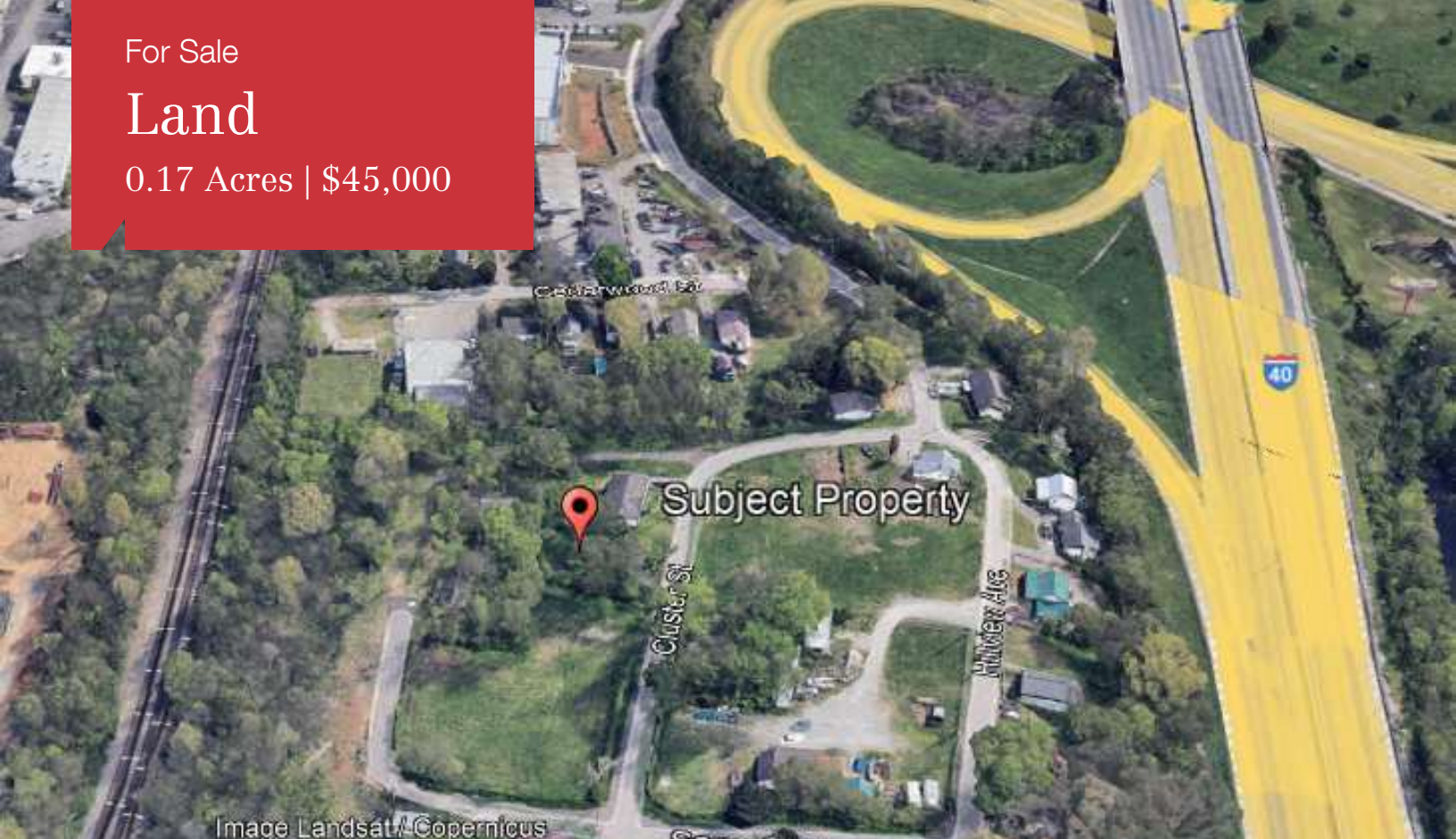


For Sale

Land

0.17 Acres | \$45,000



Affordable Industrial Zoned Parcel Adjacent to I-40

3925 Cluster Street
Knoxville, Tennessee 37914

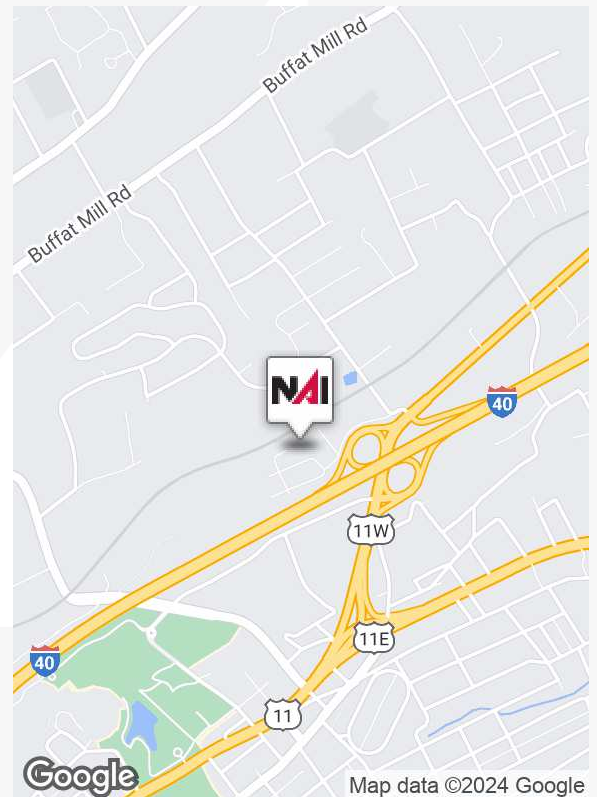
Property Highlights

- Affordable General Industrial Zoned Opportunity
- Rectangular Dimensions
- Quick Access to I-40: 1/4 mile
- Outdoor Storage

Property Description

This vacant land opportunity offers industrial zoning and quick access to I-40, with signalized access to Rutledge Pike. Regular dimensions (80'x90'), flat topography and availability of water and sewer at the street further highlight this offering. The parcel sits 1/4 mile from Rutledge Pike on ramp to I-40, with quick signalized access to the I-40 interchange.

Easy access to all parts of Knoxville and beyond and a rare affordable purchase opportunity make this an ideal spot for a variety of uses. This is a great spot for small contractor warehouse/office, outside equipment storage, mechanic shop and like kind uses. Come be a part of rapidly growing East Knoxville/East Tennessee



