

FOR SALE

0 Oak Ridge Hwy Knoxville, TN 37931

NAI Koella
RM Moore



Land | 0.9 Acres

- Approximately 127' x 301'
- Zoned CA (Knox County)
- Approximately .90 acre
- 17,230 traffic count (2022)
- Natural gas line runs along eastern side of the property
- Sewer and water lines on Padgett Hills Lane and Oak Ridge Hwy
- Access is by Padgett Hills Lane
- Across Oak Ridge Hwy from the Karns Public Library
- Some uses are deed restricted. Ask agent.
- \$325,000



✉ **Sam Tate, CCIM**
+1 865 777 3035
state@koellamoore.com

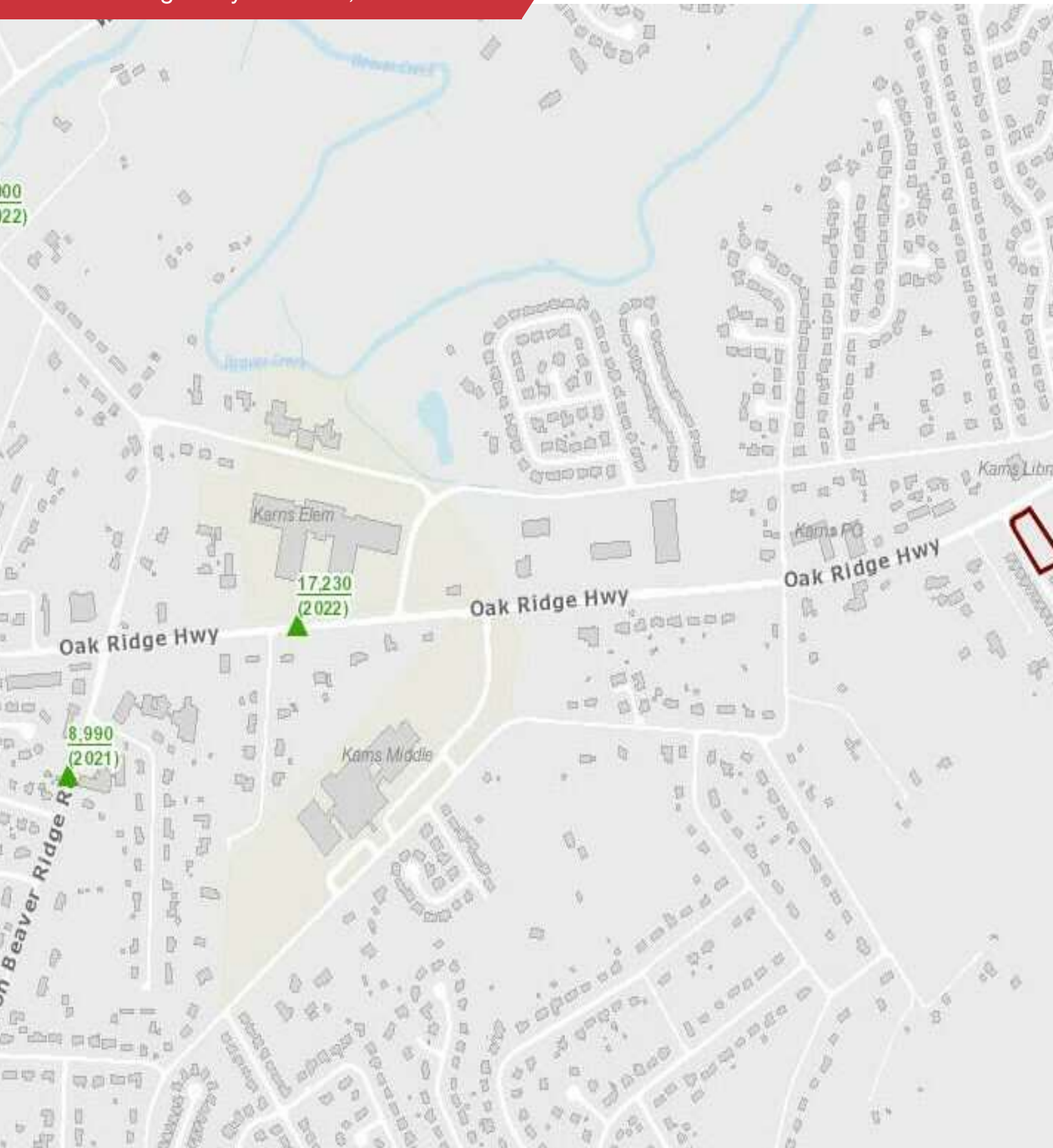
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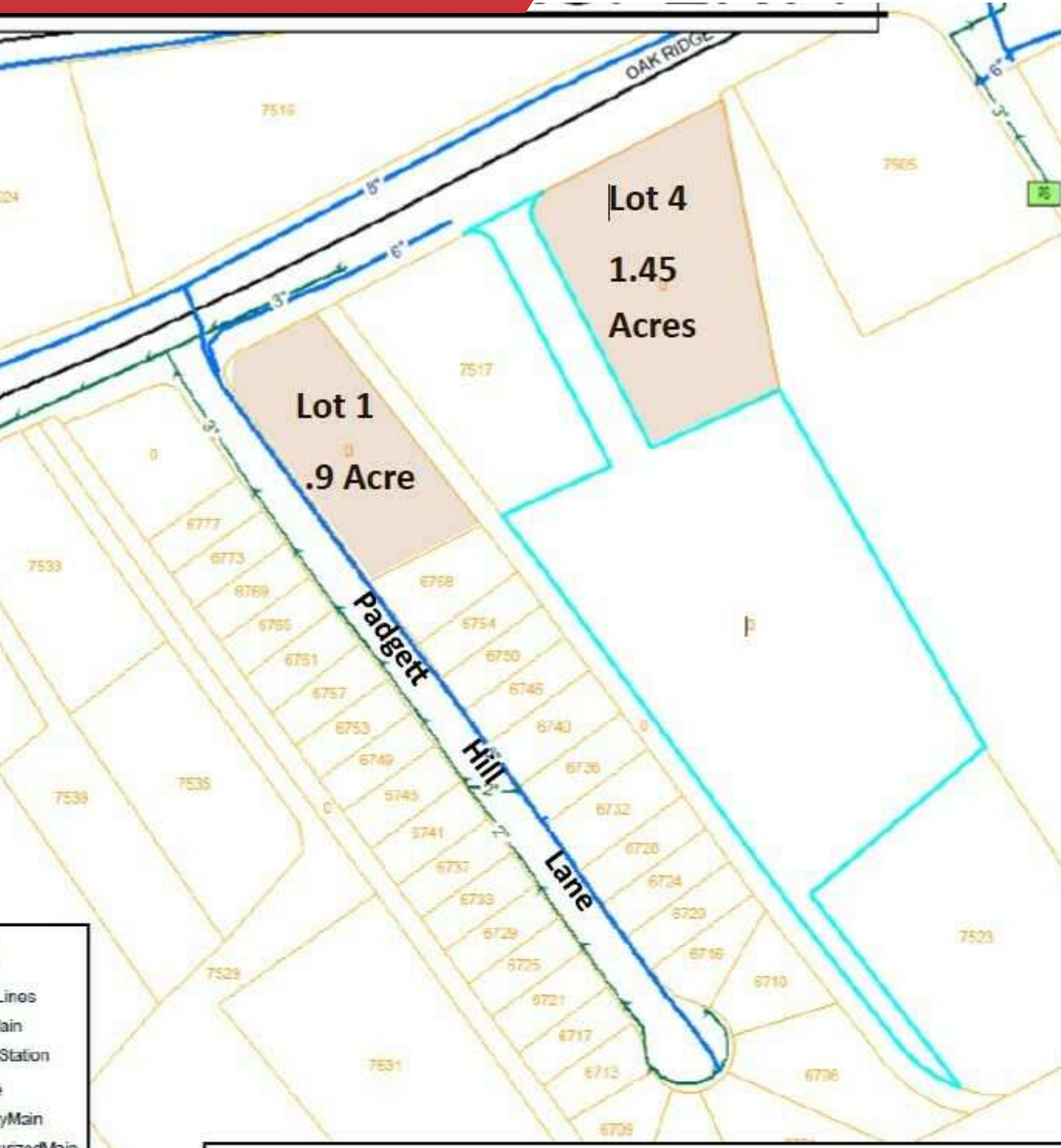
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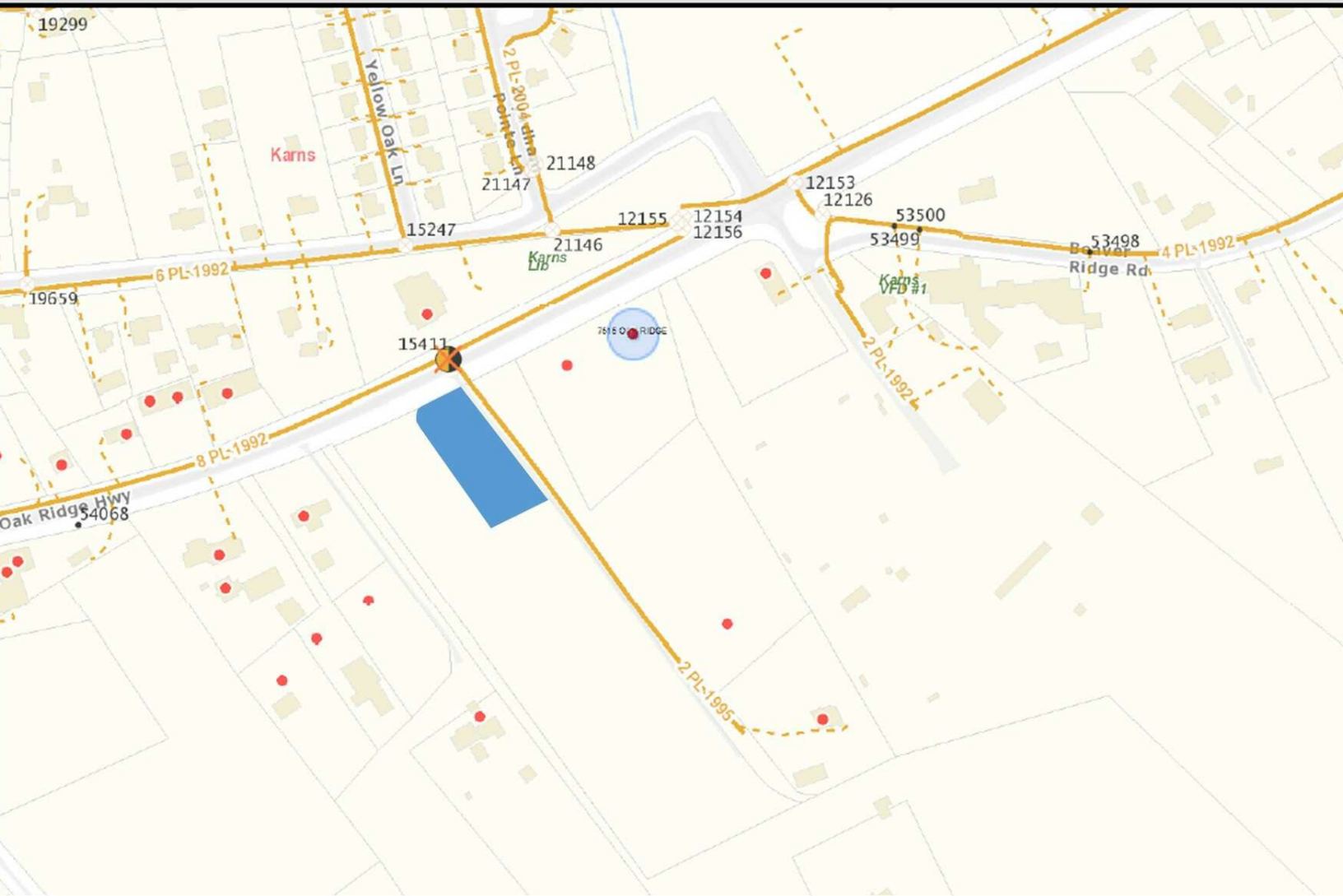
Water/Sewer Map

