

I-75 Frontage - 10 Acres Pad Graded - Clinton Exit

Buffalo Road, Clinton, TN 37716

Listing ID: 30643301
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Hospitality, Industrial
 Gross Land Area: 15.40 Acres
 Sale Price: \$2,297,500
 Unit Price: \$149,188 Per Acre
 Sale Terms: Cash to Seller



Overview/Comments

- I-75 Pad Site in Clinton, TN at Exit 122, a fast-developing, high traffic interchange 10 miles north of Knoxville, TN. Retail trade is anchored by a high performing Walmart that serves nearby Clinton and eastern Anderson County.

- Approximately 10 acres of the 15 acre parcel have been graded, filled and compacted to be highly visible from I-75 and the Exit 122 ramps. Site is priced according to usable acreage. Utilities are available at the site.

- Zoned B-4 Interstate Business District in the Clinton City Limits allowing beer/liquor sales. Allows excellent signage. Site is restricted against gas stations.

- A growing suburb of Knoxville, Clinton is located approximately 10 miles of Knoxville's fast growing Northern submarket via Interstate 75, and 10 miles east of Oak Ridge, home to over 30,000 federal and subcontractor jobs at Oak Ridge National Labs and Y-12. Several new residential developments are underway in the immediate vicinity of this site.

- Tourist traffic from Norris Lake and Windrock Park funnels through this exit. 28,000 acre Norris Lake, situated in the foothills of the Cumberland Mountains has over 21 marinas, 5 state park/WMA's and multiple mixed use lakefront developments. Windrock Park is a privately held, 72,000 acre off-road vehicle park. Windrock's 300 miles of trails attract thousands of visitors each year.

- Plan for new entrance road has been approved by City of Clinton which would directly route traffic from the lighted Buffalo Road intersection directly into the property. Plans available to Purchaser.

- Ground Lease and Build-to-Suit options also available.

More Information Online

<https://www.kaarcie.com//listing/30643301>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN:	043 108.00	Zoning:	B-4
Possible Uses:	Hospitality, Industrial, Office, Retail, Self Storage	Sale Terms:	Cash to Seller

Area & Location

Property Visibility:	Excellent	Traffic/Vehicle Count:	52,396
Largest Nearby Street:	I-75	Highway Access:	Via Traffic Signal at I-75 Interchange.
Feet of Frontage:	830	Site Description:	Pad graded site.

Land Related

Water Service:	Municipal
Sewer Type:	Municipal

Location

Address: Buffalo Road, Clinton, TN 37716
County: Anderson
MSA: Knoxville



Property Images

Exit 122 Pad Site
Clinton, TN

- Overview
- Property Photos
- Survey
- Access Plan
- Location
- Aerial Map
- Demographics
- Zoning
- Disclaimer
- Contact Info

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Exit 122 Pad Site
Clinton, TN

- Overview
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Survey

Exit 122 Pad Site
Clinton, TN

APPROVED OPTION FOR ACCESS / RE-ROUTE OF BUFFALO RD

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Site offered as-is

Trade Area

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MADDOX CONSULTANTS

Street Level Photos

Property Contacts



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