For more information

Michael Moore

O: 865 531 6400
mmoore@koellamoore.com

For Sale - 3925 Cluster Street

Additional Photos

0.17 Acres | \$45,000

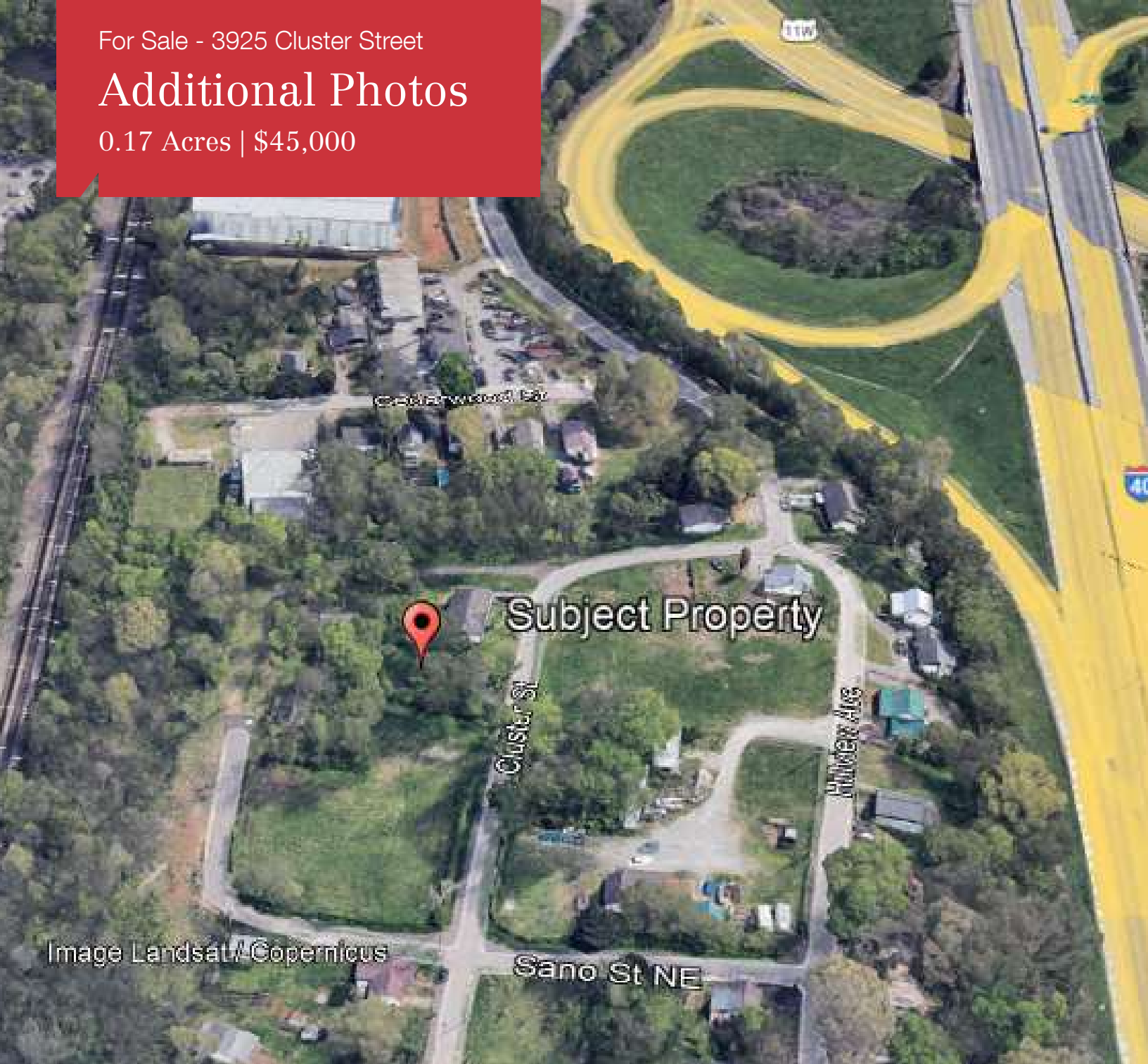


