



## 896 University St.

Martin, Tennessee 38237

### Property Highlights

- 55 +/- Acres of land
- Located along Martin's main east-west commercial artery and centrally located within the city's most recent development
- Property lays mostly flat to gently rolling
- Property is zoned P-B (Planned Business District) and R-1 (Low Density Residential District)
- Less than a mile from University of Tennessee - Martin (enrollment around 6,700 Students + 1,200 Faculty & Staff)
- Development opportunity to become main retail center servicing the University's students, faculty and staff (Possibility for anchor/shopping center and frontage out parcels)

### Offering Summary

**Sale Price:** \$517,000 - \$1,688,500

**Lot Size:** 55 Acres

### Demographics 1 Mile 5 Miles 10 Miles

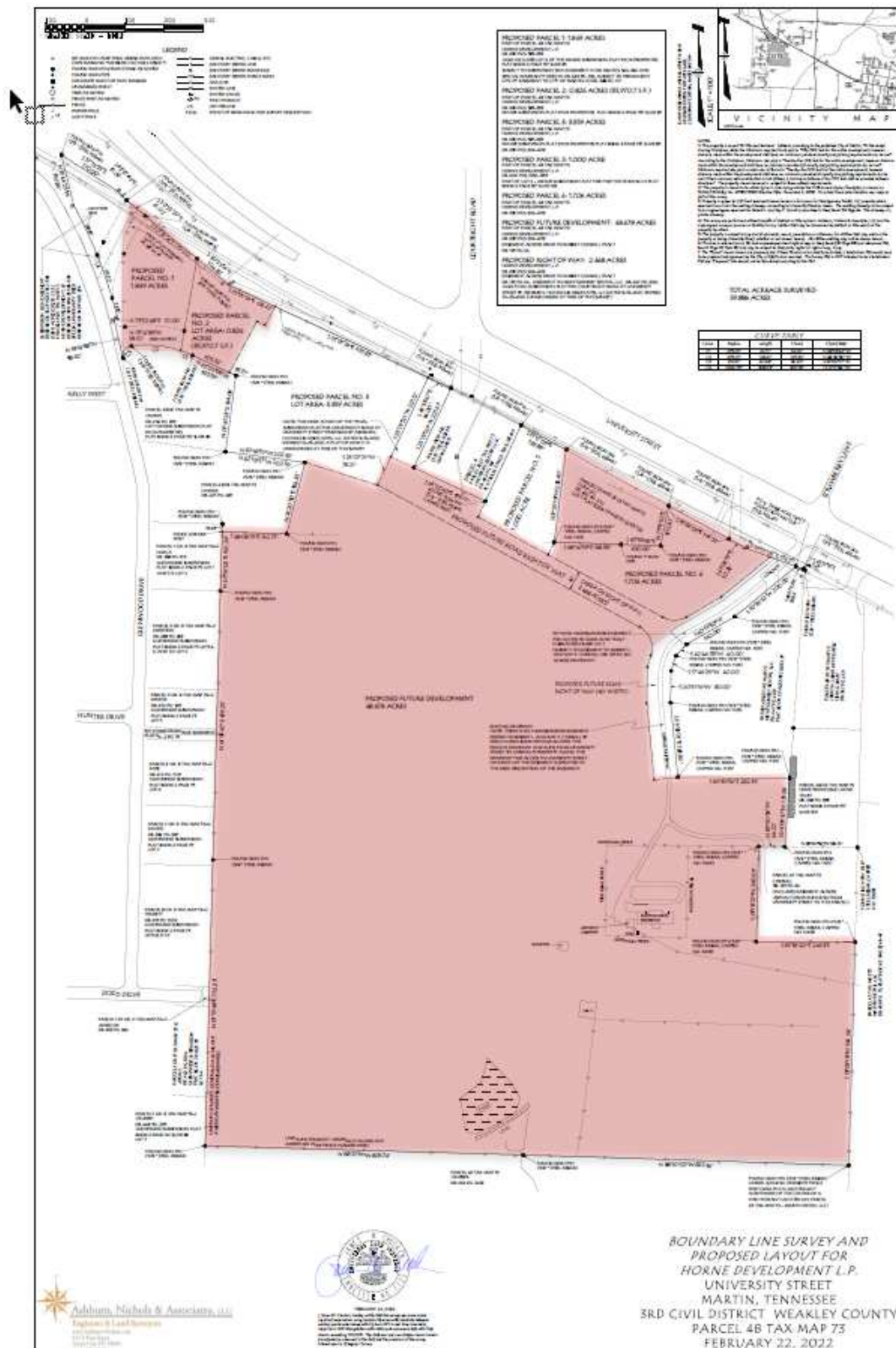
<b>Total Households</b>	370	6,101	12,739
<b>Total Population</b>	1,315	13,383	27,198
<b>Average HH Income</b>	\$39,295	\$45,432	\$50,797

