



FOR SALE



LAND



0.51 ACRES



0.51 ACRES AVAILABLE FOR SALE

7420 Oak Ridge Highway
Knoxville, Tennessee 37931

Property Highlights

- 0.51 acres
- Fast growing area
- Location within minutes to Pellissippi Park, Oak Ridge and West Knoxville

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	0.51 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,223	40,462	130,312
Total Population	2,779	96,340	309,219
Average HH Income	\$66,905	\$67,324	\$72,586



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Michelle Gibbs

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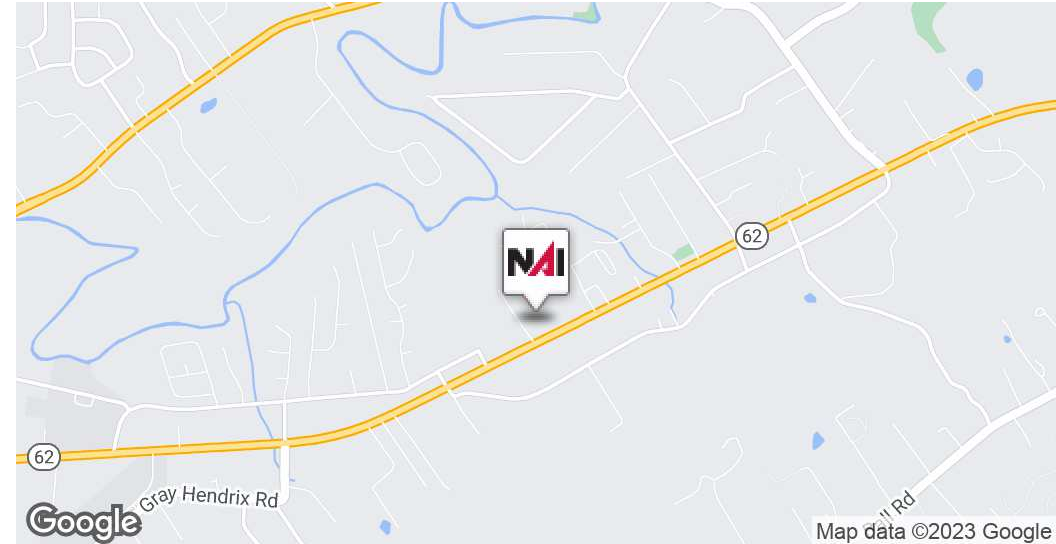
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OFFERING SUMMARY

Sale Price:	\$195,000
Available SF:	
Lot Size:	0.51 Acres
Price / Acre:	\$382,353
Market:	Knoxville
Submarket:	northwest

PROPERTY OVERVIEW

0.51 acre located in the heart of Karns priced at \$195,000
Great location in the heart of the Karns Community
Nearby the Karns school systems, shopping and banking
Within minutes to Oak Ridge, TN