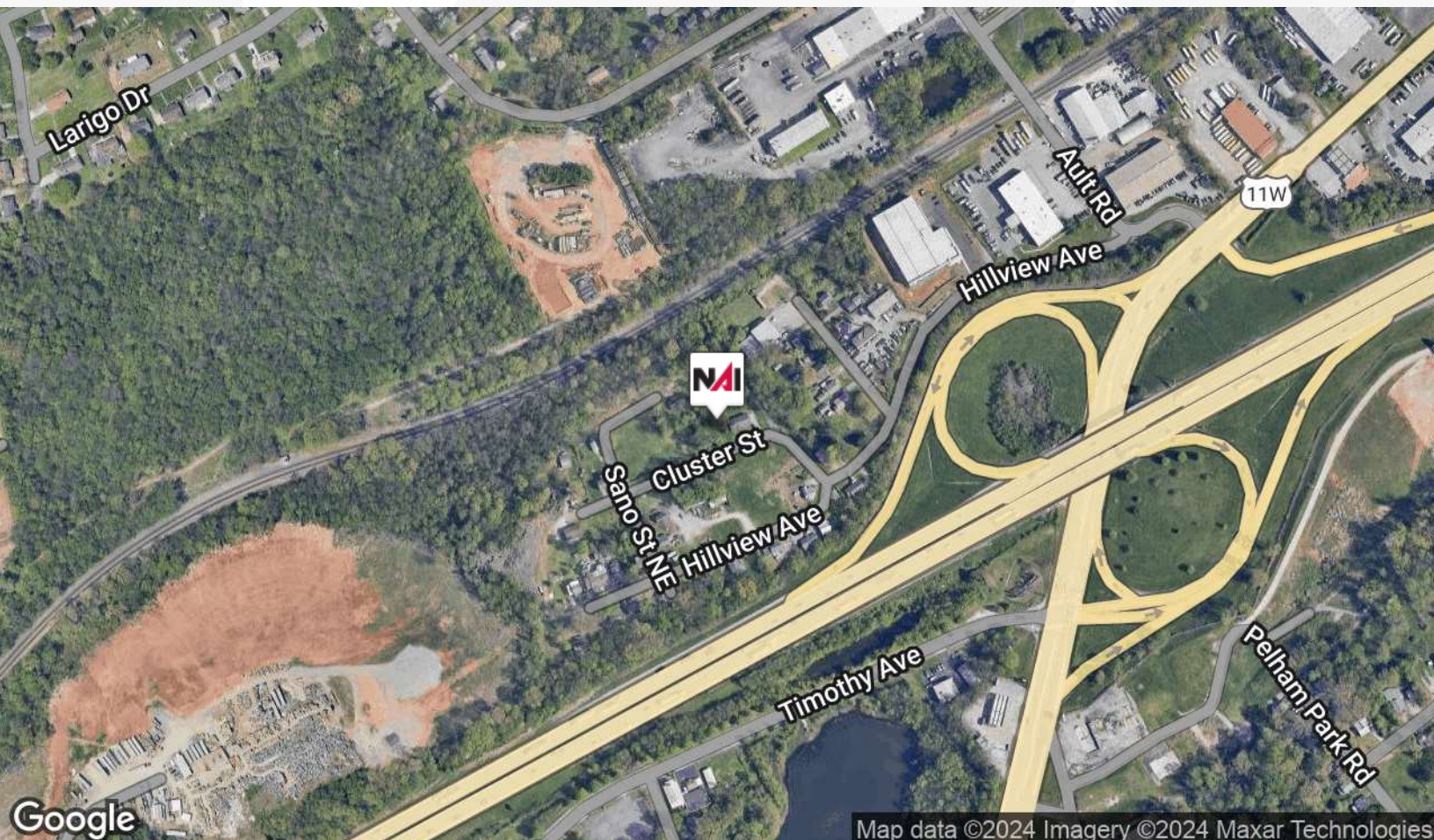
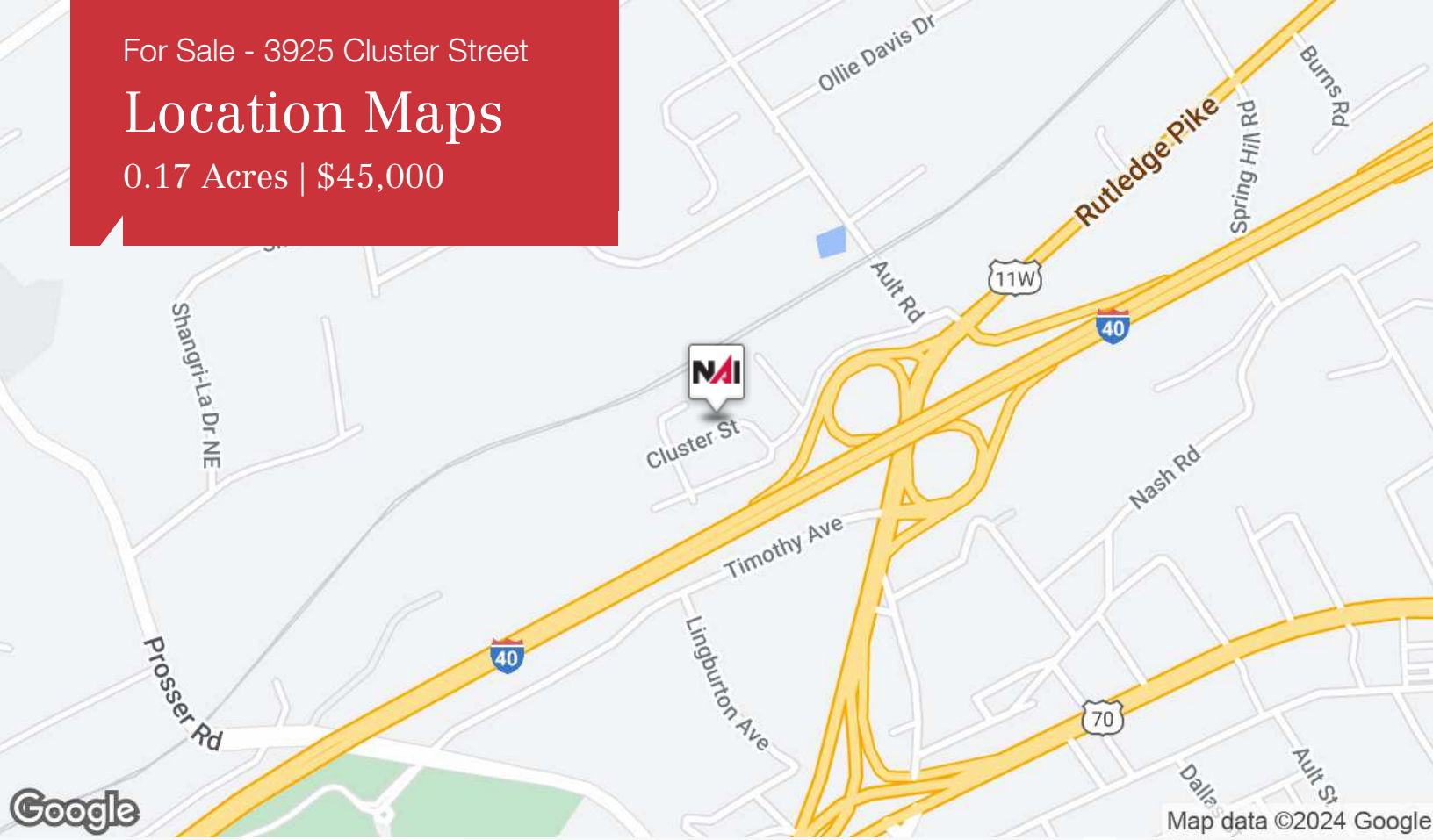
Image Landsat / Copernicus