### For More Information

**Roger M. Moore, Jr, SIOR**

O: 865 531 6400

rogermoore@koellamoore.com







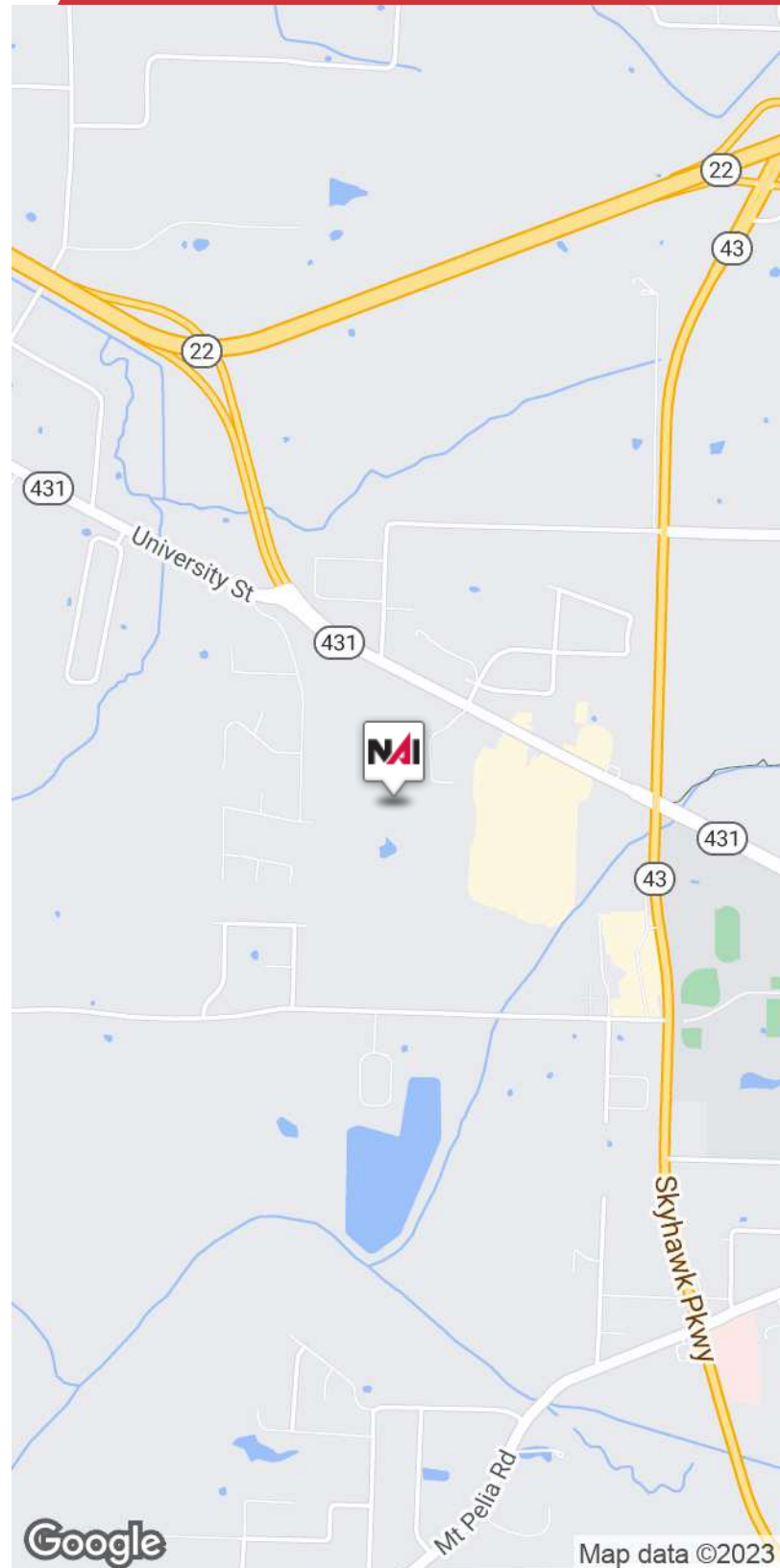
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For Sale

