



APPROXIMATELY 56 ACRES PLUS APPROXIMATELY 80 RESIDENTIAL LOTS IN LENOIR CITY

\$599,900

0 Old Hwy 95 Lenoir City, TN 37772

AVAILABLE SPACE 74 Acres

AREA

Highway 11 (E Broadway St) to Kingston St, continue onto Kingston St to access lots on W 9th Street, W 8th Street and W 10th St. Continue onto Kingston St which becomes Old Highway 95 to the 56+/- acres on the left at the Lenoir City ball fields.



OFFICE

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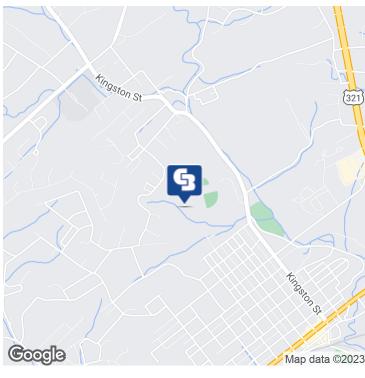
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OFFERING SUMMARY

Sale Price: \$599,900

Available SF:

Lot Size: 74.0 Acres

Price / SF: \$0.19

PROPERTY OVERVIEW

Approximately 56 acres on Old Highway 95 and about 80 platted residential lots on or with access to W 8th Ave, W 9th Ave and W 10th Ave. Some of the streets are not finished, but the right-of-way (R.O.W.) exist. A City official has said that even though the new subdivision standards for Lenoir City call for a minimum width of 75' for residential lots, these 50' wide lots are already plated so they would be approved as a non-conforming use. Our understanding is that there is a need for "starter homes" in Lenoir City so this could be a great opportunity for a developer to fill this need. Total acreage is about 74 acres. Buyer must confirm the size and usability of this property.

CBCWORLDWIDE.COM

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