PROPERTY HIGHLIGHTS

- 0.51 acres
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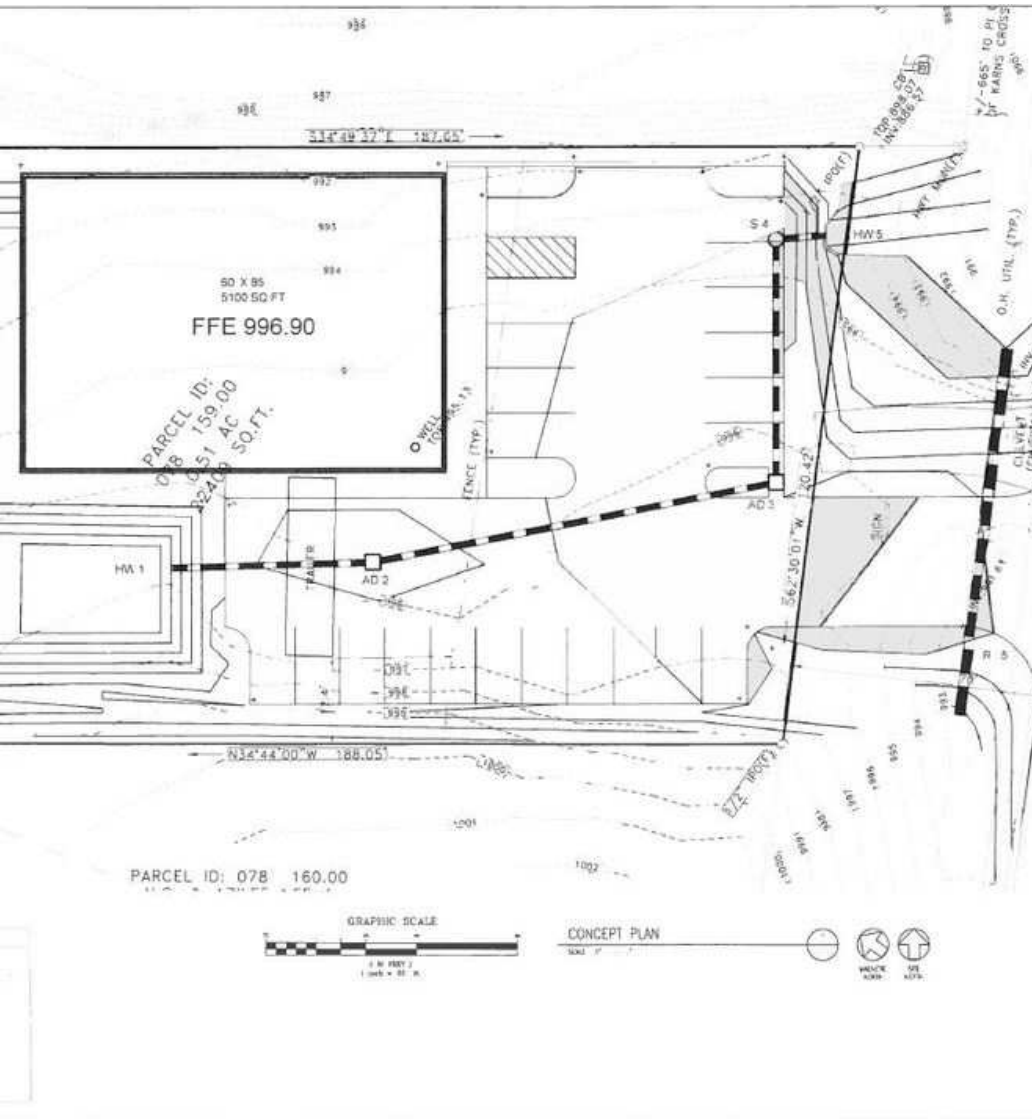
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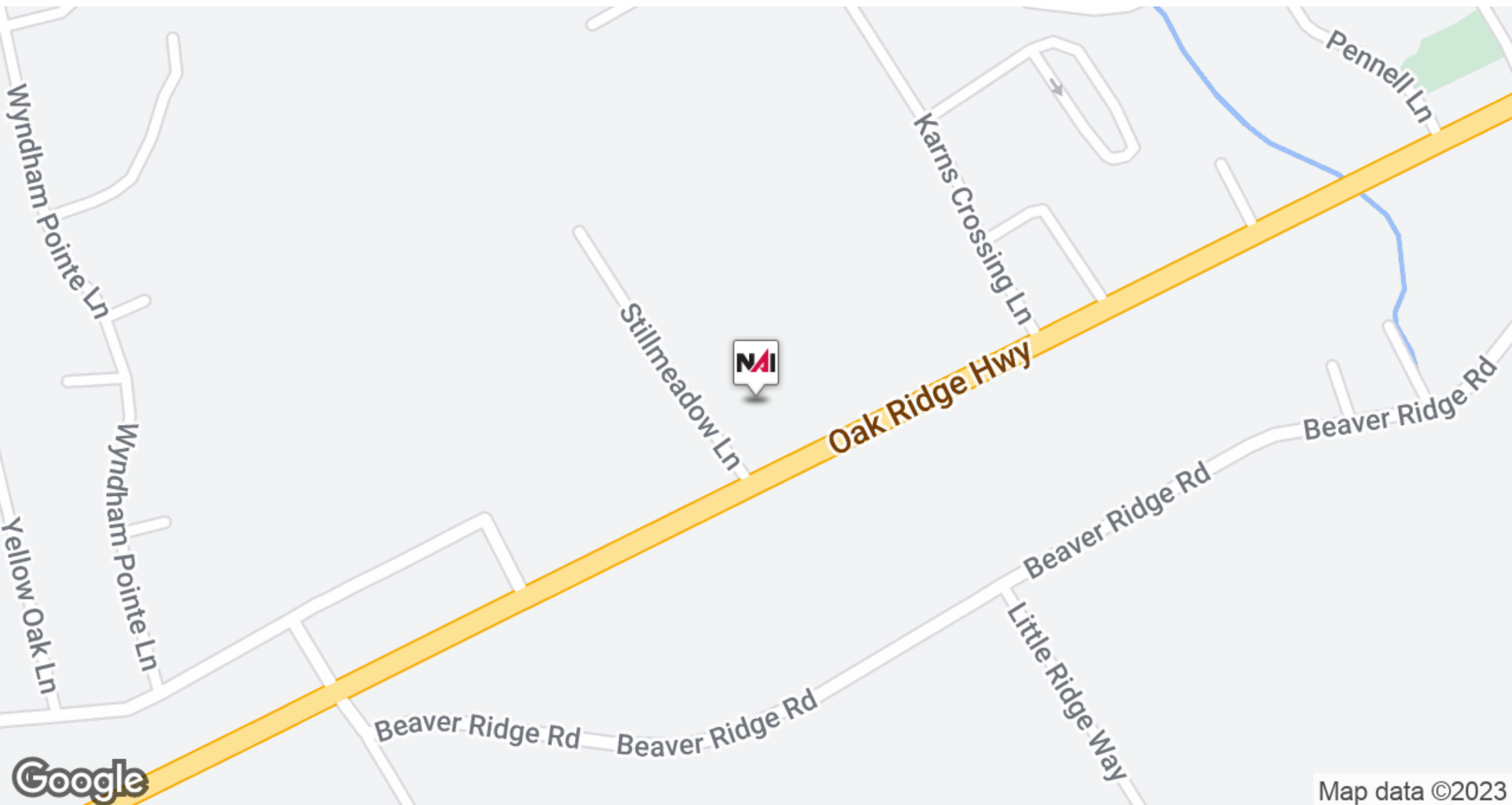
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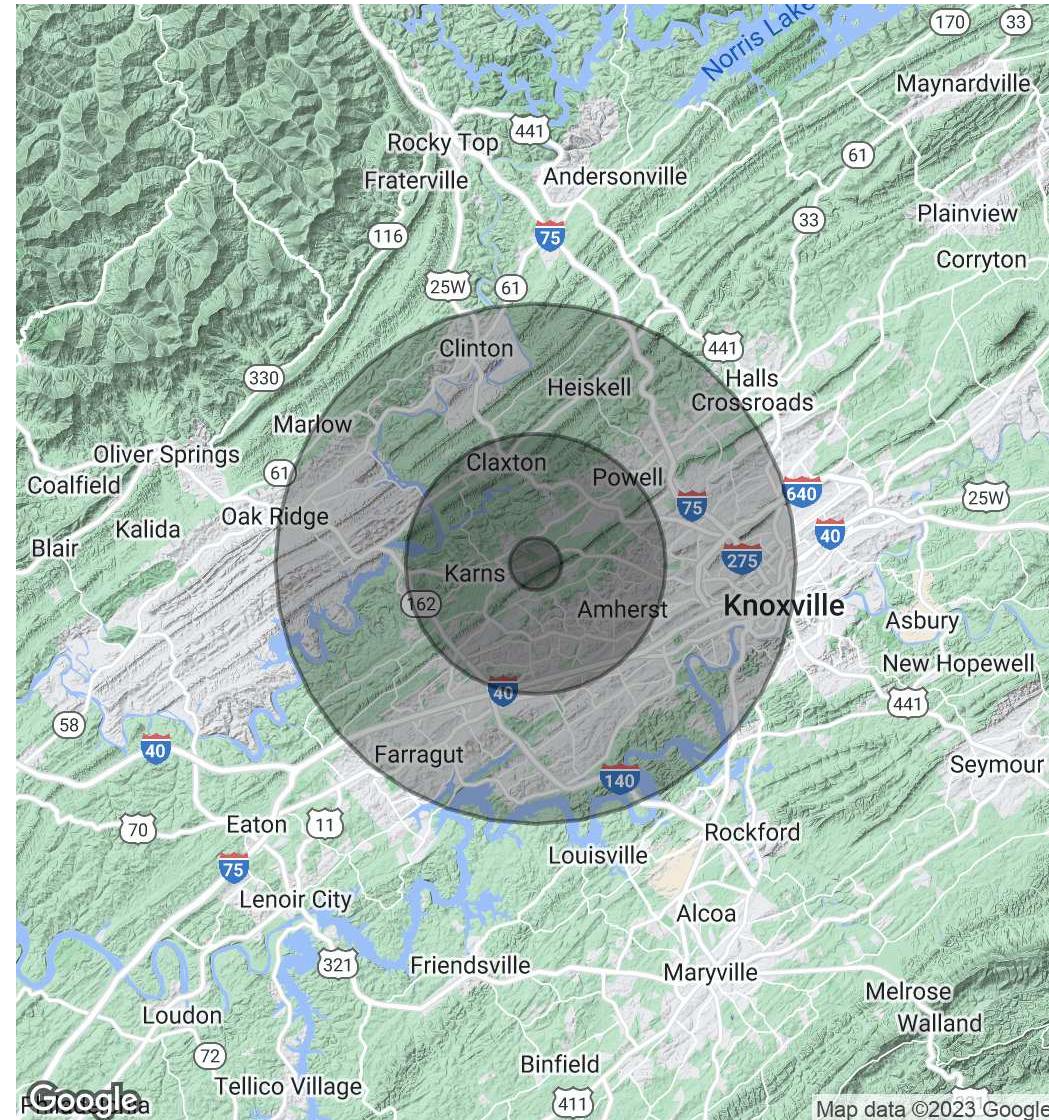


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,779	96,340	309,219
Average Age	39.8	36.7	37.5
Average Age (Male)	40.0	35.0	36.4
Average Age (Female)	40.4	38.1	38.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,223	40,462	130,312
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$66,905	\$67,324	\$72,586
Average House Value	\$148,401	\$179,374	\$202,127

* Demographic data derived from 2020 ACS - US Census



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**FOR SALE****LAND****0.51 ACRES****MICHELLE GIBBS****Senior Advisor**

mgibbs@koellamoore.com

Direct: 865.531.6400 | **Cell:** 865.228.4264**PROFESSIONAL BACKGROUND**

Michelle R. Gibbs serves as a Senior Advisor for NAI Koella | RM Moore, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining NAI Koella | RM Moore, Michelle worked for a property management company specializing in Knoxville office property. She received her affiliate broker license in 1992 and specialized in office leasing and property management. During this time, she managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

Throughout her time with R.M. Moore Real Estate, Michelle was consistently recognized for being among the Top 100 Nationwide Sales Leaders of Sperry Van Ness. She also consistently achieved a Diamond Volume Award for exceeding \$5 million in transaction volume per year.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

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