55 Acres | \$1,688,500

Development Opportunity



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255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865 531 6400 tel  
[koellamoore.com](http://koellamoore.com)

#### **Section D. P-B (Planned Business) District**

The intent of the Planned Business District shall be to regulate proposals which require a unified planned development of one or more structures housing multiple commercial uses and or services which are commonly referred to as a shopping center or a shopping mall. Within the areas designated P-B (Planned Business) on the Zoning Map of the City of Martin, Tennessee the following provisions shall apply.

##### **1. Permitted Uses**

###### **a. Retail trade - limited to:**

- (1) Building materials, hardware and farm equipment
- (2) General merchandise
- (3) Food
- (4) Automotive and marine craft, excluding used automotive and marine parts
- (5) Apparel and accessories
- (6) Furniture, home furnishings and equipment
- (7) Eating and drinking
- (8) Other retail trade, excluding adult oriented bookstores, adult oriented video rental stores, adult oriented arcades, adult oriented cabarets, liquor and other retail trade, NEC\*(5999)

###### **b. Services - limited to:**

- (1) Finance, insurance and real estate services
- (2) Personal services
- (3) Business services, excluding stockyards
- (4) Repair services
- (5) Professional services
- (6) Governmental services, excluding correctional institutions, military bases and reservations
- (7) Educational services
- (8) Miscellaneous services

###### **c. Transient lodgings, including only hotels and motels**

###### **d. Public assembly**

###### **e. Amusements**

###### **f. Public / semi-public uses, including but not limited to municipal, state, or federal uses such as schools, museums, office buildings, churches and utilities**

###### **g. Accessory buildings customarily incidental to the permitted use**

###### **h. Signs as permitted in Article IX**

\* Not Elsewhere Coded

2. Uses Permitted on Appeal

None

3. Uses Prohibited

Any use not specifically permitted or permitted on appeal.

4. Regulations Controlling Lot Area, Lot Width, Yards, Building Coverage and Building Height

a. Minimum required lot area

All Uses

Five (5) acres. All developments shall meet the minimum site area, however within the development, internal divisions of property may be allowed provided all yard and parking requirements can be met.

b. Minimum required lot width at the building line

All Uses

One-hundred (100) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met.

c. Minimum required front yard

All Uses

Fifty (50) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met.

d. Minimum required rear yard

All Uses

Twenty-five (25) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met.

e. Minimum required side yard on each side of the lot

All Uses

Twenty-five (25) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met. When common wall construction is not utilized, a

minimum distance of ten (10) feet shall be provided between structures.

f. Maximum permitted height of structures

All Uses

Four (4) stories or fifty-six (56) feet

g. Maximum building coverage (total for all buildings)

All Uses

None provided all area, yard and parking requirements can be met

5. Off Street Parking, Access Control, Loading and Unloading Requirements

As required in Article III, Sections H of this ordinance.