For Sale - 3925 Cluster Street

Location Maps

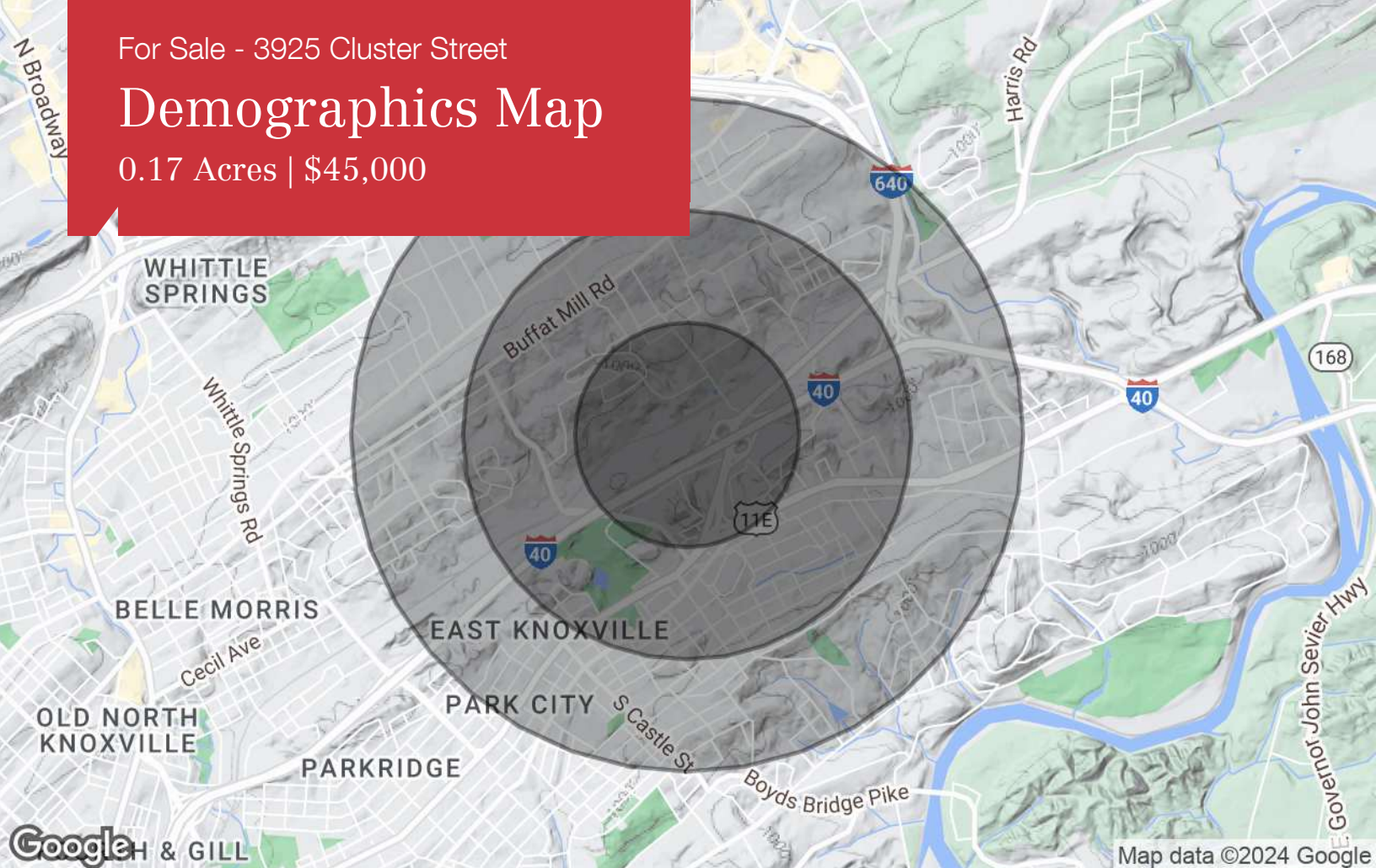
0.17 Acres | \$45,000



For Sale - 3925 Cluster Street

Demographics Map

0.17 Acres | \$45,000



Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	1,087	5,252	12,516
MEDIAN AGE	39.6	42.4	41.9
MEDIAN AGE (MALE)	36.4	38.4	37.2
MEDIAN AGE (FEMALE)	41.1	44.8	45.0

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	552	2,778	6,704
# OF PERSONS PER HH	2.0	1.9	1.9
AVERAGE HH INCOME	\$43,421	\$39,903	\$41,424
AVERAGE HOUSE VALUE	\$128,801	\$116,554	\$120,612

