

For Sale

Land

42.06 Acres | \$10,461 / AC



901 Dry Hollow Rd

Knoxville, Tennessee 37920

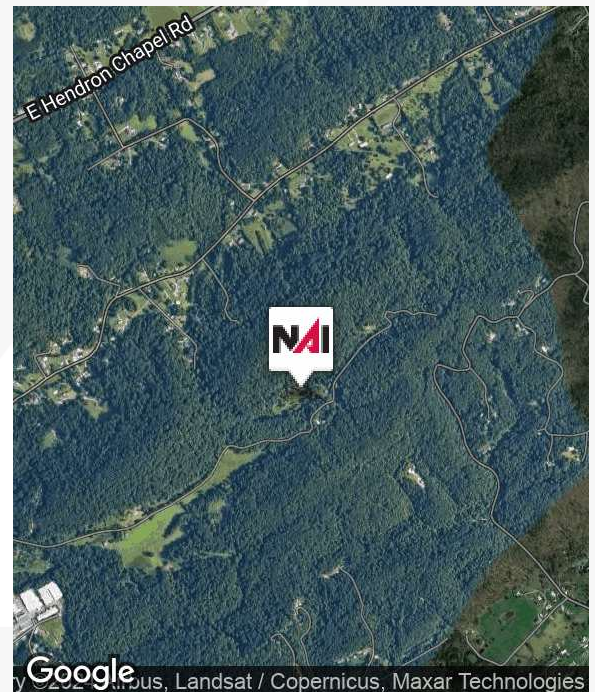
Property Highlights

- Large and unrestricted Knox County AG tract
- Convenient yet private location
- Mix of pasture and hardwood lined ridge
- Seasonal Stream

Property Description

Large tract of unrestricted 42.06 of deeded AG zoned county land offering multiple building sites, rolling pasture rising to the top of Bay's Mountain ridge, a seasonal stream and an abundance of hardwoods. The property sits about 20 minutes from downtown Knoxville, 30 minutes from GSMP, close access to shopping and dining, yet offering privacy and room to roam.

Rolling pasture with multiple possible building sites rises up to Bay's ridge highlight the offering. Ideal for horses, hunting, private estate or potential to sub-divide. All information is gathered from public records. Buyer to verify to their satisfaction.



