6/10 acre Office/Retail in Oliver Springs,TN 1049 East Tri-County Boulevard, Oliver Springs, TN 37840

Listing ID: Status: Property Type: Possible Uses: Gross Land Area: Sale Price: Unit Price: Sale Terms: 17993535 Active Vacant Land For Sale Retail 0.66 Acres \$129,000 \$195,454 Per Acre Cash to Seller

Overview/Comments

Approximately 6/10 acre, relatively flat, on paved shopping center site.

All utilities are at the property. There is a sign on the property.

It is zoned C-3 for office or retail use.

Fronts(140') on Tri-County Blvd. (approx traffic count- 24,000cpd).

"Friendly sellers @ side and rear if more property is needed.

An easement will need to be worked out with the neighboring car wash and shopping center owners for ingress and egress.

There is a church within 100 yds so there cannot be any immoral businesses or alcohol.

I will build to suit a qualifying business , sell outright, or ground lease for $1,000\ per\ month$



More Information Online

http://www.kaarcie.com//listing/17993535



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	Tax Map 98 Parcel 8.18	Adjacent Parcels Available:	Yes
Possible Uses:	Retail	Sale Terms:	Cash to Seller
Zoning:	C-3		

Area & Location

Market Type:	Small	Transportation:	Highway
Property Located Between:	Tri-County Boulevard	Highway Access:	Pellissippi Parkway,Oak Ridge Turnpike,Tri-County
Side of Street:	North		Blvd.
Road Type:	Highway	Site Description:	High visibility lot slightly above highway, ,66
Property Visibility:	Excellent		acres, utilities at property, neighboring car wash
Largest Nearby Street:	E. Tri-County Blvd.		has very good traffic
Traffic/Vehicle Count:	24,000		

Legal Description Lot 2R1 Resubdivision of Tract Two Tri-County L.P. Tax Map 98, Parcel 8.18 Ward 5 City of Oliver Springs District 1 Anderson County, TN.

Area Description small town feel but with very good visibility and traffic count on busy highway alot of the traffic is going from small surrounding towns to and from Oak Ridge

Land Related

Lot Frontage:	140'	Easements:	Ingress/Egress
Lot Depth:	180'	Soil Type:	Mixed
Zoning Description:	C-3 Office , Retail , Service	Available Utilities:	Electric, Water, Gas, Storm Drain, Cable,
Topography:	Level		Broadband

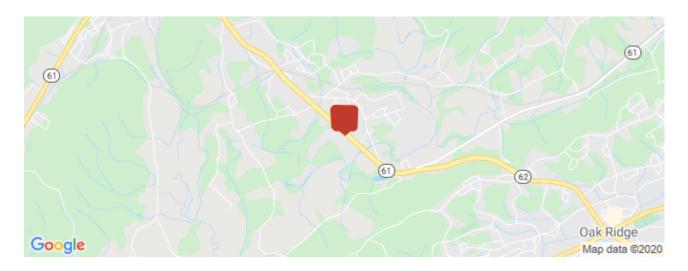
Easements Description There will have to be ingress/egress easements worked out between this property, the car wash, and shopping center. We can do this after the initial site plan for this property is worked up.

Location

Address: County:

MSA:

1049 East Tri-County Boulevard, Oliver Springs, TN 37840 Roane Harriman



Property Images



Picture_002

Property Contacts

Beverly Jones, Jr.

Beverly Jones Realty 865-898-9271 [M] 865-898-9271 [0] bevjonesjr@bellsouth.net

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