



**COLDWELL  
BANKER  
COMMERCIAL**  
WALLACE

# FOR SALE

## I-81 INTERCHANGE PROPERTY AT EXIT 12

\$95,000

0 Enka Hwy - Hwy 160  
Morristown, TN 37813

### AVAILABLE SPACE

4 Acres

### AREA

From 1-40, to north onto I-81 to Exit 12, right onto Enka Highway (Highway 160) to the property immediately on the right before the Phillips 66 convenient store.



### OFFICE

Jim Simpson  
865 690 1111  
jsimpson@ccim.net

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813 S Northshore Dr - Suite 202, Knoxville, TN 37919  
865.690.1111

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### OFFERING SUMMARY

Sale Price: \$95,000

Available SF:

Lot Size: 4.0 Acres

Zoning: A-1

Price / SF: \$0.55

### PROPERTY OVERVIEW

Long interstate frontage leading back to the main part of the property. This 4-acre tract is adjacent to a 10.65-acre tract that is currently on the market for \$330,000. Currently zoned A-1 (agriculture), the possibility exists for a rezoning to a use such as hospitality, truck stop, freight terminal, or any other use that would benefit from the convenience of being located at an interstate interchange and having interstate visibility.

Note: Sewer is available approximately 1,550 feet away at Old Lowland Road.

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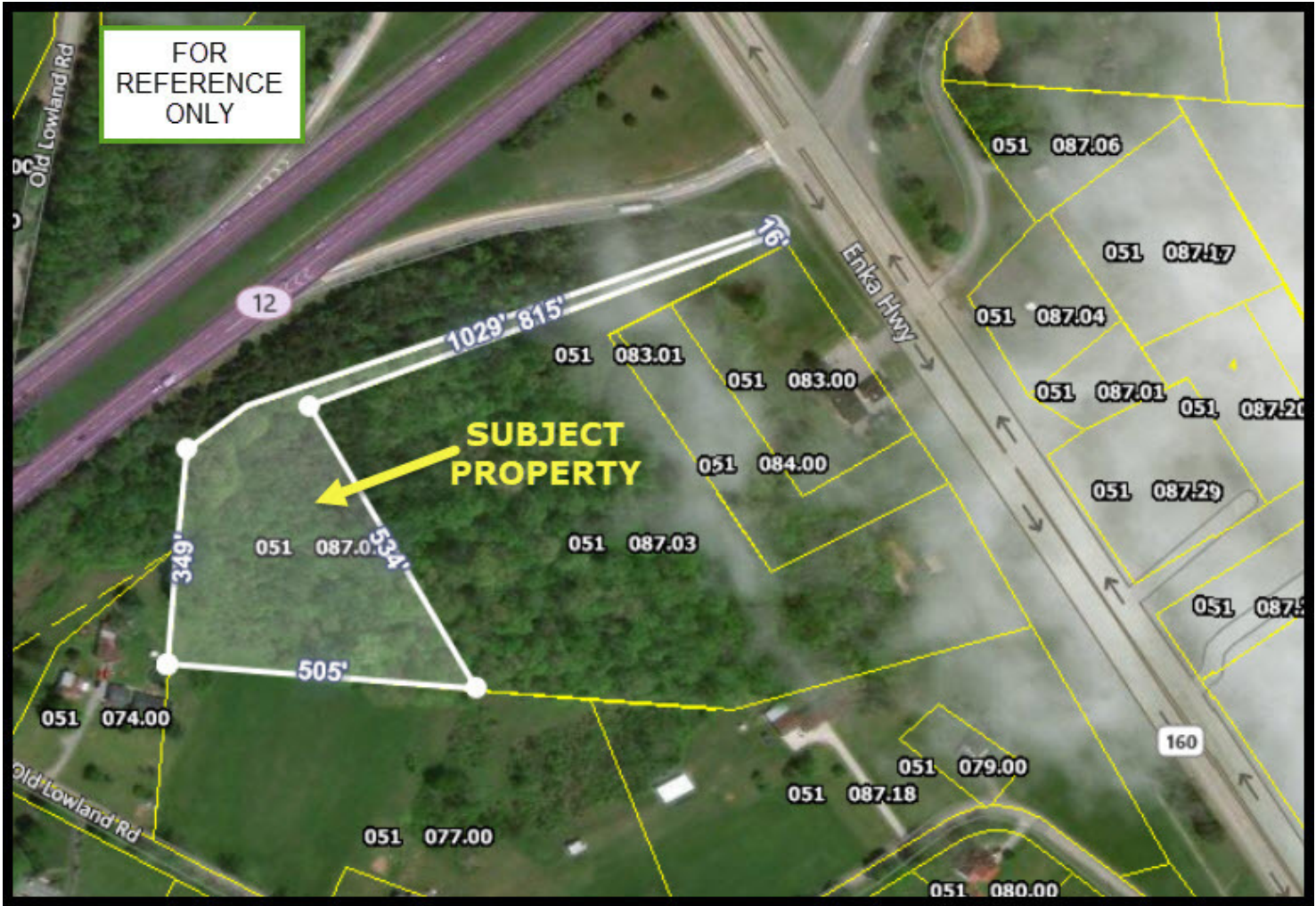




