

2.79 Acres Next to Dollar General & Buddy's BBQ

1121 Bridgeway Dr, Maryville, TN 37801



Listing ID:	30367231
Status:	Active
Property Type:	Vacant Land For Sale
Possible Uses:	Hospitality, Multi-Family
Gross Land Area:	2.79 Acres
Sale Price:	\$399,000
Unit Price:	\$143,010 Per Acre
Sale Terms:	Cash to Seller
Nearest MSA:	Knoxville
County:	Blount
Tax ID/APN:	057 009.01
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. with 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!. The property has excellent visibility to the 25,000+ vehicles/day and is near the new Bridgeway Apt. complex. Blount Industrial Park (Denso, Toyota, etc.) is within 1/2 mile. A right turn in from Rte. 321 is possible. Dollar General is open on corner of Bridgeway and Rte. 321 directly adjacent to this 2.79 acre lot. Buddy's BBQ is open claiming that it is their BEST location. Possible uses include Service Station/C-Store, Restaurant, Strip Center, and Offices. Site plan drawn with 5,600 SF office building possible. 1.24 adjacent acres available fronting Big Springs Rd. for \$250,000 with a site plan for a 4,200 SF building possible. Two parcels could be combined for almost 4.0 acres of property for \$649,000 opening up the possibilities to many more uses!. See 3 Lot Concept and 3109B Replat attachments for site plan, floodway and utility easement lines.

