

For Sale

Land

18 Acres | \$66,667 / AC



18 + Acres, Nixon Rd and Chapman Highway

7102 Chapman Highway
Knoxville, Tennessee 37919

Property Highlights

- Quick proximity location to Downtown Knoxville.
- Multiple highest/best uses.
- Mixed zoning

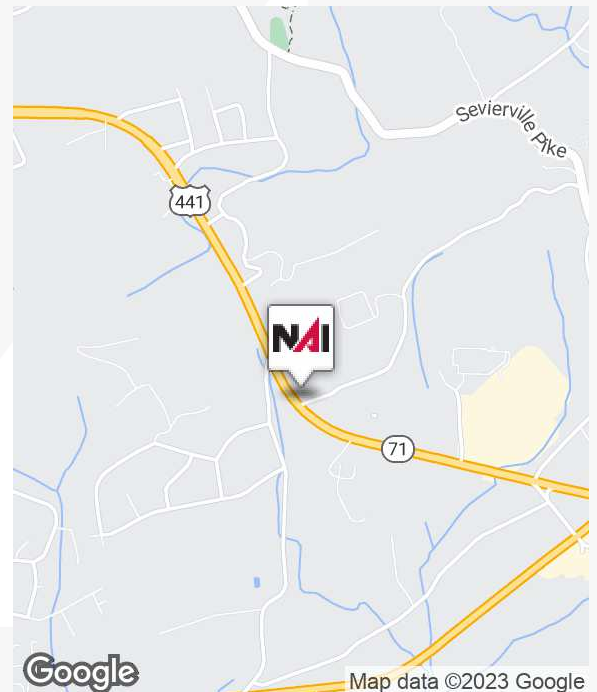
Property Description

This offering is comprised of multiple parcels and zonings with addresses referenced as 7102 Chapman Highway/7116 Chapman Highway/211 Nixon Rd.

7102/7116 Chapman Highway offers 1.8 acres +/- of Chapman Highway/Nixon Rd. frontage currently under C-H-1 zoning per KGIS. The parcel is elevated and has a former home/office that is deemed obsolete/teardown.

211 Nixon Road offers 12.3 acres of land that rises up from the north side of Nixon Rd. Current zoning is AG with City of Knoxville HP (Hillside Protection) overlay, with an accessory parcel of 4.0 acres +/- along the southeast side of Nixon Rd. The cell tower is currently excluded from the sale and deemed an easement on the property.

Potential Highest and best uses included SFR, Multi-Family, Storage, Retail and Office. The owners would prefer to sell the parcels as an entirety. Buyer to confirm availability of utilities to site.



For more information

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Complete Highlights

Building Name	18 + Acres, Nixon Rd and Chapman Highway
Street Address	7102 Chapman Highway
City, State, Zip	Knoxville, TN 37919
County	Knox
Market	Knoxville
Sub-market	Chapman Highway
Cross-Streets	Nixon Rd. and Chapman Highway

Number of Lots	4
Best Use	Multiple

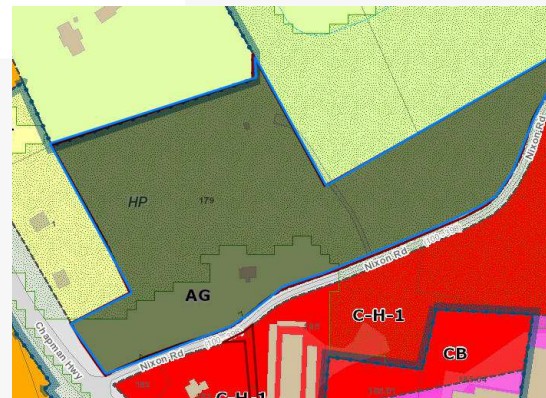
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For Sale - 7102 Chapman Highway