For more information

Michael Moore

O: 865 531 6400
mmoore@koellamoore.com

Ryan McElveen, MBA

O: 865 531 6400
rmcelveen@koellamoore.com

For Sale - 901 Dry Hollow Rd

Additional Photos

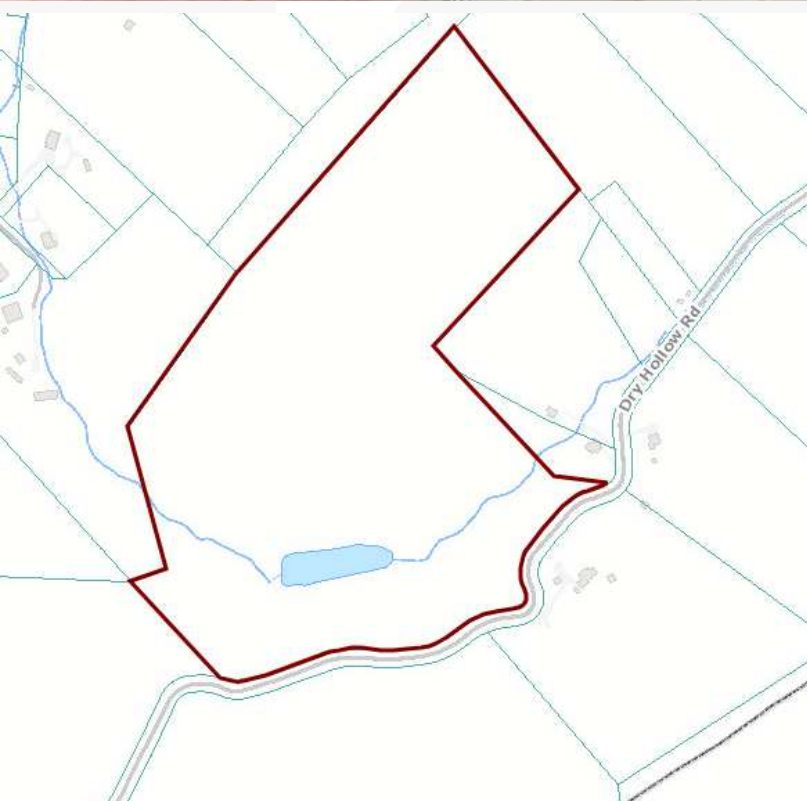
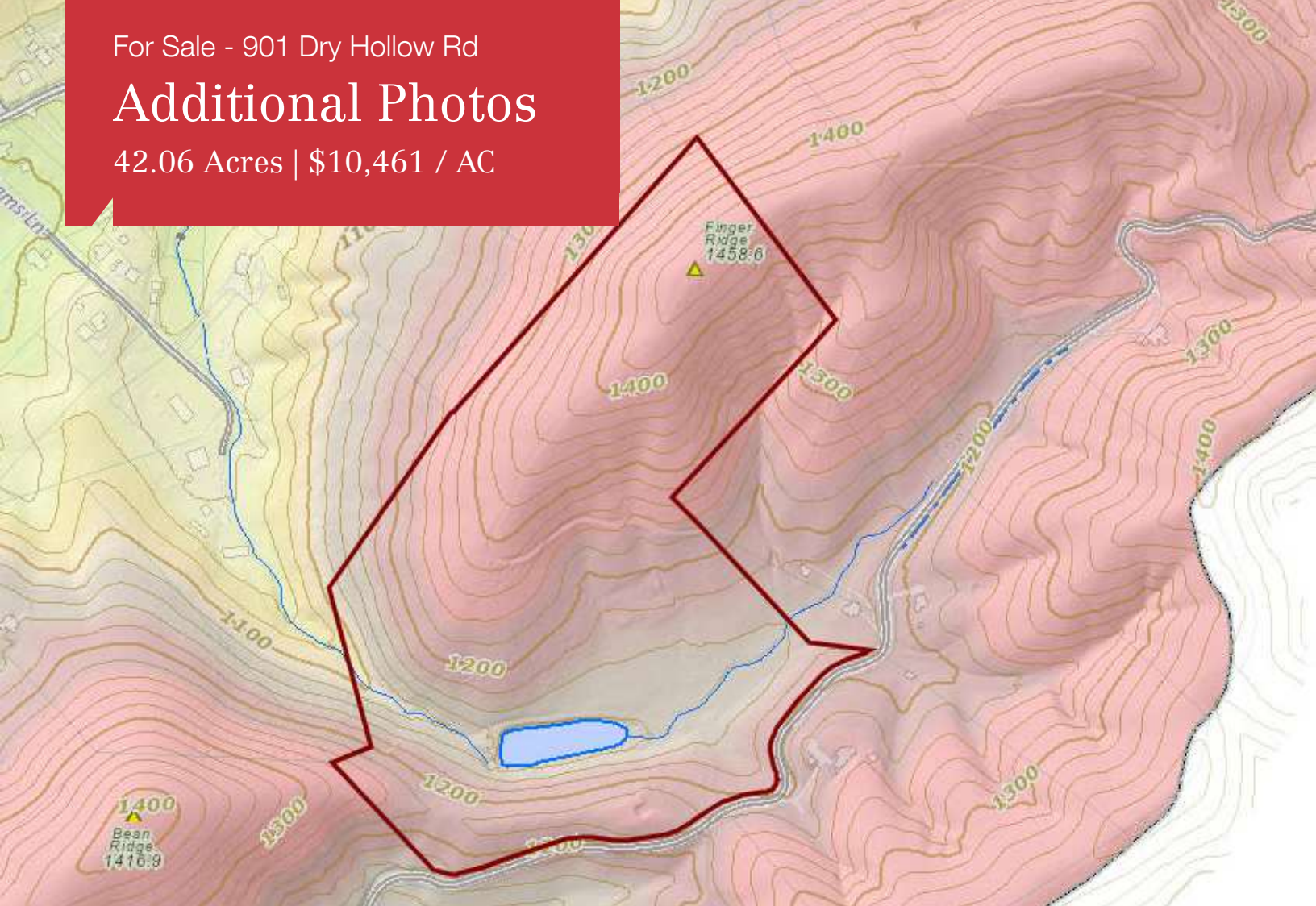
42.06 Acres | \$10,461 / AC