6. Location of Accessory Buildings

Accessory buildings shall conform to the following standards;

a. No accessory building shall extend beyond the required front yard or the front line of the principal building.

b. No accessory building shall extend into the required side yard.

c. No accessory building shall extend into the required rear yard.

7. Exterior Storage

a. Exterior Storage of goods or materials of any kind shall be permitted in the rear yard only and shall be enclosed by a fencing material that reduces visibility of the interior. The placement of waste disposal facilities is permitted in the rear yard only and such facilities shall be appropriately screened and maintained using the same material from which the principal use was constructed.

8. Maximum Number of Principal Buildings

a. All Uses

None

9. Landscaping

The first ten (10) feet of any required yard adjacent to a street or a residential district shall be devoted to landscaping.

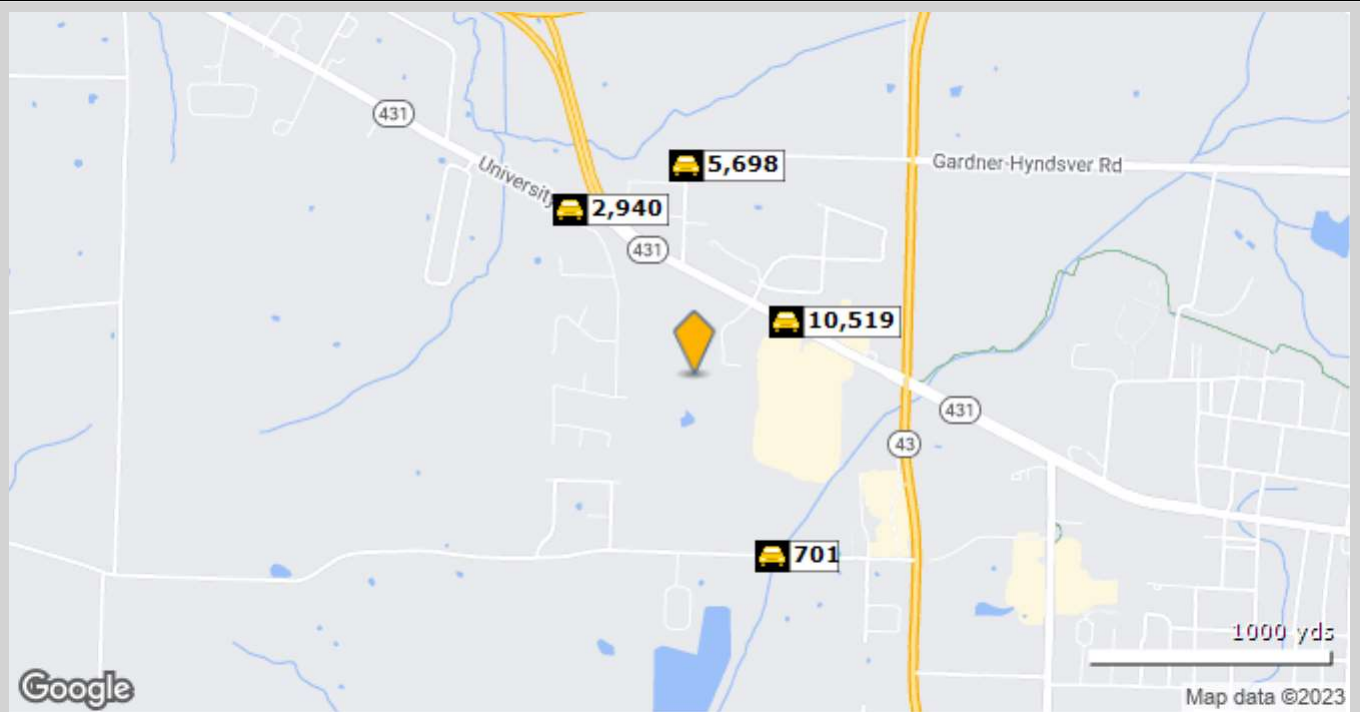
10. Site Plan Review

Prior to the issuance of a building permit, site plan review is required for all permitted uses and uses permitted on appeal in accordance with Article III, Section N. of this ordinance. The Building Inspector shall maintain a copy of the site plan in the permanent files of the city.