Race

	0.5 Miles	1 Mile	1.5 Miles
% WHITE	64.0%	50.4%	53.9%
% BLACK	34.5%	48.1%	43.6%
% ASIAN	0.2%	0.4%	1.4%
% HAWAIIAN	0.1%	0.2%	0.1%
% INDIAN	0.6%	0.5%	0.4%
% OTHER	0.6%	0.5%	0.6%

Ethnicity

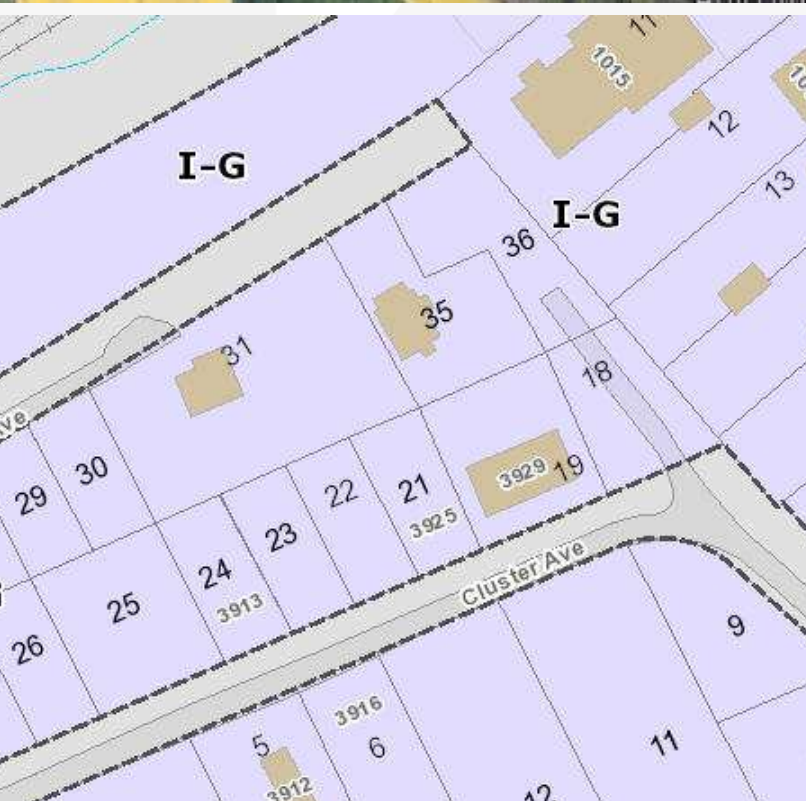
	0.5 Miles	1 Mile	1.5 Miles
% HISPANIC	6.1%	5.7%	5.2%

