

Magnet Mills

105 N Charles G Seivers Blvd, Clinton, TN 37716



Listing ID: 30398942
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Hospitality, Multi-Family
 Gross Land Area: 7 Acres
 Sale Price: \$2,400,000
 Unit Price: \$342,857 Per Acre
 Sale Terms: Cash to Seller, Owner Financing, Build-to-Suit, Other
 Loading: 2 Docks, 3 Doors



Overview/Comments

This is the heart of the Gianni Lonzo downtown redevelopment study.

7 Acres by survey 1,400 feet frontage on Clinch River. Anchored by CVS Pharmacy

Sell, Lease, Build to suit or any combo.

Includes 20,000 sq.ft Metal Building. All else cleared.

1,200 ft frontage on Charles G. Seivers, Hwy 61

More Information Online

<http://www.kaarcie.com//listing/30398942>

QR Code

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General Information

Taxing Authority:	Clinton, TN	Zoning:	HIGHWAY COMMERCIAL
Tax ID/APN:	074J B 028.00	Land Splits Available:	Yes
Possible Uses:	Hospitality, Multi-Family, Office, Residential (Single Family), Retail, Retail-Pad, Self Storage, Other	Sale Terms:	Cash to Seller, Owner Financing, Build-to-Suit, Other

Area & Location

Market Type:	Medium	Feet of Frontage:	1,200
Property Located Between:	East Broad and Church Street	Traffic/Vehicle Count:	19,000
Side of Street:	East	Transportation:	Highway, Taxi, Water/Ferry, Other
Road Type:	Highway	Highway Access:	Fronts Hwy 61 Charles Seivers Blvd.
Property Visibility:	Excellent	Site Description:	Riverfront-Main highway front. Site generally leveling.
Legal Description:	074J B 028.00 in Anderson County	Area Description:	Downtown Clinton. Tennessee
Largest Nearby Street:	US 25W, TN 61		

Land Related

Lot Frontage:	1,200	Easements:	Electric Lines, Utilities
Lot Depth:	260	Available Utilities:	Electric, Water, Gas, Sewer, Storm Drain, Cable, Broadband, Internet Access
Zoning Description:	Currently Highway commercial	Water Service:	Municipal
Development Name:	Magnet Mills	Sewer Type:	Municipal
Topography:	Gently Sloping		

Location

Address:	105 N Charles G Seivers Blvd, Clinton, TN 37716
County:	Anderson
MSA:	Knoxville



A head-and-shoulders portrait of Dr. Robert A. Hargrave. He is a middle-aged man with short, dark hair, a full beard, and a mustache. He is smiling and looking directly at the camera. He is wearing a dark red or maroon sweater over a white collared shirt. The background is a plain, light-colored wall.

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