## Traffic Count Report

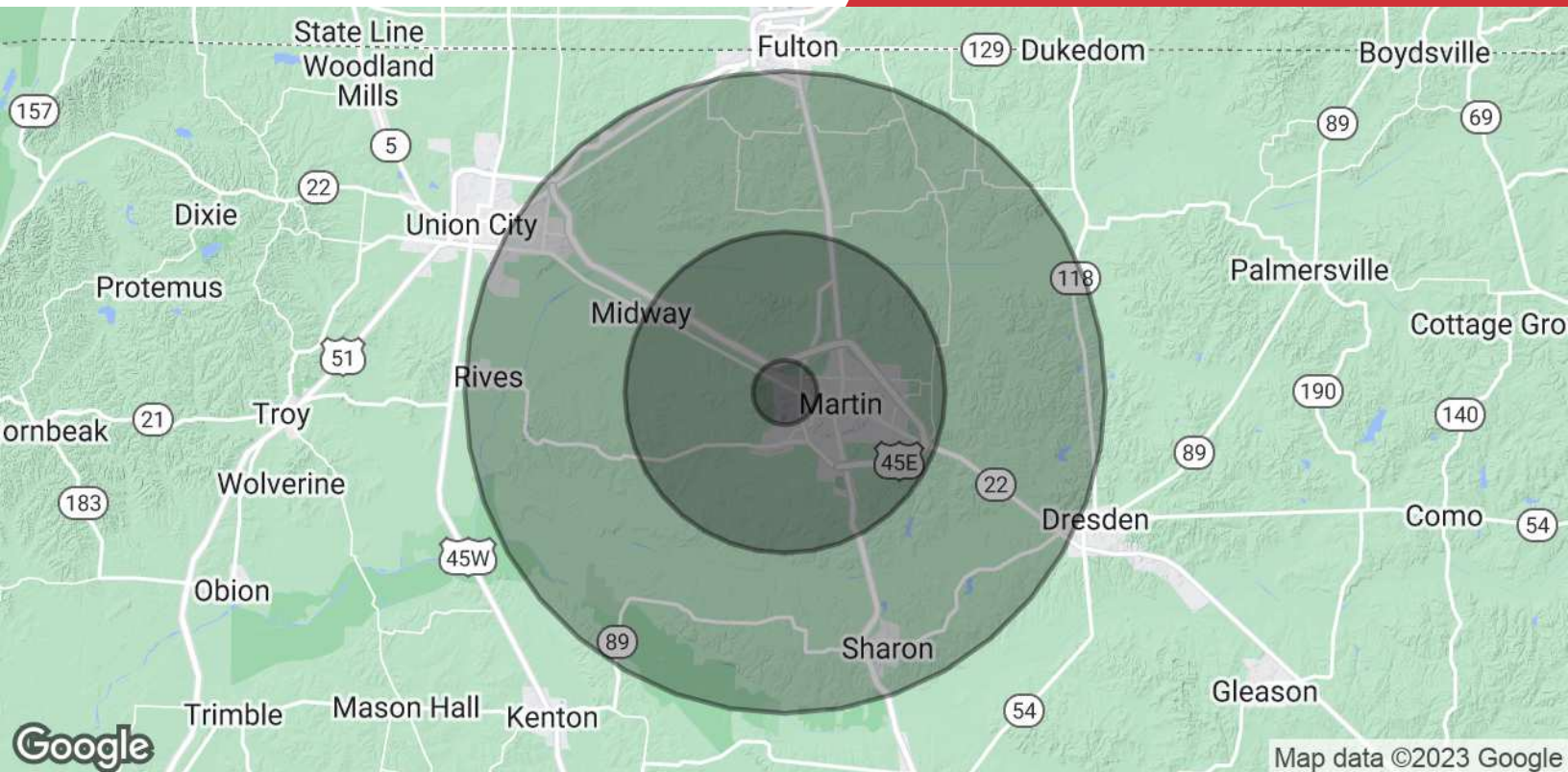
896 University St, Martin, TN 38237

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	University St	University Plz Dr	0.02 SE	2022	8,495	MPSI	.26
2	University Street	University Plz Dr	0.02 SE	2022	11,092	MPSI	.26
3	W OF MARTIN-UNIVERSITY ST	University Plz Dr	0.02 SE	2019	10,519	AADT	.26
4	Hawks Road	Zeiks Rd	0.01 W	2022	770	MPSI	.46
5	HAWKS RD.	Zeiks Rd	0.01 W	2020	701	AADT	.46
6	University Street	Glenwood Dr	0.02 E	2022	3,055	MPSI	.50
7	UNIVERSITY ST.	Glenwood Dr	0.02 E	2020	2,872	AADT	.50
8	University St	Glenwood Dr	0.02 E	2022	2,940	MPSI	.50
9	Courtright Road	Meyers St	0.13 S	2022	5,651	MPSI	.51
10	GARDNER RD.	Meyers St	0.13 S	2020	5,698	AADT	.51





## Population

	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	1,315	13,383	27,198
<b>Average Age</b>	24.5	34.5	40.0
<b>Average Age (Male)</b>	23.7	32.4	38.6
<b>Average Age (Female)</b>	25.0	36.4	41.1

## Households & Income

	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	370	6,101	12,739
<b># of Persons per HH</b>	3.6	2.2	2.1
<b>Average HH Income</b>	\$39,295	\$45,432	\$50,797
<b>Average House Value</b>	\$100,593	\$134,470	\$130,258

\* Demographic data derived from 2020 ACS - US Census

**Roger M. Moore, Jr, SIOR****President**

rogermoore@koellamoore.com

Direct: 865.531.6400 | Cell: 865.755.8774

**Professional Background**

Roger Moore, Jr. is a Principal Broker and serves as President of NAI Koella | RM Moore. With more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience in the sales and leasing of commercial properties.

