   |



### Overview/Comments

For sale is the last remaining building site located in Creekwood Professional Park. Creekwood is a beautifully developed and extremely well maintained professional services park. The development is built and maintained to a very high standard, and its character is protected, by its Master Deed and management protocol, from degradation by Co-Owners deviating from its purpose, which is primarily for medical (not chiropractic) services, other professional services, medically-related retail, and other retail as approved. . This site is sized appropriately for a professional office building of up to approximately 5,000 square feet on one level, and there is a lot of flexibility inherent in the offering. For example, space is available at the designated site for to roughly double that square footage; if a larger building were to require development of more parking, that could occur on some of the land in the floodplain designated in the survey that you can view in this listing. All utilities are already present at the site. The Master Deed specifies the standard for exterior construction. If the owner desires to develop a 2-story building to gain square footage, the specifications in the Master Deed will accommodate. . This property is a Horizontal Regime. It has with Common Elements shared by Co-Owners, and the building sites within the Property are owned by Co-Owners in fee simple. It is, in effect, a Condominium development. If you wish to see the Master Deed, it's available ...

### Property Contacts



**Robert Finley**  
 Conversion Properties, Inc.  
 865-318-5943 [M]  
 865-318-5943 [O]  
 rfinley@conversionprop.com