

Edgemoor Road Parcel, C-1 Zoning, Anderson County



000 Edgemoor Rd, Clinton, TN 37716

Listing ID: 30725011
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Office, Retail
 Gross Land Area: 3.51 Acres
 Sale Price: \$295,000
 Unit Price: \$84,045 Per Acre
 Sale Terms: Cash to Seller

Overview/Comments

Well situated lot on busy Edgemoor Rd., servicing East/West traffic from Clinton Highway to the south end of Oak Ridge, TN. Abundant frontage and strong zoning highlight this offering, which lays across the road from the northeast entrance to Bull Run Steam Plant. It is an ideal location for tapping into Melton Hill Lake traffic, Bull Run employee needs and general traffic heading to Y-12 and Oak Ridge.

Survey, storm water protection plan and erosion control maps on file.



More Information Online

<https://www.kaarcie.com//listing/30725011>

QR Code

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General Information

Taxing Authority:	Anderson County	Zoning:	C-1 GENERAL COMMERCIAL/ANDERSON COUNTY
Tax ID/APN:	001096 11201	Sale Terms:	Cash to Seller
Possible Uses:	Office, Retail, Self Storage, Other		

Area & Location

Property Located Between:	Edgemoor Rd	Traffic/Vehicle Count:	15,000
Property Visibility:	Excellent	Highway Access:	Clinton Highway, 2.3 miles.
Largest Nearby Street:	Edgemoor Rd	Site Description:	Level to upward sloping grade from road.
Feet of Frontage:	389		

Area Description Well positioned partial on Edgemoor Rd. serving as the east/west connector from Clinton Hwy/Claxton Community to the south side of Oak Ridge, TN.

Land Related

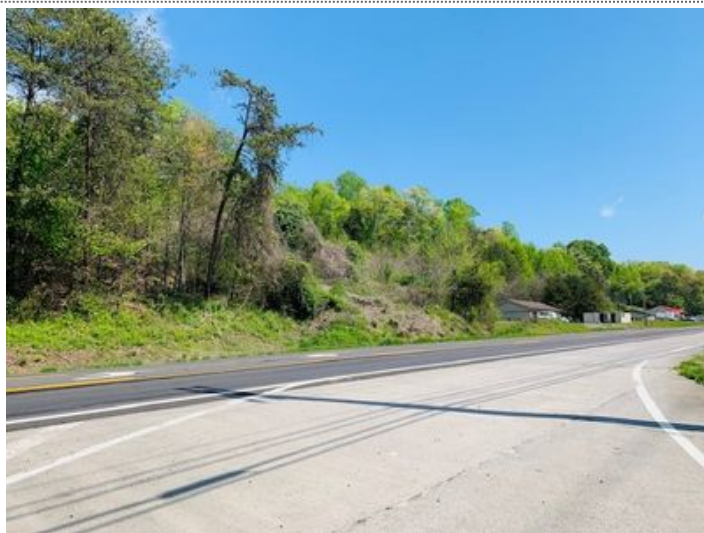
Lot Frontage:	389	Available Utilities:	Electric, Water
Lot Depth:	309	Water Service:	Municipal
Zoning Description:	Anderson County General Commercial/C-1.	Sewer Type:	Septic, Storm
Topography:	Undulating		

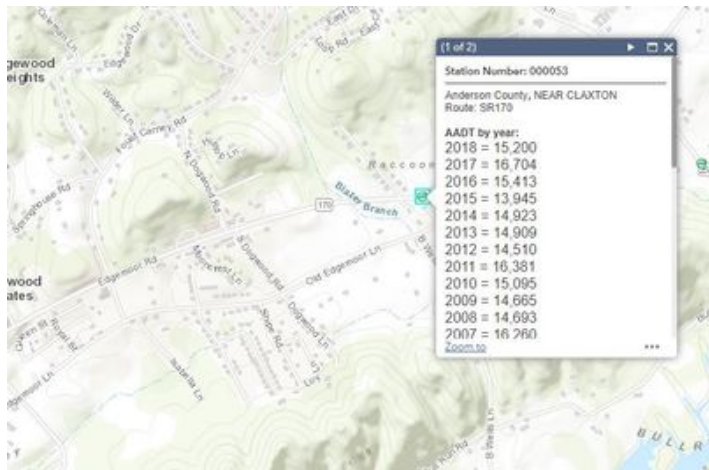
Location

Address:	000 Edgemoor Rd, Clinton, TN 37716
County:	Anderson
MSA:	Knoxville



Property Images





Traffic

Property Contacts



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