For Sale - 901 Dry Hollow Rd

Additional Photos

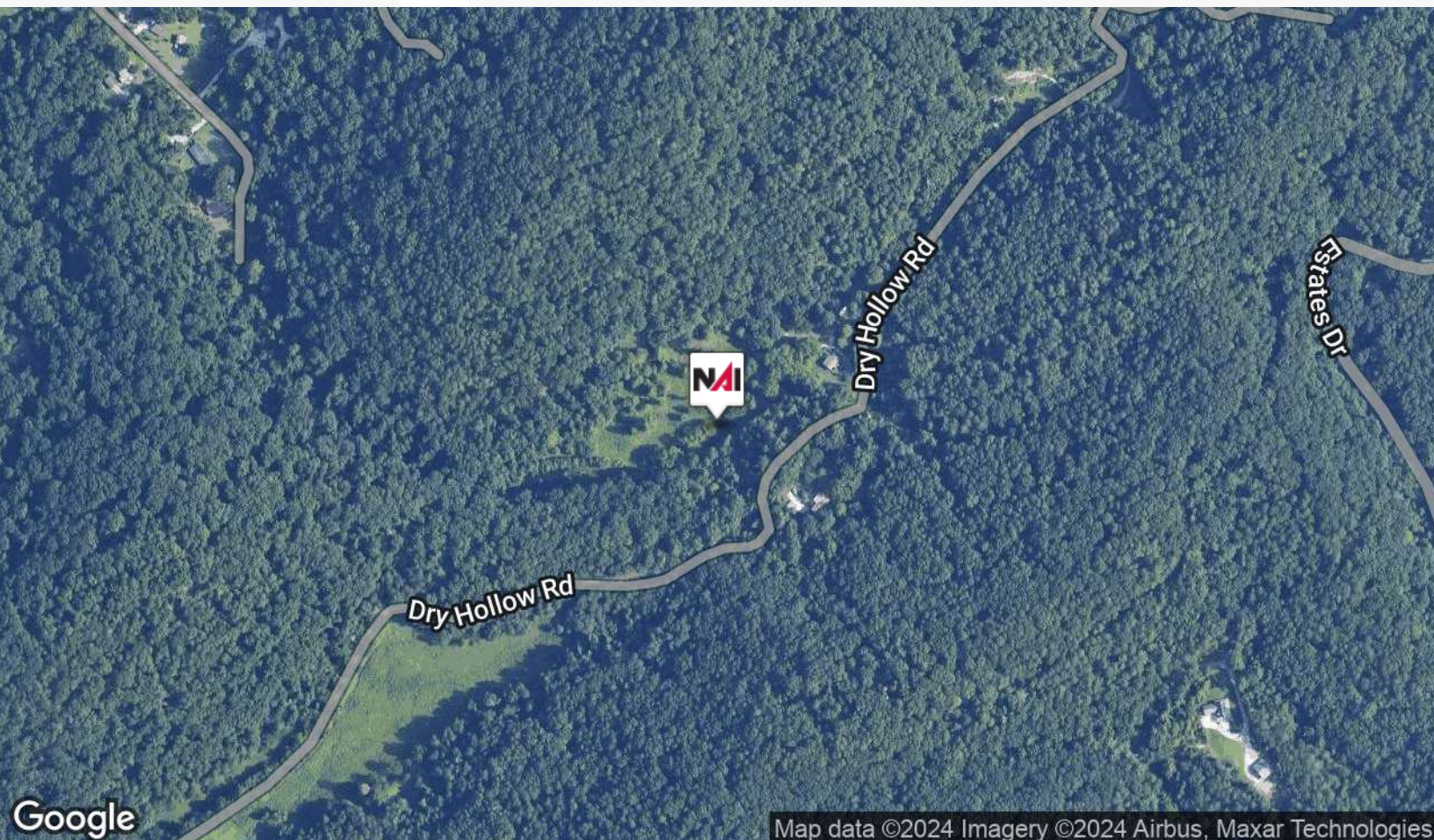