* Demographic data derived from 2020 ACS - US Census

For Sale - 3925 Cluster Street

Additional Photos

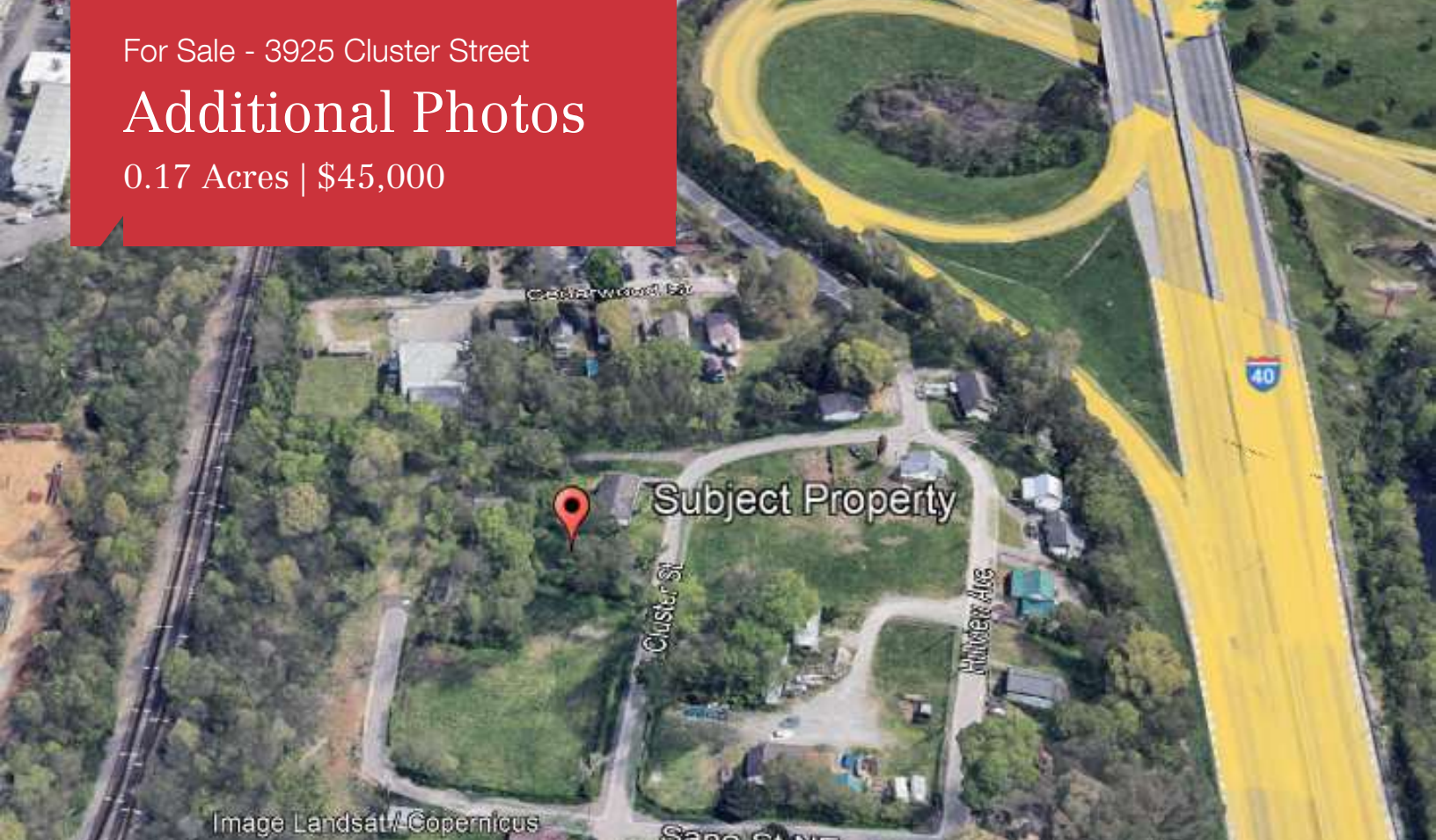
0.17 Acres | \$45,000



For Sale - 3925 Cluster Street

Additional Photos

0.17 Acres | \$45,000



C. I-G General Industrial Zoning District

The I-G General Industrial Zoning District provides for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Agriculture																				P	P			
Airport																			P		S			9.3.?
Alternative Correctional Facility											S													
Amusement Facility—Indoor										P	P	P	P			P								
Amusement Facility—Outdoor											P	P				S								
Animal Care Facility—Large Animal																				P	P			
Animal Care Facility—Small Animal								S	P	P	P	P	S	S		P				P	P			9.3.A1
Animal Breeder																				P				9.3.A1
Art Gallery									P	P	P	P	P			P								
Arts and Fitness Studio									P	P	P	P	P	P	S	P	S							

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Bed and Breakfast	P	P	P	P															P				9.3.B	
Body Modification Establishment									S	P	P	P	P			P								
Broadcasting Facility—With Antennae															P		P	P	P		P			
Broadcasting Facility—No Antennae									P	P	P	P	P	P	P	P	P				P			
Campground																			S		P		9.3.C	
Car Wash										S	P	P												9.3.D
Cemetery																					P			
Community Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P					P			
Conservation Area																			P		P	P		
Crematory										S	S	S												9.3.M
Country Club																					P			

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Cultural Facility		S	S	S	S	S	S	S	P	P	P	P	P	P		P						P		
Day Care Center									P	P	P	P	P	P		P	P							9.3.E
Day Care Home	P	P	P	P	P	P	P	P																9.3.E
Domestic Violence Shelter	P	P	P	P	P	P	P	P													P			
Drive-Through Facility										S	P	P												9.3.F
Drug/Alcohol Treatment Facility, Residential											S			S							P			
Drug Treatment Clinic										P	P	P		P	P						P			9.3.G
Dwelling—Above the Ground Floor									P	P	P	P	P	P		P								
Dwelling—Manufactured Home	P	P	P	P	P	P	P													S				9.3.H
Dwelling—Multi-Family					P,S	P	P	P	P	P	P	P	P	P		P								9.3.I
Dwelling—Townhouse				S	P,S	P	P	P	P	P	P	P	P	P		P								9.3.I

