



## LAND FOR SALE

### PROPERTY OVERVIEW

The property is located across the street from the Bush Brothers headquarters and near the proposed 57-bed inpatient rehabilitation hospital at the corner of Middlebrook Pike and Old Weisgarber Road. This property is ideal for medical or office development. The property has approximately two usable acres on the west side of fourth creek.

# 1100

## OLD WEISGARBER ROAD

### 1100

### KNOXVILLE, TN

**Brian Tapp, SIOR, CCIM**  
Senior Vice President  
865.450.8883  
brian.tapp@avisonyoung.com



Platinum member



### OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	3.6 Acres
Zoning:	O-1
Market:	Knoxville
Traffic Count:	22,543
Price / SF:	\$2.52

### PROPERTY OVERVIEW

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### PROPERTY HIGHLIGHTS

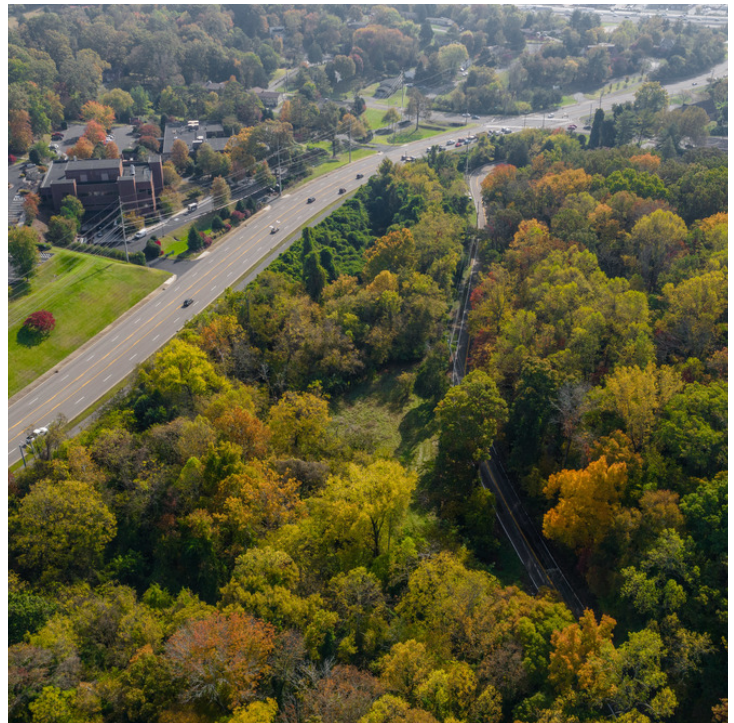
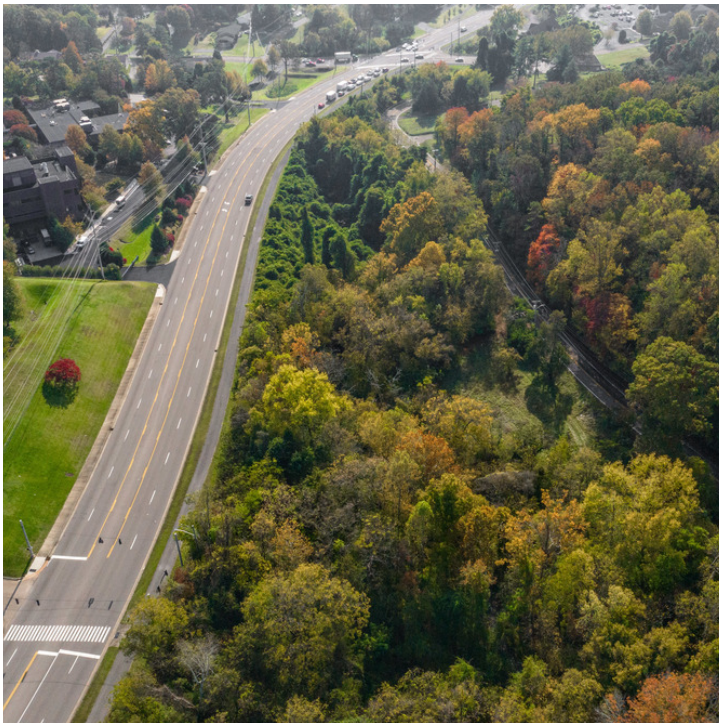
- One turn off I-40
- Excellent traffic counts
- Nearby restaurants and hotels
- Near major employers and medical office practices