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Gas Map

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GAS

Knoxville Utilities Board



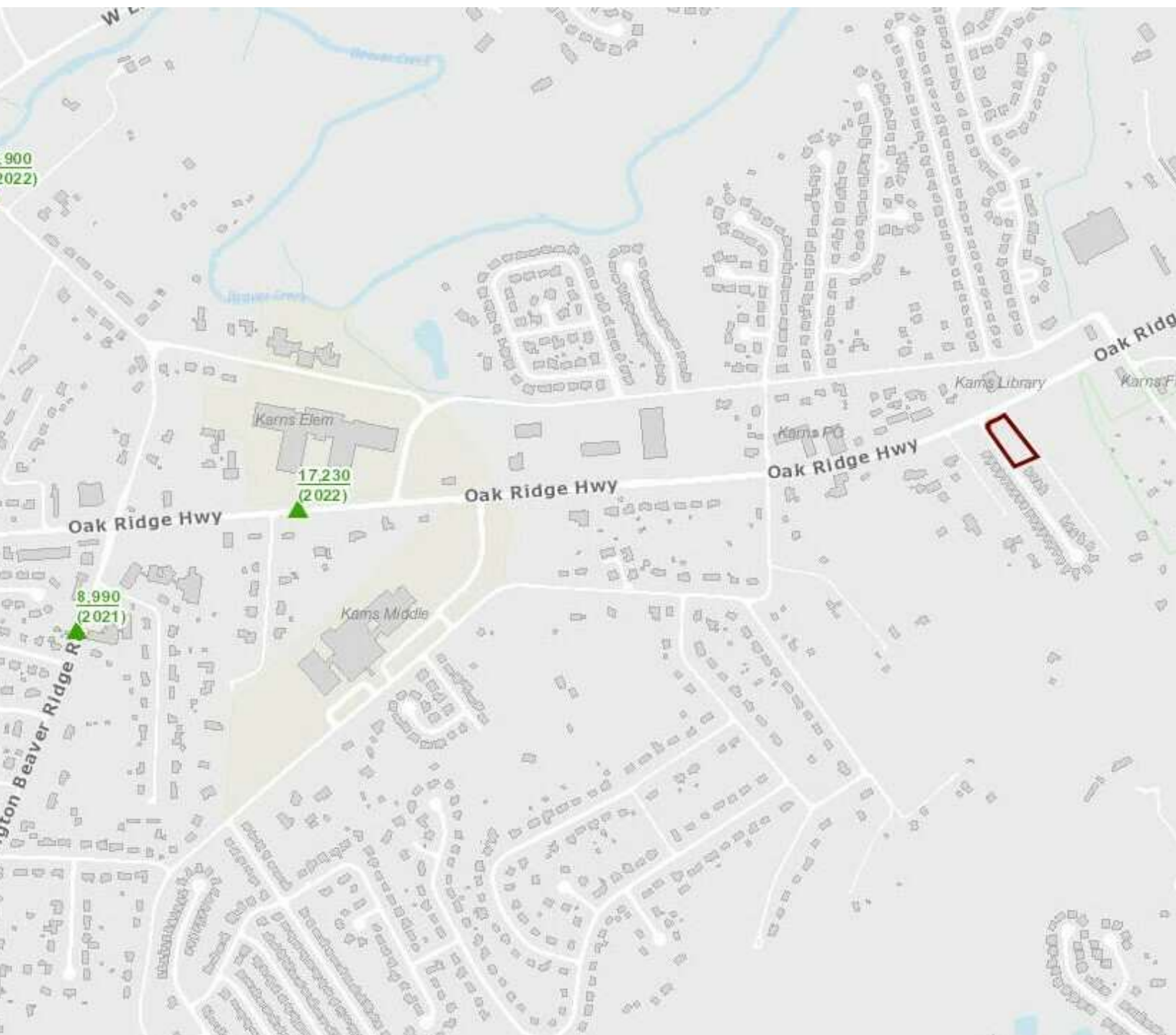
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Traffic Map