Roger began his career in the industry in 1980 selling real estate for his father, who, at the time, had the largest real estate company in the state of Tennessee. In 1995, following in his father's footsteps, Roger carried on a family tradition when he opened R.M. Moore Real Estate Company as a full-service firm and focused solely on commercial real estate. R.M. Moore Real Estate was named on the INC 5000 list of the fastest growing companies in 2007 and 2008 and in February of 2007 was recognized in the Top 101 in Commercial Real Estate by Business TN Magazine. Roger was also affiliated with Sperry Van Ness (SVN), where his transactions consistently ranked him in the Top 20 of SVN Advisors and in the SVN Partner's Circle for achieving highest total volumes amongst 900+ Advisors. In 2017, Roger combined business with that of Maribel Koella of NAI Knoxville to form the largest commercial real estate group in East Tennessee, now known as NAI Koella | RM Moore.

Roger takes a very active role in the everyday functioning of the company. Not only does he assist in managing the firm and its many employees, but he also specializes in providing commercial property, tenant acquisition, and property management services through offices in both Knoxville and Sevierville, Tennessee.

**Memberships**

Professional Designations:

Society of Industrial and Office Realtor (SIOR)

2018 CCIM Broker of the Year Award

Previously Licensed Real Estate Broker in both Kentucky and North Carolina

Current and Past Affiliations:

Leadership Knoxville

Farragut and West Knoxville Rotary

Knoxville Chamber of Commerce - Past Board Member

Harmony Adoptions - Past Board Member

NAI Koella | RM Moore  
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