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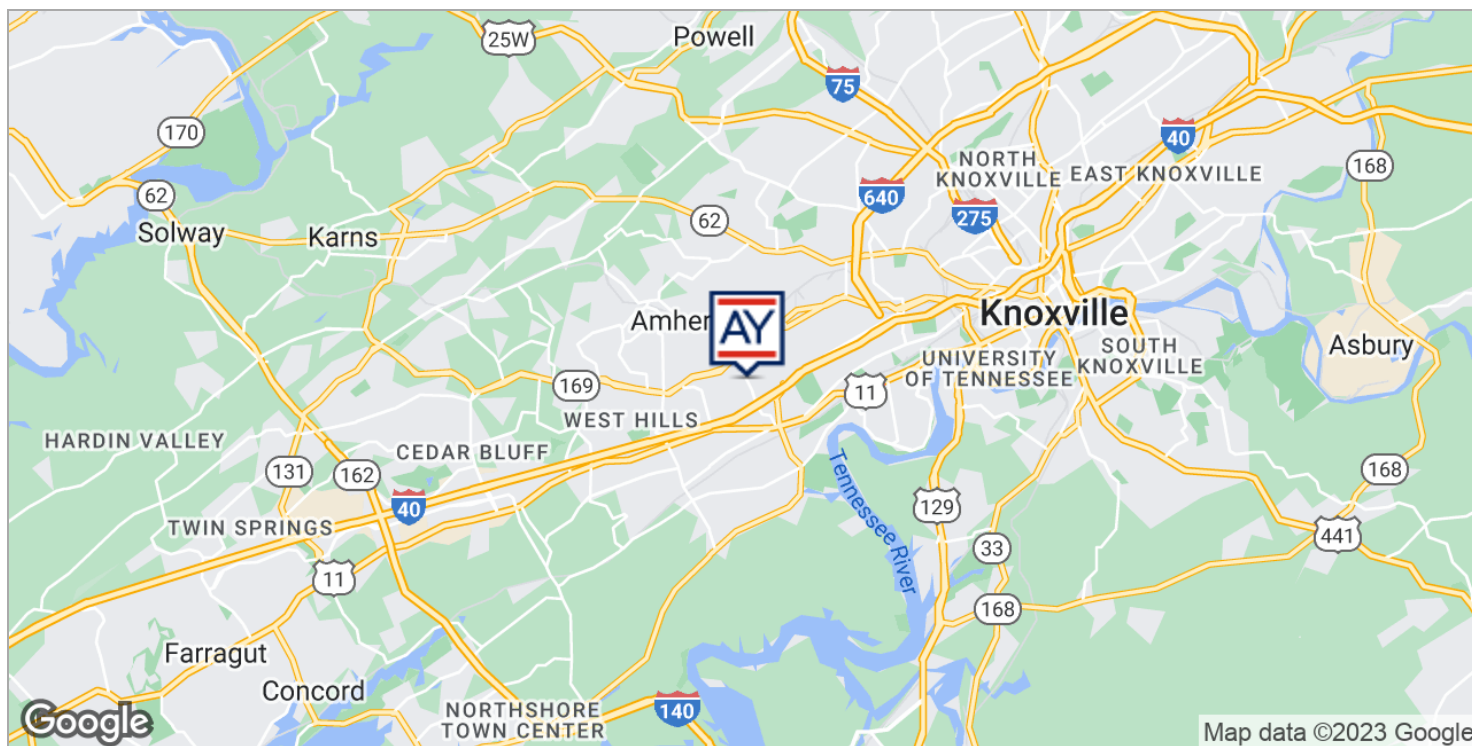
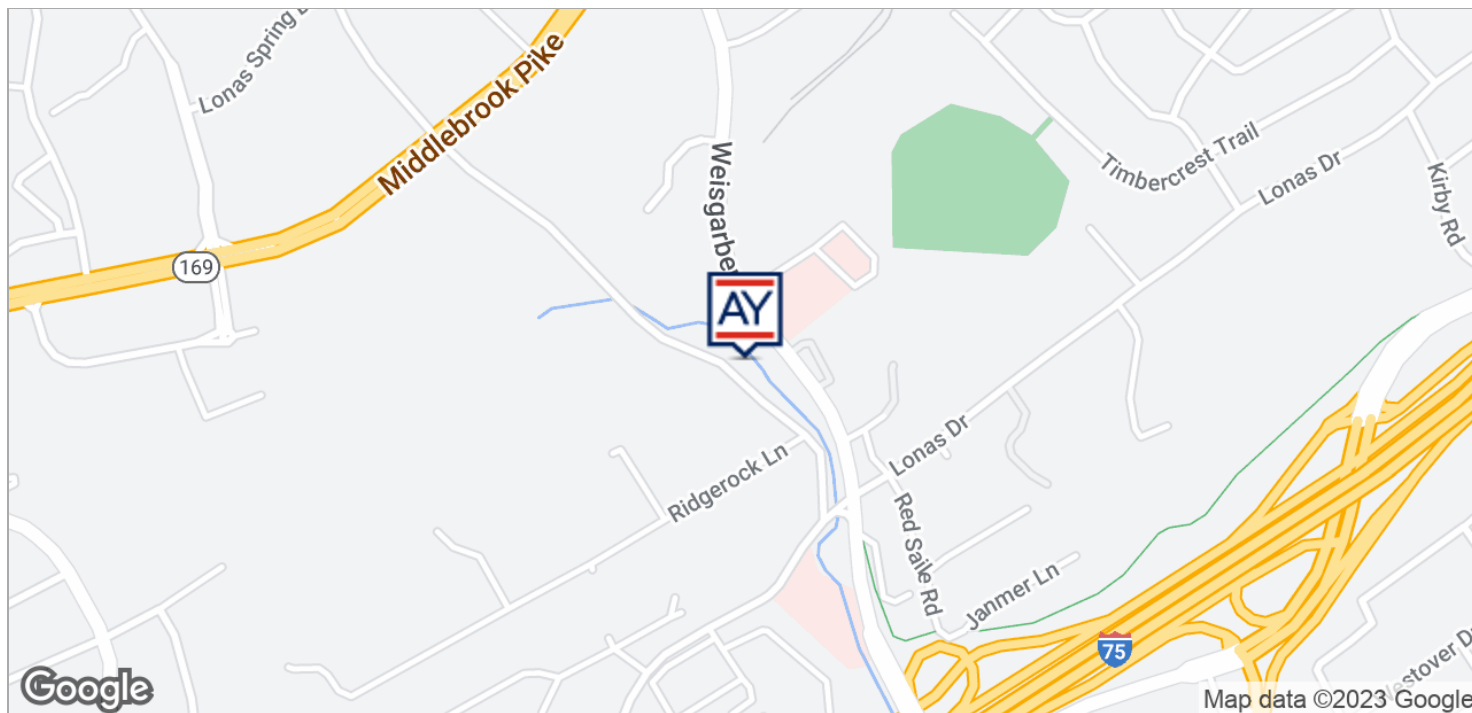