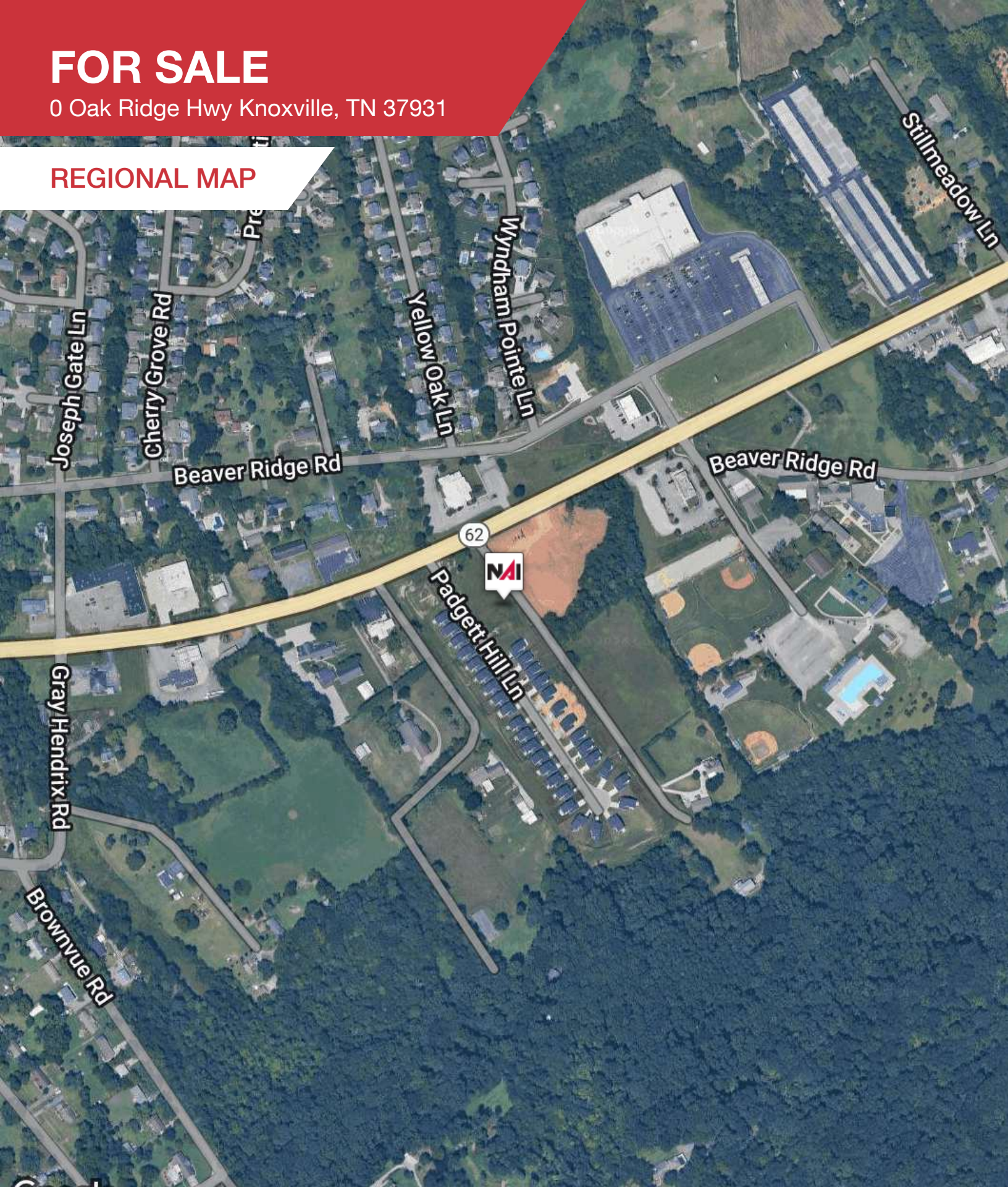
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REGIONAL MAP