Additional Photos

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Additional Photos

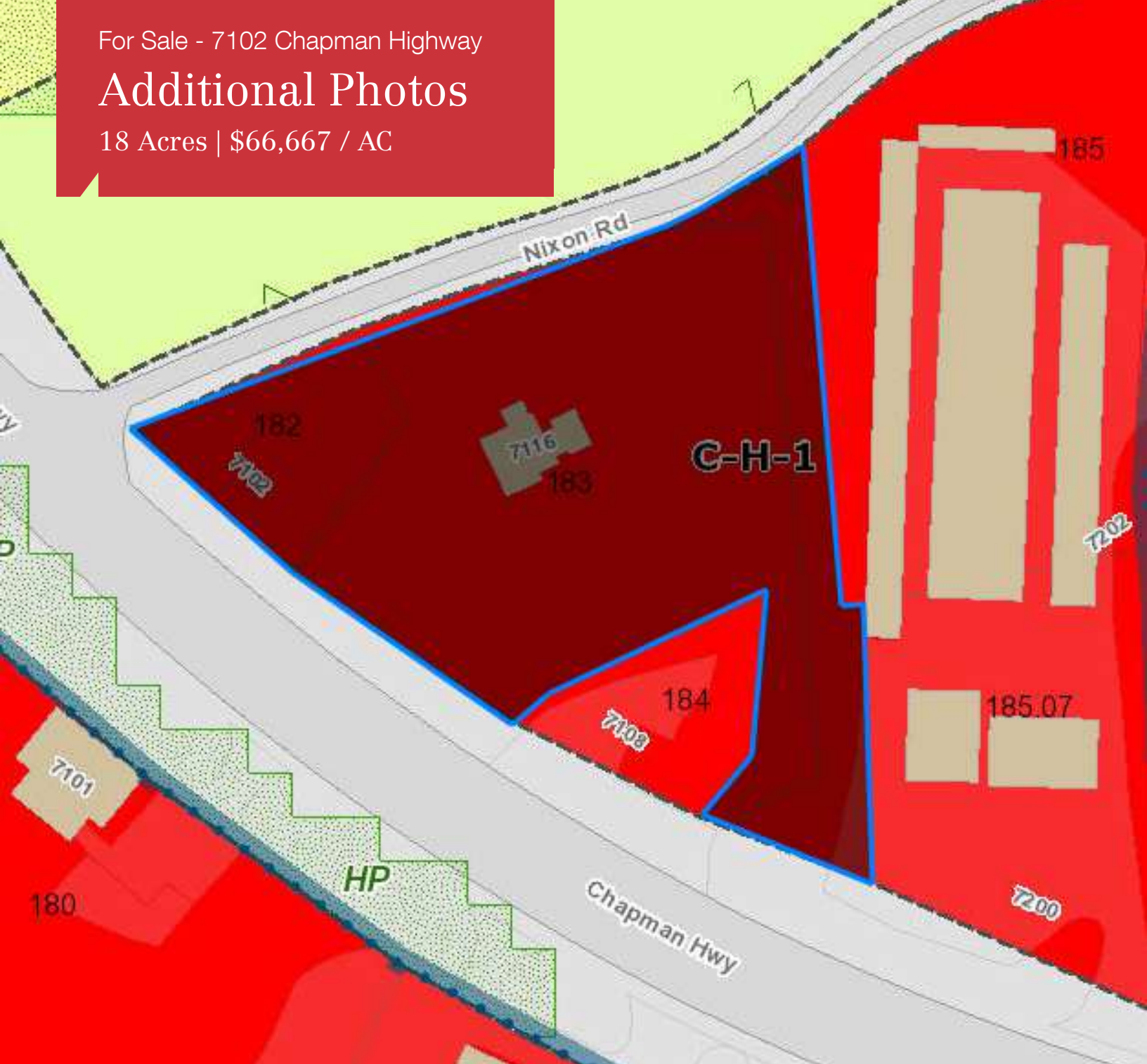
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Additional Photos

