





.88 Commercial Acreage-75' Frontage Hwy 321

000 Hwy 70 Lenoir City, Tennessee 37771

For more information Michael Moore

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Property Highlights

- Convenient location
- Quick interstate access to I-40/I-75 transportation corridors
- Commercial zoning/county overlay
- · Build to suite opportunities considered

Property Description

This opportunity offers a .88 (Lot 1) acres of commercially zoned (C-2) Loudon County with quick access to I-75 (1 mile) and I-40 (3.5 miles). Traffic counts of approximately 10,000 ADT, two lots removed from 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		
Sale Price	\$250,000	
Lot Size	0.88 Acres	

DEMOGRAPHICS				
Stats	Population	Avg. HH Income		
1 Mile	562	\$62,275		
3 Miles	10,638	\$68,292		
5 Miles	27,970	\$75,620		











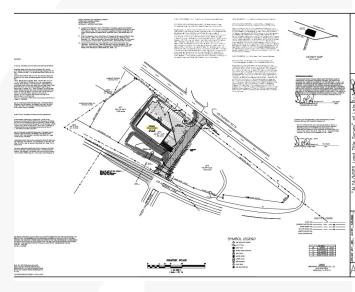
For Sale

Office/Retail Land

0.88 Acres | \$284,091 / AC





















LEGAL DESCRIPTION - TITLE COMMITMENT

TRACT ONF

SITUATED in District 5 of Loudon County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod at the southern edge of the nght-of-way of highway 321 and the western edge of the nght-of-way of highway 70, thence with the nght-of-way of highway 70, the following seven calls and distances: (1) South 44 deg 17 min 20 sec West 39.97 feet to an iron rod at an existing highway morument;

tollowing seven calls and distances: (1) South 44 deg 17 min 20 sec West 53:9.7 feet to an iron road at an existing highway morument; (2) thence North 82 deg 52mm OD sec West 52.6.25 feet to an iron road; (3) thence South OG deg 17 min 20 sec West 14.3 feet to an iron road at an existing highway morument; (4) thence North 71 deg 14 min 02 sec West 13.3 feet to an iron road; (6) thence North 49 deg 11 min 42 sec East 27.39 feet to a je.k. roal in the pawement, comer with Boling; thence with boling, North 56 deg 17 min 49 sec East 14.63 feet to an iron road; (6) thence North 49 deg 11 min 42 sec East 27.39 feet to a je.k. roal in the pawement, comer with Boling; thence with the boling, North 56 deg 17 min 49 sec East 14.63 feet to an iron road it as to see East 16.96 feet to an iron road in the southwestern night-of-way of this plays 32.1. South 52 deg 00 min 46 sec East 75.95 feet to an iron road at a broken highway area, south 52 deg 00 min 46 sec East 16.94 feet to an iron road and (2) North 37 seg 04 min 21 sec East 48.27 feet to an iron road in the southwestern night-of-way of this plays 32.1. South 52 deg 01 min 95 sec East 16.94 feet to an iron road and (2) North 37 seg 04 min 21 sec East 48.27 feet to an iron road in the southwestern night-of-way of this plays 32.1. South 52 deg 41 min 09 sec East 16.43.64 feet to an iron road in the southwestern night-of-way of this plays 32.1. South 52 deg 41 min 09 sec East 16.43.54 feet to the point of beginning, containing 4.1550 acres, all according to the Survey of Hary E, Fraser, RSI, No. 1156, dated 11.26.2000.

TRACT TWO

SITUATED in District No. 5 of Loudon County, Tennessee, and more particularly described as follows:

BEGINNING at a monument in the southwestern ngitt-of-way of Highway 321, corner to the property of Pardington and northwest approximately 643,54 feet from the intersection of Highway 321 with Highway 70, thence two calls with the Pardington property as follows: (1) South 37 deg 04 min 21 sec West 40,27 feet to an iron rod and (2) North 30 deg 37 min 03 sec West 129,49 feet to an iron rod, thence with Highway 321, 500th 52 deg 30 min 13 sec East 119,60 feet to an iron rod, point of beginning, containing 0.664 acre, all according to the survey of flarry E. Fraser, RSI. No. 1156, dated 11,282,2000 and reveals 3.02,000.11

FURTHER LESS AND EXCEPTED the above described property that portion conveyed to the State of Temessee, by Warnarty Deed from Crossroads Investments Associates, a Temessee General Partnership composed of Jimmy Mattock, John Wampler, Tim Wampler, Jak Libes and David Mattock, dated May 25, 2005, filed for record in Book D296, Page 61, in the Loudon County Register of Deeds Office.