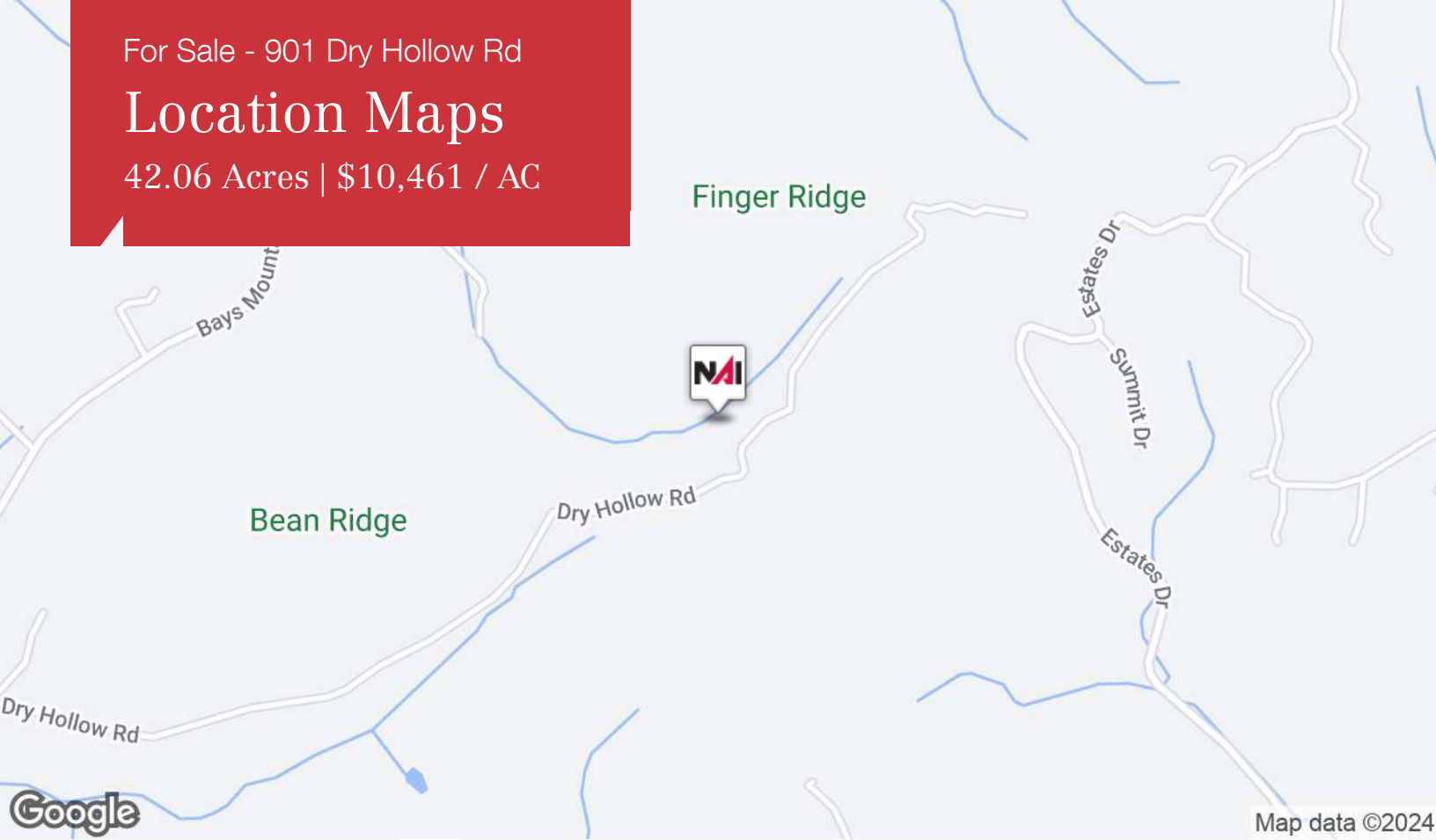
42.06 Acres | \$10,461 / AC