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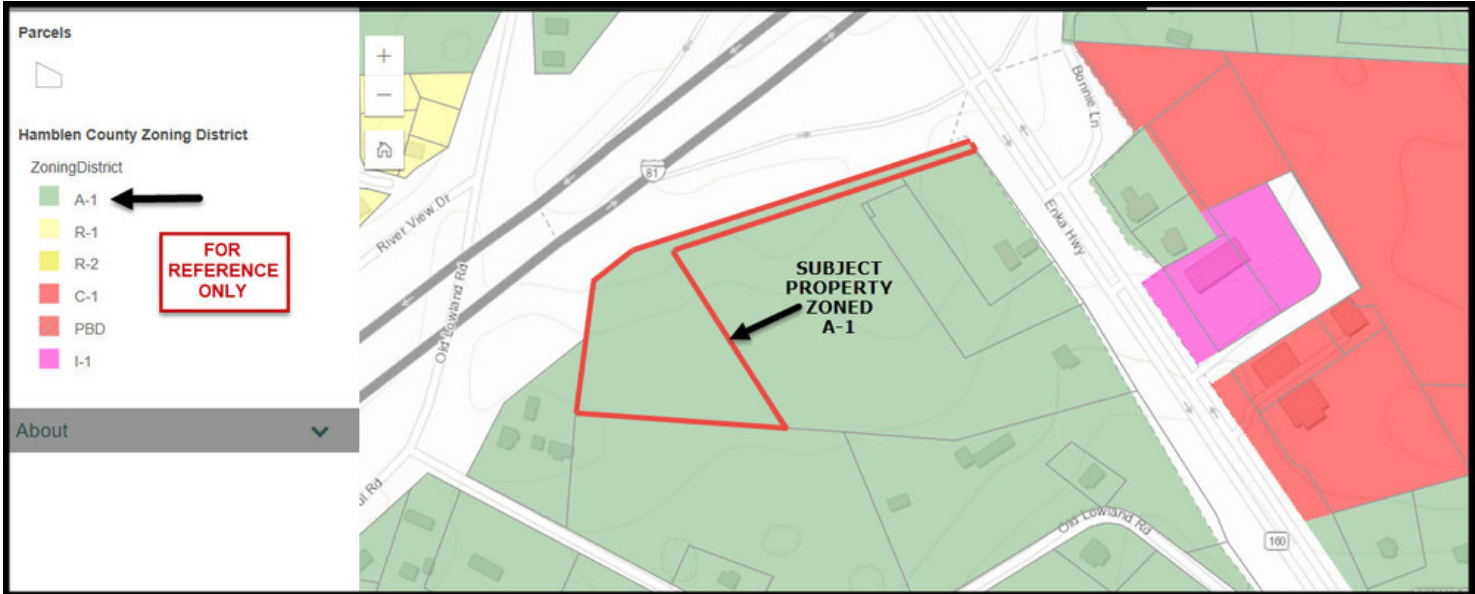
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