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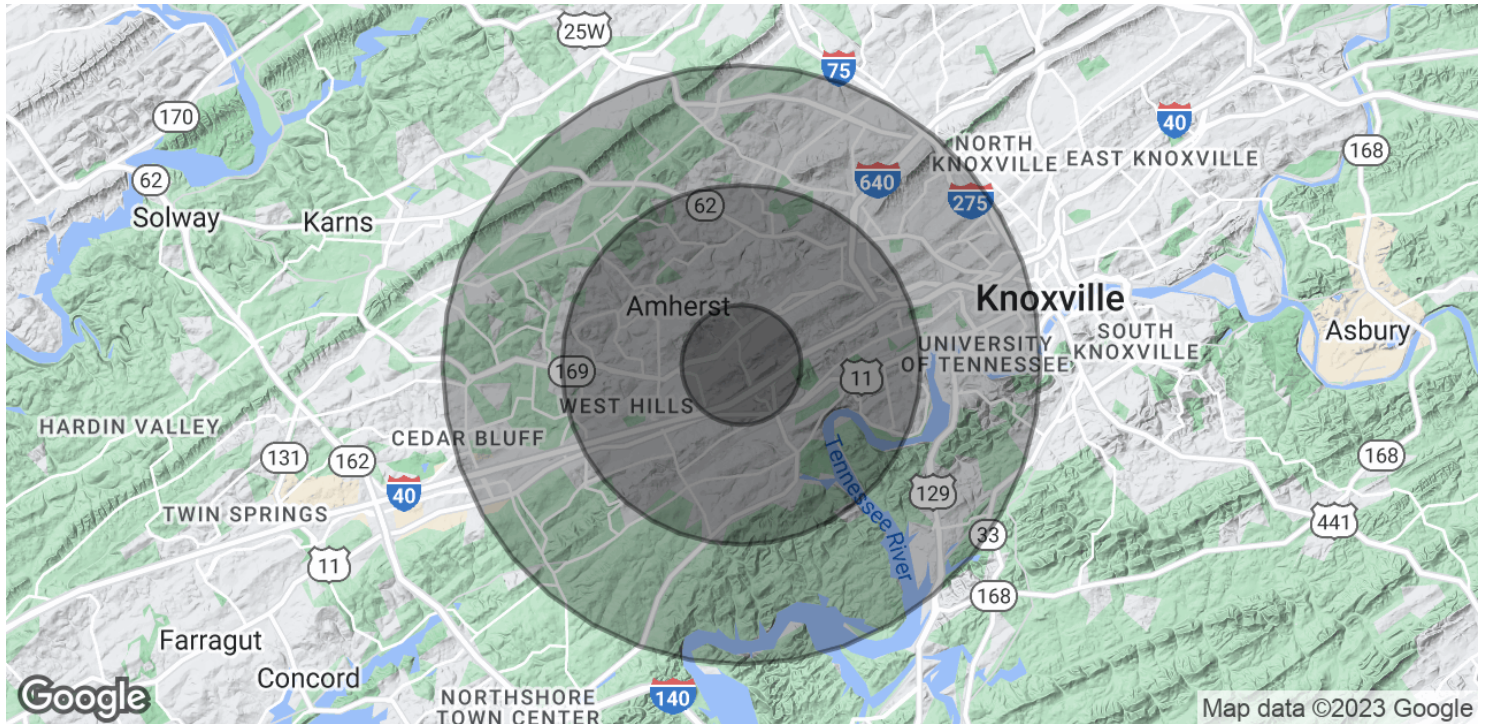
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,567	52,196	131,896
Average age	31.2	34.6	34.7
Average age (Male)	30.3	34.2	34.0
Average age (Female)	33.5	35.5	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,047	23,922	58,709
# of persons per HH	2.2	2.2	2.2
Average HH income	\$61,227	\$67,669	\$66,755
Average house value	\$248,733	\$201,602	\$177,628