For Sale - 901 Dry Hollow Rd

Location Maps

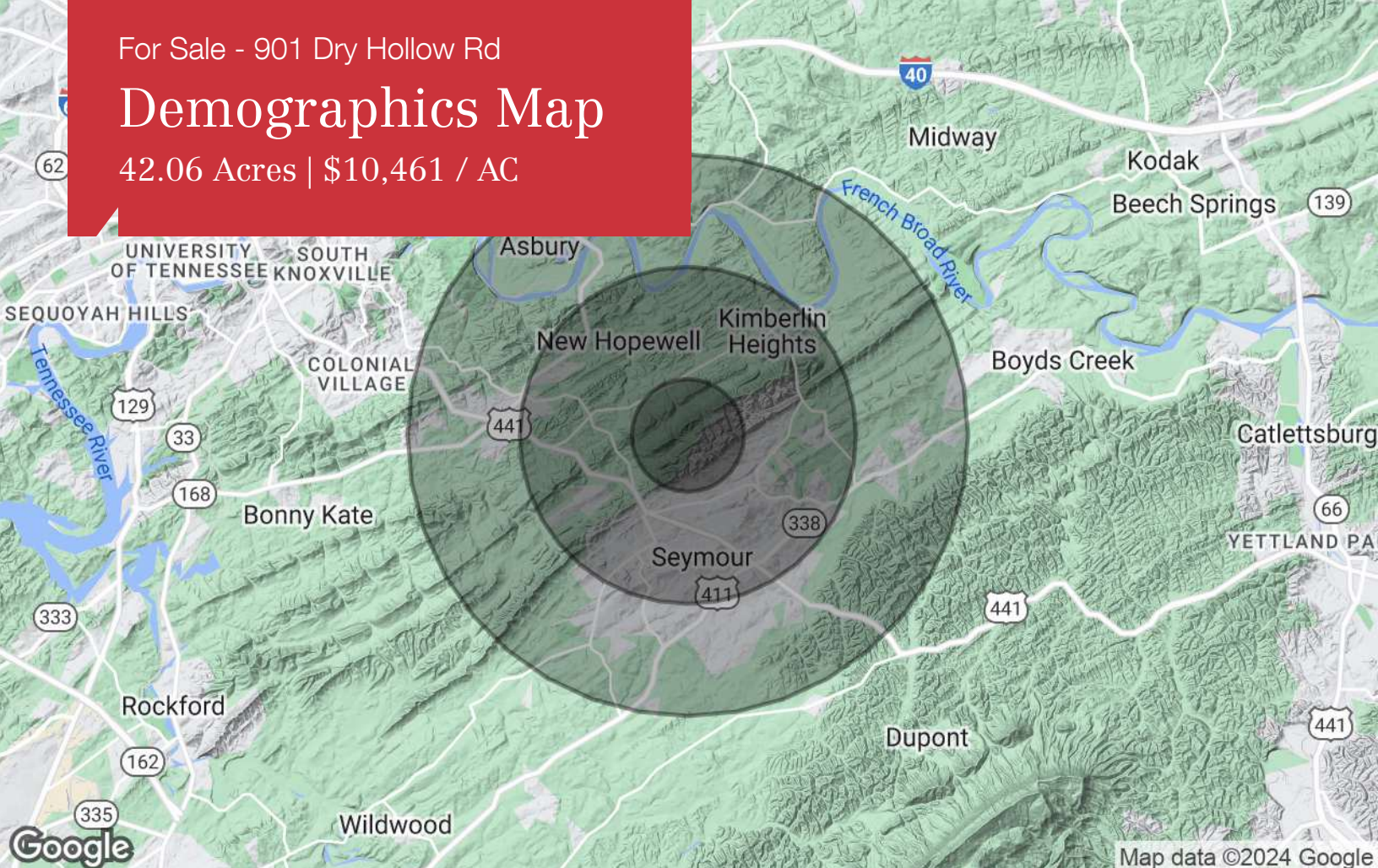
42.06 Acres | \$10,461 / AC



For Sale - 901 Dry Hollow Rd

Demographics Map

42.06 Acres | \$10,461 / AC



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	1,091	13,939	31,092
MEDIAN AGE	40.1	41.9	40.9
MEDIAN AGE (MALE)	38.4	40.6	38.7
MEDIAN AGE (FEMALE)	39.3	41.5	41.9

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	430	5,853	12,925
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$57,384	\$62,824	\$69,418
AVERAGE HOUSE VALUE	\$154,333	\$175,649	\$189,939

Race

	1 Mile	3 Miles	5 Miles
% WHITE	98.2%	97.2%	96.8%
% BLACK	0.4%	0.6%	1.3%
% ASIAN	0.0%	1.1%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.4%	1.0%	0.8%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	3.5%	2.5%	2.3%

* Demographic data derived from 2020 ACS - US Census

For Sale - 901 Dry Hollow Rd

Agent Profile & Contact 1

42.06 Acres | \$10,461 / AC



Michael Moore

Senior Advisor

865.531.6400 tel

865.221.9442 cell

mmoore@koellamoore.com

Memberships & Affiliations

Knoxville Association of Realtor's CIE

Tennessee Association of Realtor's

Past Board Member of the Teton Board of Realtor's Ethics Council

2017, 2019, 2020, 2021 CoStar Retail Power Broker

2020 NAI Koella/RM Moore, Inc

Education

University of Tennessee College of Journalism, 1992-1997

Professional Background

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service related establishments, including several restaurant start ups.

Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage.

For Sale - 901 Dry Hollow Rd

Agent Profile & Contact 2

42.06 Acres | \$10,461 / AC



Ryan McElveen, MBA

Advisor

865.531.6400 tel

865.567.0232 cell

rmcelveen@koellamoore.com

