

For Sale

# Land

1.82 Acres | \$247,253 / AC



## 1.82 Commercial Acres-480' of Hwy 321 Frontage- Signalized

000 Hwy 70 W  
37771, Tennessee Lenoir City

For more information

**Michael Moore**

O: 865 531 6400 | C: 865 221 9442  
mmoore@koellamoore.com

### Property Highlights

- Great visibility
- 480 ft of Hwy 321 frontage
- Signalized corner
- Dollar General and Weigel's adjacent
- Emerging northern Lenoir City/Loudon County corridor

### Property Description

This opportunity offers a 1.82 (Lot 3) acres of commercially zoned (C-2) Loudon County (?) with approximately 480' of frontage on busy Hwy 321. Traffic counts of approximately 10,000 ADT, signalized access via the hard corner of Hwy 70 and Hwy 321 and established cross access easement with Dollar General further highlight this offering.

This parcel is part of a Dollar General master development, with standard Dollar General exceptions attached per deed restriction. ALTA survey and restrictions attached.

Build to suit options also considered by owners.

### OFFERING SUMMARY

<b>Sale Price</b>	\$450,000
<b>Lot Size</b>	1.82 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	577	\$64,574
<b>3 Miles</b>	11,224	\$68,452
<b>5 Miles</b>	28,390	\$76,386



For Sale

# Land

1.82 Acres | \$247,253 / AC





For Sale

# Land

1.82 Acres | \$247,253 / AC

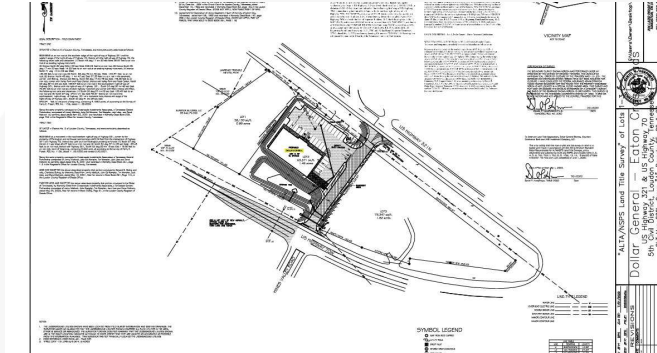




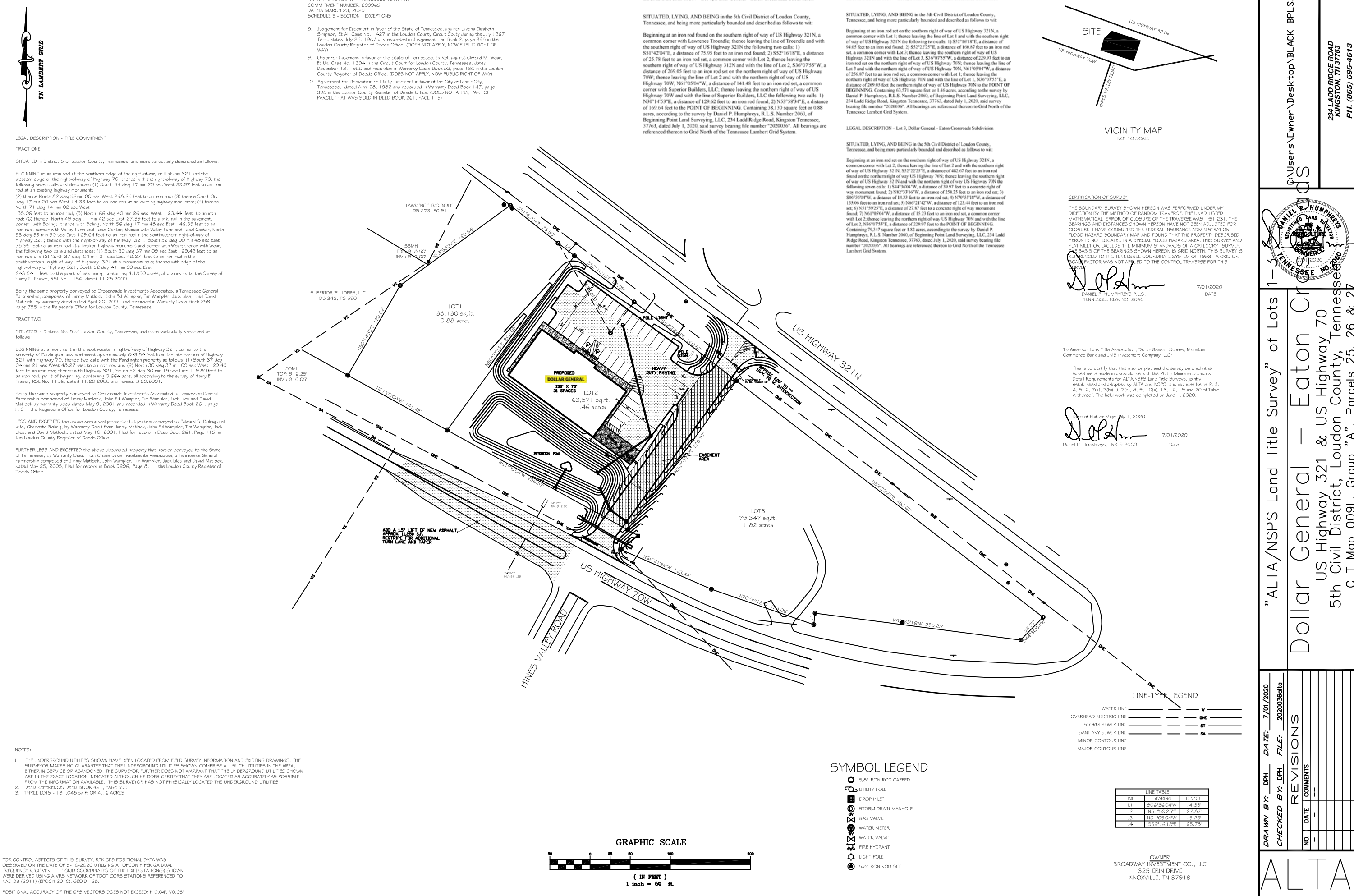
For Sale

Land

1.82 Acres | \$247,253 / AC







G:\Users\Owner\Desktop\BLACK BPLS.jpg

234 LADD RIDGE ROAD  
KINGSTON, TN 37763  
PH. (865) 696-4613



"ALTA/NSPS Land Title Survey" of Lots 1-3 of

Dollar General - Eaton Crossroads

US Highway 321 & US Highway 70  
5th Civil District, Loudon County, Tennessee  
CLT Map 009L, Group "A", Parcels 25, 26 & 27

DRAWN BY: DPH DATE: 7/01/2020  
CHECKED BY: DPH FILE: 2020036alta

REVISIONS

NO.	DATE	COMMENTS
1	---	---

ALTA

For Sale

# Land

1.82 Acres | \$247,253 / AC



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	577	11,224	28,390
Median Age	46.6	40.4	43.5
Median Age (Male)	42.7	40.1	43.7
Median Age (Female)	51.9	40.6	43.3
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Households	242	4,585	11,742
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$64,574	\$68,452	\$76,386
Average House Value	\$183,690	\$214,988	\$235,755
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% White	99.1%	89.6%	89.0%
% Black	0.3%	0.8%	0.8%
% Asian	0.0%	1.0%	1.3%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.3%
% Other	0.0%	4.6%	3.0%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
% Hispanic	2.1%	10.3%	10.3%

\* Demographic data derived from 2020 ACS - US Census



For Sale

# Land

1.82 Acres | \$247,253 / AC