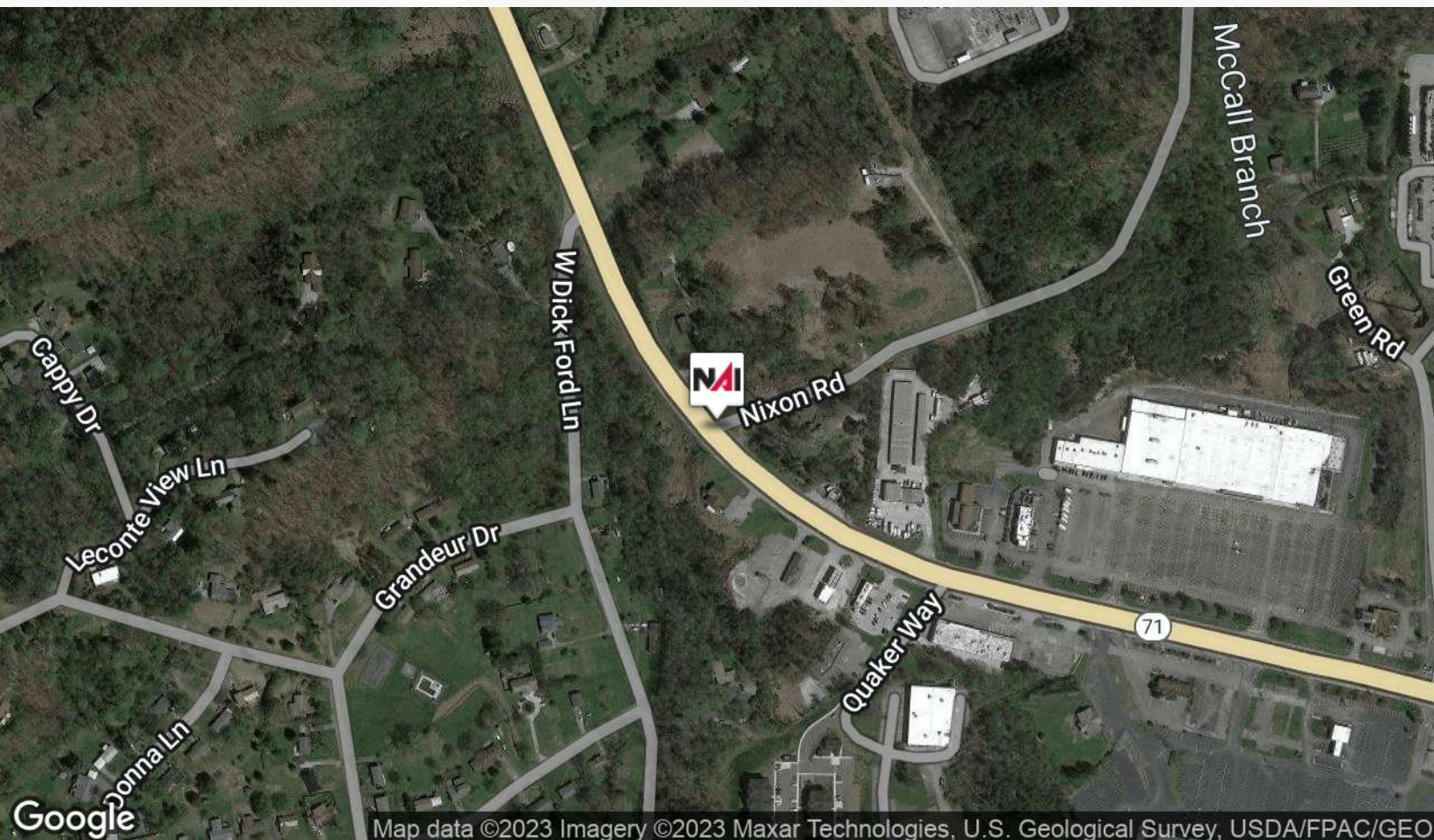
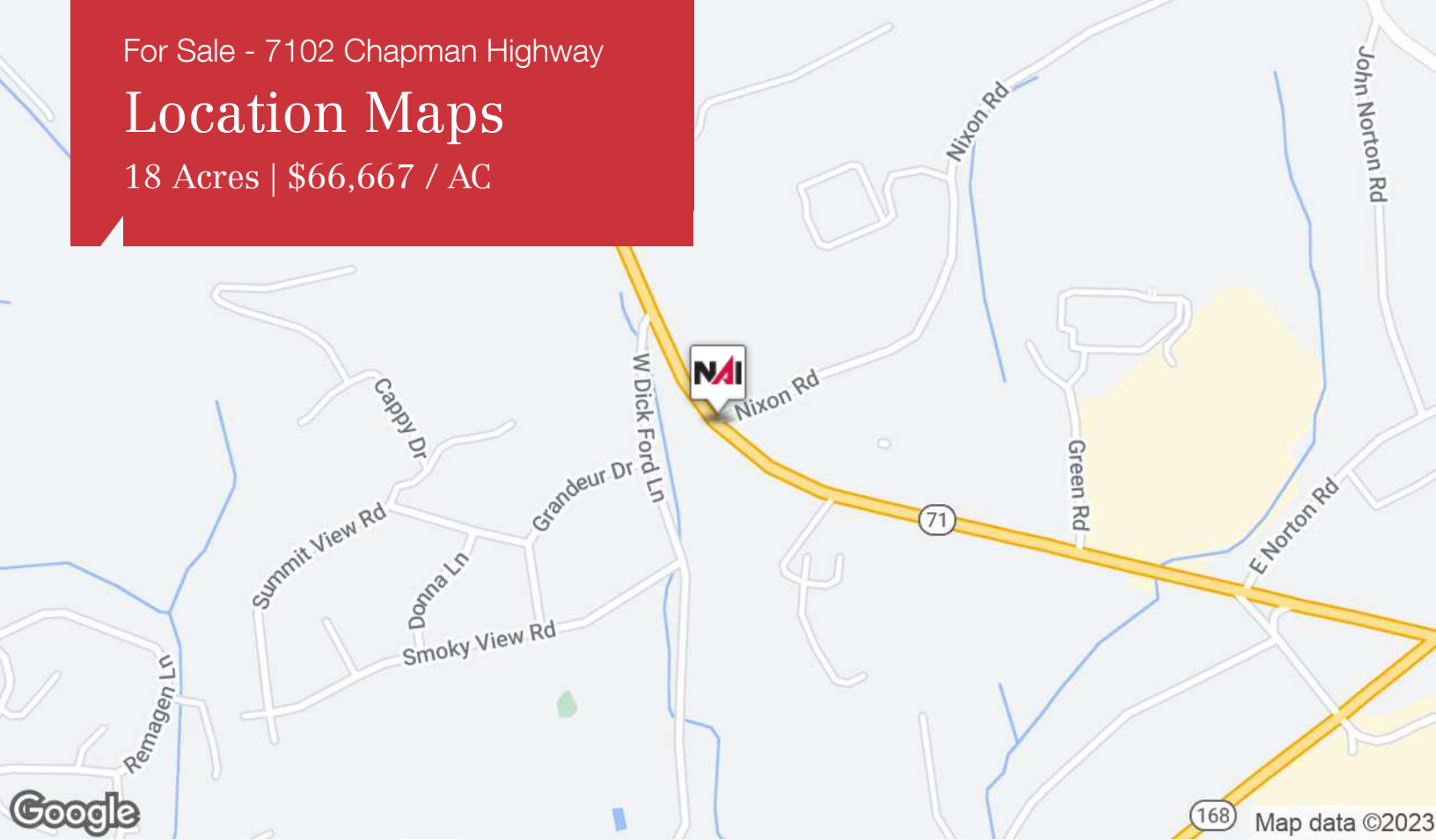
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Location Maps