\* Demographic data derived from 2020 ACS - US Census

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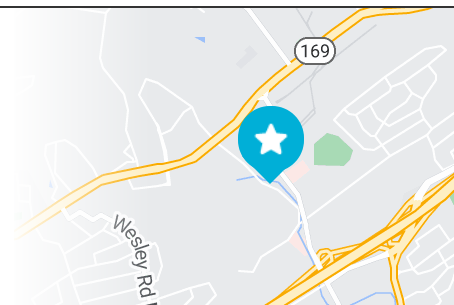
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### SUBJECT PROPERTY

1100 Old Weisgarber Road 1100 | Knoxville, TN 37919

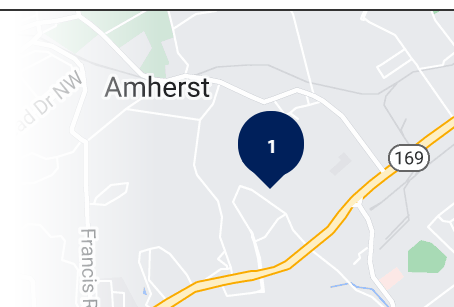
Sale Price: \$395,000      Lot Size: 3.6 AC  
Price PSF: \$2.52      Price / AC: \$109,722



### DOWELL SPRINGS LAND

0 Old Weisgarber Road | Knoxville, TN 37909

Sale Price: \$1,410,750      Lot Size: 4.51 AC  
Price PSF: \$7.18      Price / AC: \$312,804  
Closed: 01/21/2020