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Dwelling—Single-Family	P	P	P	P	P	P	P		P	P				P		P				P				
Dwelling—Two-Family		S	S	P	P	P	P		P	P				P		P								9.3.J
Eating and Drinking Establishment									S	P	P	P	P			P	P	P						
Educational Facility—Primary or Secondary	P	P	P	P	P	P	P	P		P	P	P	P			S					P			
Educational Facility—University or College/Vocational										P	P	S	P		P	S	P	P		S	P			
Financial Institution									P	P	P	P	P	P	P		P							
Financial Service, Alternative										S	S	S												9.3.K
Food Bank																P		P	P					
Food Pantry										S	S										P			
Food Truck Park									S	P	P	P	P			P	P							9.3.L

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Fraternity/Sorority				S	S	S	S														P			
Funeral Home										S	S	S												9.3.M
Garden, Community	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Garden, Market	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Garden, Personal	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.N
Gas Station									S	S	P	P				S	S	P	P					9.3.O
Golf Course/Driving Range											P	P										P		
Government Office/Facility									P	P	P	P	P	P	P	P	P	P	P		P			
Greenhouse/Nursery—Retail		S	S	S	S	S	S	S	S	P	P	P		S						P				
Group Home	P	P	P	P	P	P	P																	
Halfway House						S	S	S		P	P	P	P	S	S	S					P			

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STANDARD (Section)
Healthcare Facility												S			S		S				P			
Heavy Retail, Rental, and Service											P	P						P		S				
Heliport															S	S	S	S	S		S			
Homeless Shelter											S	S	S								P			
Hotel										P	P	P	P		P	P	P							
Impound Lot																			P					9.3.P
Independent Living Facility				S	S	P	P	P	P	P	P	P	P	S										
Industrial—Craft										P	P	P	P			P		P						9.3.Q
Industrial—General																P	P	P	P					
Industrial—Heavy																			P					
Industrial Design									P	P	P	P	P		P	P	P	P						
Kennel											S	S				S				P				9.3.A1

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN- DARD (Section)
Live Entertainment— Secondary Use										P	P	P	P			P								
Live Performance Venue										S	P	P	S			P								
Live/Work									P	P			P	P		P								9.3.R
Lodge/Meeting Hall									P	P	P	P	P	P		P	P	P	P	P				9.3.S
Marina										S						S		S				S		9.3.T
Medical/Dental Office/Clinic									S	P	P	P	P	P	P		S							
Micro- Brewery/Distillery/Winery									S	P	P	P	P			P		P						9.3.U
Neighborhood Nonresidential Reuse	S	S	S	S	S	S	S	S																9.3.V
Nightclub										S	S	S	S											
Office									P	P	P	P	P	P	P	P	P	P	P		P			
Parking Lot										S	S	P									P			Art. 11

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Parking Structure										P	P	P	P		P	P	P				P			Art. 11
Personal Service Establishment									P	P	P	P	P	P		P	P	P						
Place of Worship	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P					P	P			
Pre-School/Kindergarten	S	S	S	S	S	S	S	S	P	P	P	P	P	P		S						S		9.3.W
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public Works Facility											P	P				P		P	P	P				
Reception Facility										P	P	P	P			S				S				9.3.X
Research and Development										S					P	P	P	P	P					
Residential Care Facility						S	P	P	S	S	S	S	S								P			9.3.Y
Retail Goods Establishment									P	P	P	P	P			P	P	P						

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PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Retail Liquor Stores										P	P	P	P			P								
Salvage Yard																			S					9.3.Z
Self-Storage Facility: Enclosed										S	P	P				P		P	P					9.3.AA
Self-Storage Facility: Outdoor											S	P						P	P					9.3.AA
Social Service Center										S	S	S	S								P			
Solar Farm					S	S	S	S			S	S			P		P	P	P	S	S			9.3.BB
Storage Yard, Outdoor											P							P	P					9.3.CC
Storage Yard, Outdoor— Secondary Use											P	P				S		P	P					9.3.CC
Vehicle Dealership											P	P												
Vehicle Operation Facility																		P	P					
Vehicle Rental—Indoor										S	P	P	S											

TABLE 9-1: USE MATRIX**P = Permitted Use S = Special Use T = Temporary Use**

PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7	C-N	C-G	C-H	C-R	DK	O	OP	I-MU	I-RD	I-G	I-H	AG	INST	OS	NA	USE STAN-DARD (Section)
Vehicle Rental—With Outdoor Storage/Display											P	P												
Vehicle Repair/Service										S	P	P				S								9.3.DD
Warehouse and Distribution																P	P	P	P					
Waste Transfer Station																			P					
Wholesale Establishment											S					S	P	P	P					
Wind Energy System																	S	S	S	S	S			9.3.EE
Wireless Telecommunications	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P		9.3.FF

For Sale - 3925 Cluster Street

Agent Profile & Contact 1

0.17 Acres | \$45,000



Michael Moore

Senior Advisor

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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.