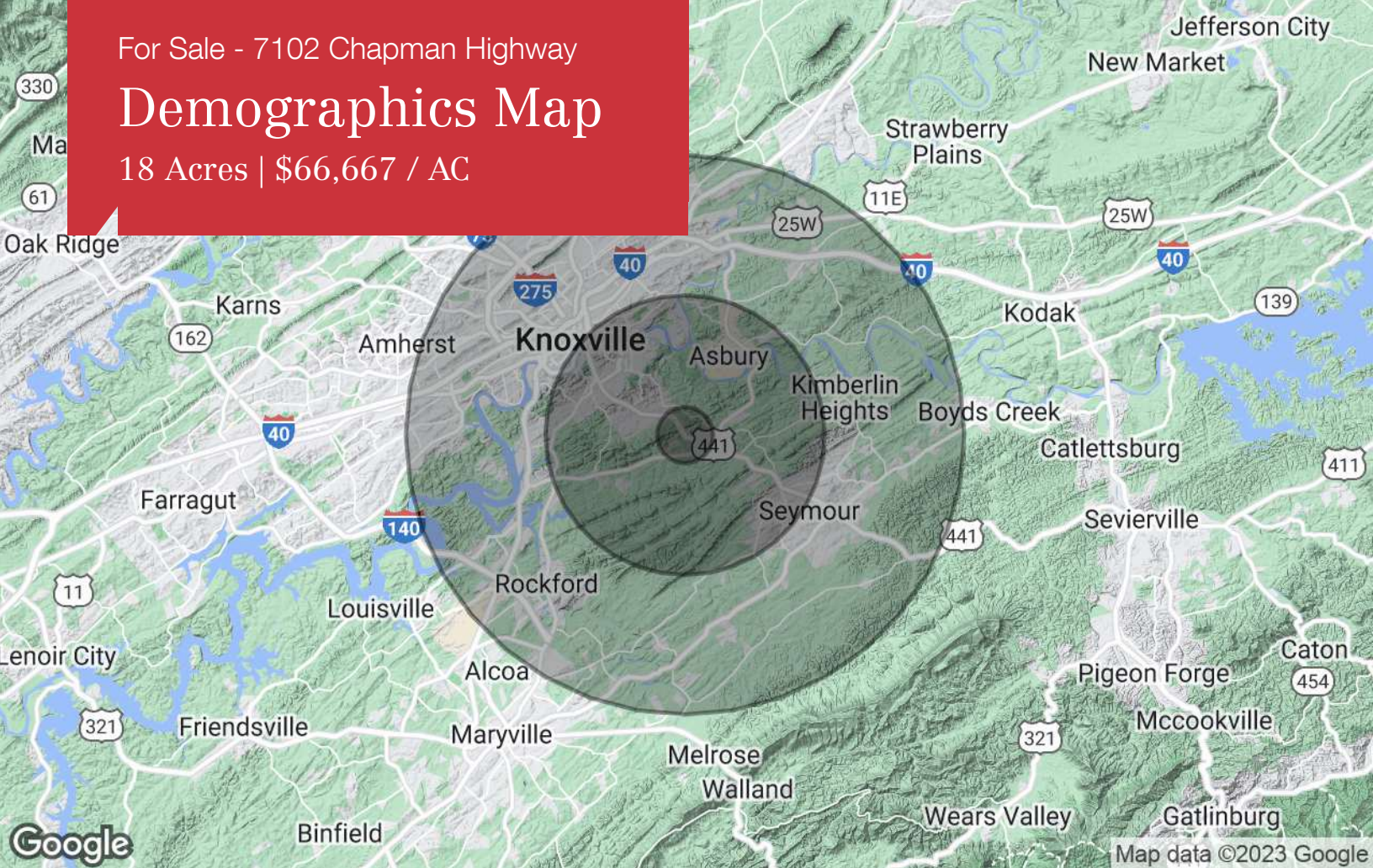
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Demographics Map

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,517	42,738	221,005
MEDIAN AGE	42.1	37.7	36.7
MEDIAN AGE (MALE)	41.2	36.5	35.3
MEDIAN AGE (FEMALE)	42.3	38.9	38.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	666	18,787	95,853
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$55,423	\$45,176	\$47,429
AVERAGE HOUSE VALUE	\$144,906	\$157,903	\$157,833

Race

	1 Mile	5 Miles	10 Miles
% WHITE	94.8%	87.8%	82.3%
% BLACK	3.6%	10.6%	15.1%
% ASIAN	1.5%	0.5%	1.2%
% HAWAIIAN	0.4%	0.1%	0.0%
% INDIAN	0.0%	0.2%	0.2%
% OTHER	0.0%	0.9%	1.1%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	0.0%	1.6%	2.7%

* Demographic data derived from 2020 ACS - US Census