Education

M.B.A., Pepperdine University, 2010

B.S.B.A., Real Estate & Finance, California State University, Northridge, 2008

Professional Background

Ryan started his career in the industry in 2008 as a licensed real estate broker in California shortly after finishing his baccalaureate in Real Estate and Finance at California State University, Northridge.

Ryan incorporated his own real estate brokerage "CredNet Corporation | OwnerCarry.Com" and by 2010 he had a team of 15 to 20 salespersons working out of his offices in Los Angeles, California. Ryan expanded his brokerage into Nevada and Washington and by 2015 he had successfully acquired over a dozen residential properties across Nevada, California, and Arizona by primarily focusing his efforts on acting as a principal in seller-financed real estate transactions.

Ryan joined MGR Real Estate based out of Ontario, California, as a Broker Associate in 2018 to better focus his talents into the commercial real estate sector. During his short tenure with MGR Real Estate before transitioning to Tennessee, Ryan procured more than \$50 million in commercial real estate listings for the firm.

Ryan moved to Tennessee in 2020 to be closer to his father in Kingston and become a part of Celebrate Recovery at Faith Promise in Knoxville. He became an Advisor with NAI Koella | RM Moore in West Knoxville the following year.

Ryan became a Senior Associate with NAI Capital in West Los Angeles in August, 2023, to further develop and broaden his scope of work between the Southern California and Eastern Tennessee regions (CA RE Broker License 01850467).

As of September 8, 2023, Ryan has nearly \$12 million under contract with over \$25 million in closed transactions with NAI