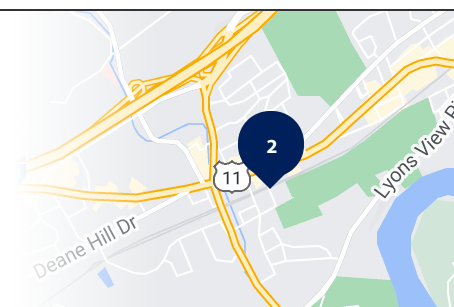
Located just to north of I-40/75 and Papermill Road interchange. From I-40/75 head north on Weisgarber Road, head west on Middlebrook Pike at main US Post Office branch, right at traffic light on to Old Weisgarber Road. Property is on right just to the north of Knoxville Orthopedic Clinic.



### I-MU LAND - 204 GORE RD

204 Gore Road | Knoxville, TN 37919

Sale Price: \$355,000      Lot Size: 1.55 AC  
Price PSF: \$5.26      Price / AC: \$229,032  
Closed: 01/31/2020



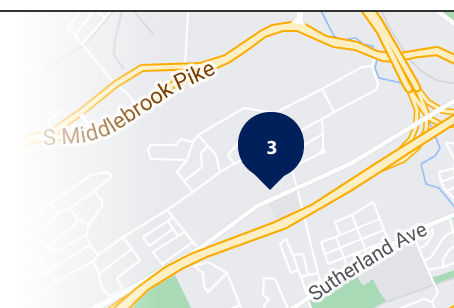
Located in the Bearden business district, this property has a multitude of possible uses.



### 4533 PAPERMILL DRIVE NW

4533 Papermill Drive | Knoxville, TN 37909

Sale Price: \$115,000      Lot Size: 1.02 AC  
Price PSF: \$2.59      Price / AC: \$112,745  
Closed: 03/02/2018



1.02 acre site on Papermill Drive across from Pond Gap Elementary. Just minutes away from I-40/75. "O" zoning for general office use. 306 feet of Papermill Dr frontage.

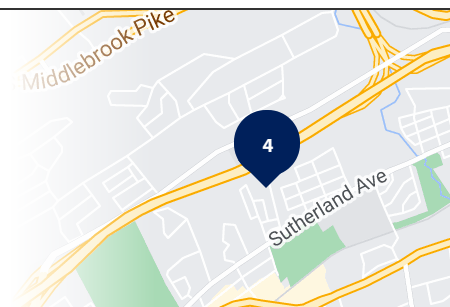
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### MULTI-FAMILY DEVELOPMENT SITE - FLATS AT POND GAP

909 Hollywood Road | Knoxville, TN 37919

Sale Price:	\$625,000	Lot Size:	5.11 AC
Price PSF:	\$2.81	Price / AC:	\$122,309
Closed:	04/02/2019		



Two vacant parcels totaling 5.11 Acres +/- offering outstanding interstate visibility and adjacent to the rapidly developing Bearden District. Re-zoned from C-4 to RN-6.