- Judgement for Easement in favor of the State of Tennessee, against Lavona Blabeth Simpson, Et Al, Case No. 1427 in the Loudon County Circuit Costly daming the July 196, 75 Term, dated July 26, 1967 and recorded in Judgement Lein Book 2, page 359 in the Loudon County Register of Deads Office. (DOES NOT APPLY, NOW PUBLIC RIGHT OF WAY)
- Order for Easement in favor of the State of Tennessee, Ex Rel, against Clifford M. Wear, Et Ux, Gase No. 1394 in the Gircuit Court for Loudon County, Tennessee, dated December 13, 1965 and recorded in Warranty Deed Book &2, page 136 in the Loudon County Register of Deeds Office. (DOES NOT APPLY, NOW PUBLIC RIGHT OF WAY)
- Agreement for Dedication of Utility Essement in favor of the City of Lenoir City, Tennessee, dated April 28, 1982 and recorded in Warranty Deed Book 147, page 398 in the Louden Courty Register of Deeds Office, (DCES NOT APPLY, PART OF PARCEL THAT WAS SOLD IN DEED BOOK 261, PAGE 115)

LEGAL DESCRIPTION - Lot 1, Dollar General - Eaton Crossroads Subdivision

Tennessee, and being more particularly counted and oedercheed as foundws to wit:

Beginning at an iron rod found on the southern right of way of US Highway 321N, a
common comer with Lawrence Troendle; thence leaving the line of Troendle and with
the southern right of way of US Highway 321N the following two calls: 1)
\$\$S1+420+H_0, a distance of 759 feet to an iron rod found, 2) \$\$S2+16+18+E_0 a distance
of 25 78 feet to an iron rod set, a common corner with Lot 2; thence leaving the
southern right of way of US Highway 312N and with the line of Lot 2, 358*0*75-5*W_ a
distance of 269*05 feet to an iron rod set on the northern right of way of US Highway 70W, thence leaving the line of Lot 2 and with the northern right of way of US
Highway 70W, N61*0504-W, a distance of 141.48 feet to an iron rod set, a common
corner with Superior Builders, LCC, thence leaving the northern right of way of US
Highway 70W and with the line of Superior Builders, LLC the following two calls: 1)
N30*145-35*E_a distance of 120 c2 feet to an iron rod found; 2) \$\$S5*58-34*E_a distance
of 160 64 feet to the POINT OF BEGINNING. Containing 38, 130 square feet or 0.88
acres, according to the survey by Daniel P Humphreys, RLS. Number 2000, of
Beginning Point Land Survey ing, LLC, 234 Ladd Ridge Road, Kingston Tennessee,
37763, dated Jul, 1, 2020, said survey bearing file number 2000.006*. All bearings are 37763, dated July 1, 2020, said survey bearing file number "2020036". All bearings are referenced thereon to Grid North of the Tennessee Lambert Grid System.

LEGAL DESCRIPTION - Lot 2, Dollar General - Eaton Crossroads Subdivision

SITUATED, LYING, AND BEING in the 5th Civil District of Loudon County, Tennessee, and being more particularly bounded and described as follows to wit

Temessee, and being more particularly bounded and described as follows to wit:

Beginning at an iron rod set on the southern right of way of US Highway 321N, a
common corner with Lot 1; thence leaving the line of Lot 1 and with the southern right
of way of US Highway 321N the following two calls: 1) \$522*161NE: a distance of 940 \$5 fect to an iron rod foreid, 235*2272*3*8, a distance of 1640 \$7 fect to an iron rod roder, 235*2272*3*8, a distance of 1640 \$7 fect to an iron rod roder, 235*2272*3*8, a distance of 1640 \$7 fect to an iron rod set, a common corner with Lot 3; thence kenving the southern right of way of US Highway 70N, Asi fection \$25*27*7 fect to rod
Lot 3 and with the northern right of way of US Highway 70N, Not 1950*34*W, a distance of 259.00 \$5 fect to an iron rod set, a common concer with Lot 1; thence leaving the northern right of way of US Highway 70N and with the line of Lot 1, Ni6*075*5*E, a distance of 2500 \$5 fect the northern right of way of US Highway 70N to the POINT OF BEGINNING. Containing 63.511 square feet or 1.46 acres, according to the survey by Daniel P Humphrays, R. L. S. Number 2006, of Beginning Point Land Sarveying, LLC, 234 Ladd Ridge Road, Kingston Temessee, 3756, dated July 1, 2020, said survey bearing file number 2020/036*2. All Dearings are referenced thereon to Grid North of the Temessee Lambert Grid System.

LEGAL DESCRIPTION - Lot 3, Dollar General - Eaton Crossroads Subdivision

Temessee, and being more particularly bounded and described as follows to wit:

Beginning at an iron rod set on the southern right of way of US Highway 321N, a common corner with Lot 2; thence leaving the line of Lot 2 and with the southern right of way of US Highway 321N, a southern of US Highway 321N, so 15 Highway 321N, so 15 Highway 321N, so 15 Highway 321N, so 15 Highway 32N, so 16 Highway 32N, so 15 Hig

SITE

VICINITY MAP

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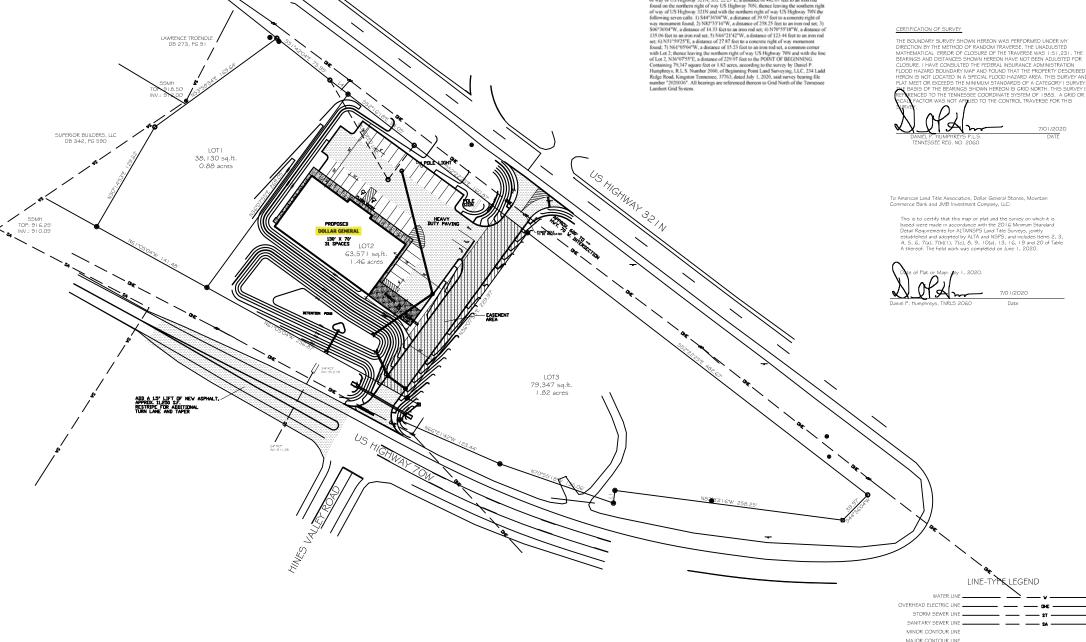
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234 LADD RIDGE ROAD KINGSTON, TN 37763 PH. (865) 696-4613

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THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR RABONDED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

2. DEED REFERENCE: DEED BOOK 4-1, PAGE 595

3. THERE LOTS: 1-01 1-048-94 to R4.16 ACRES

FOR CONTROL ASPECTS OF THIS SURVEY, RTK, GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 5-10-2020 UTILIZING A TOPCON HIERE GA DUAL FREQUENCY RECEIVER. THE GROUP COORDINATES OF THE FIRED STATIONAS) SHOWN WERE DERIVED USING A VES NETWORK OF TDOT CORS STATIONS REFERENCED TO NA DB 3 (2011) (FEFOR 4 2010, GROUP 12B).

POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.04', V0.05'

GRAPHIC SCALE

SYMBOL LEGEND

5/8" IRON ROD CAPPED UTILITY POLE

₩ DROP INLET

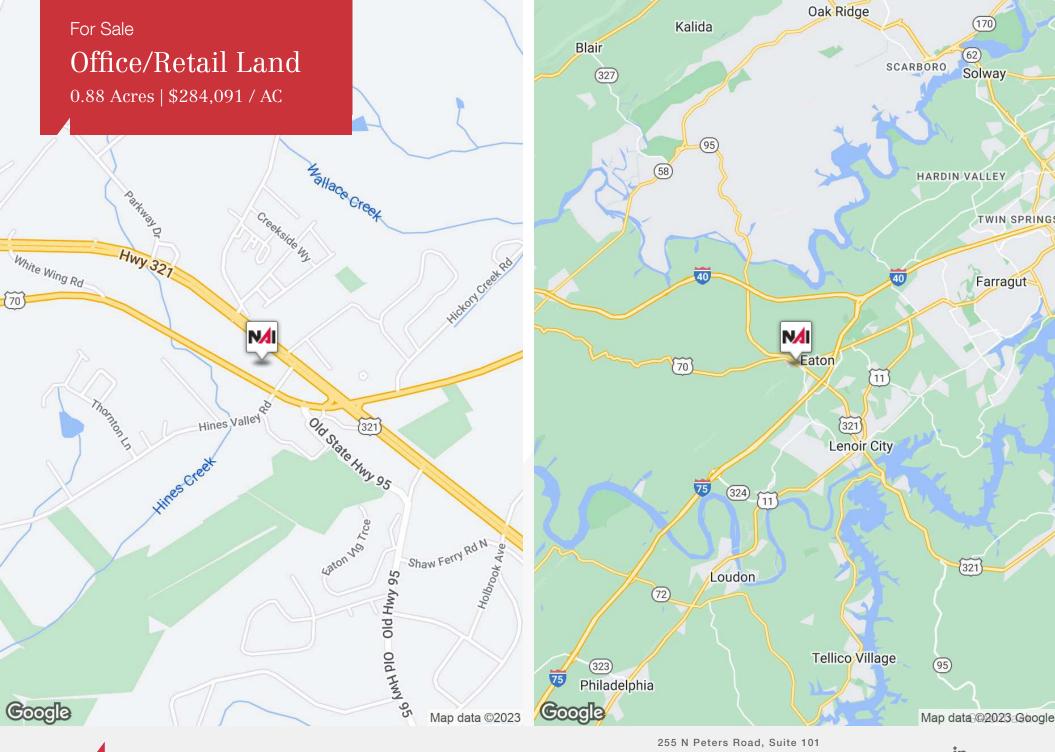
GAS VALVE

WATER METER
WATER VALVE

FIRE HYDRANT

LIGHT POLE ♠ 5/8" IRON ROD SET

OWNER BROADWAY INVESTMENT CO., LLC 325 ERIN DRIVE KNOXVILLE, TN 37919





255 N Peters Road, Suite 101 Knoxville, TN 37923 865 531 6400 tel koellamoore.com



Population	1 Mile	3 Miles	5 Miles
Total Population	562	10,638	27,970
Median Age	46.2	40.2	43.4
Median Age (Male)	42.2	40.0	43.6
Median Age (Female)	51.7	40.5	43.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	231	4,338	11,574
# of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$62,275	\$68,292	\$75,620
Average House Value	\$188,489	\$214,543	\$233,506
Race	1 Mile	3 Miles	5 Miles
% White	98.8%	89.9%	89.0%
% Black	0.4%	0.8%	0.8%
% Asian	0.0%	1.0%	1.2%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.0%	0.0%	0.3%
% Other	0.0%	4.6%	3.0%
Ethnicity	1 Mile	3 Miles	5 Miles
% Hispanic	2.5%	10.0%	10.5%

^{*} Demographic data derived from 2020 ACS - US Census