Google

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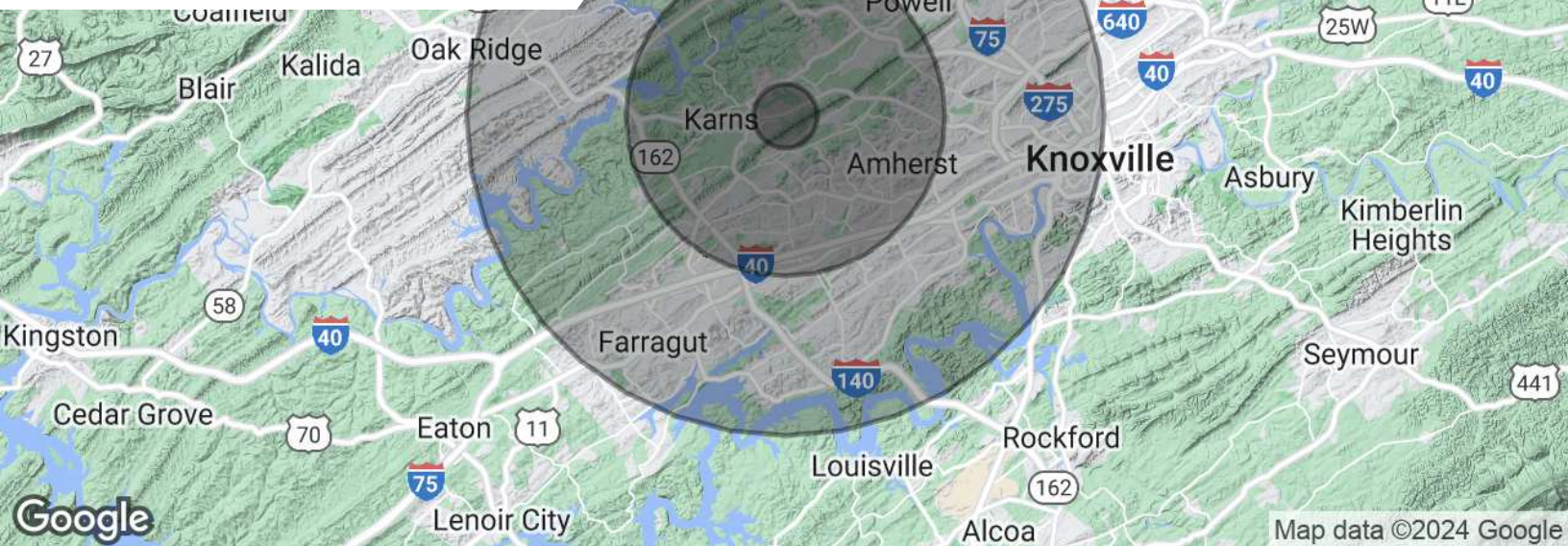
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DEMOGRAPHICS MAP



Population	1 Mile	5 Miles	10 Miles
Total population	3,121	89,923	315,053
Median age	37.1	38.3	39.2
Median age (male)	33.6	37.0	37.8
Median age (Female)	40.2	39.6	40.6
Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,232	38,602	139,773
# of persons per HH	2.5	2.3	2.3
Average HH income	\$83,968	\$81,106	\$83,149
Average house value	\$229,177	\$213,517	\$228,313

* Demographic data derived from 2020 ACS - US Census