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### SUBJECT PROPERTY

#### Old Weisgarber Road

1100 Old Weisgarber Road 1100  
Knoxville, TN 37919

PRICE

\$395,000

BLDG SF

-

LOT SIZE

3.6 AC

PRICE/SF

\$2.52

PRICE/AC

\$109,722

CAP

-

### SALE COMPS

PRICE

BLDG SF

LOT SIZE

PRICE/SF

PRICE/AC

CAP



#### Dowell Springs Land

0 Old Weisgarber Road  
Knoxville, TN 37909

\$1,410,750

-

4.51 AC

\$7.18

\$312,804

-



#### I-MU Land - 204 Gore Rd

204 Gore Road  
Knoxville, TN 37919

\$355,000

-

1.55 AC

\$5.26

\$229,032

-



#### 4533 Papermill Drive NW

4533 Papermill Drive  
Knoxville, TN 37909

\$115,000

-

1.02 AC

\$2.59

\$112,745

-



#### Multi-Family Development Site - Flats at Pond Gap

909 Hollywood Road  
Knoxville, TN 37919

\$625,000

-

5.11 AC

\$2.81

\$122,309

-

PRICE

LOT SIZE

PRICE/SF

PRICE/AC

CAP

Totals/Averages

\$626,438

3.05 AC

\$4.72

\$205,389

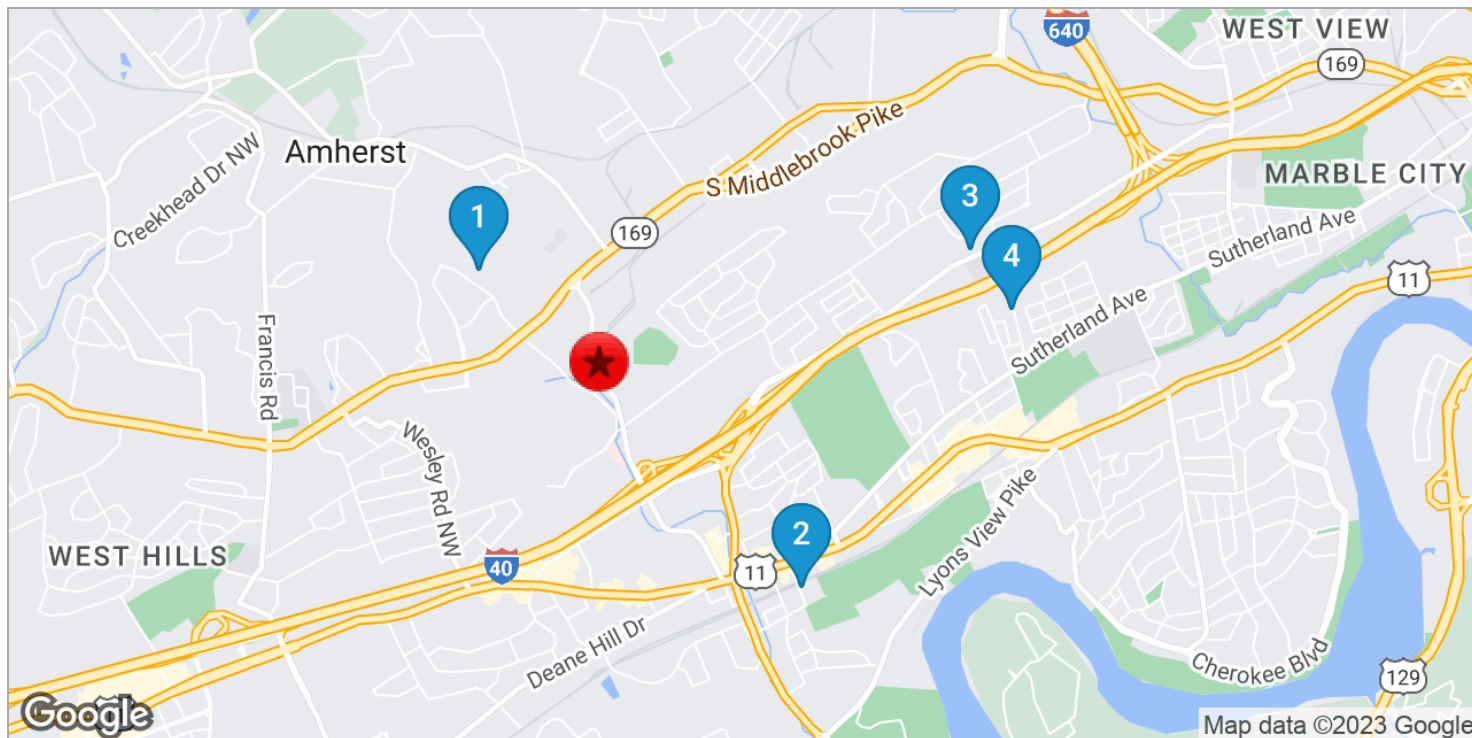
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- |  |   |  |
|--|---|--|
| <p><b>1 DOWELL SPRINGS LAND</b><br/>0 Old Weisgarber Road<br/>Knoxville, TN 37909</p>                            | <p><b>2 I-MU LAND - 204 GORE RD</b><br/>204 Gore Road<br/>Knoxville, TN 37919</p> | <p><b>3 4533 PAPERMILL DRIVE NW</b><br/>4533 Papermill Drive<br/>Knoxville, TN 37909</p> |
| <p><b>4 MULTI-FAMILY DEVELOPMENT SITE - FLATS AT POND GAP</b><br/>909 Hollywood Road<br/>Knoxville, TN 37919</p> |   |  |

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