

Development Opportunity

Land With Pad

16.06 Acres | 143,000 SF Pad



Roane State College Pad

4382 Roane State Hwy
Rockwood, TN 37854

Specifications

- ~ 143,000 SF concrete pad
- ~ 16 Acres adjacent to Roane State College with ~ 6,000 Students | 72,000 SF Expo Center
- C2 Zoning allows for wide variety of uses
- Unrestricted center median turning lane
- All utilities available to the site
- Multiple access points

For more information

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
state@koellamoore.com

Ryan McElveen, MBA

O: 865 865 6419 | C: 865 567 0232
rmcelveen@koellamoore.com

OFFERING SUMMARY

Sale Price	\$895,000
Pad Size	~143,000 SF
Lot Size	16.06 Acres
Zoning	C2

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	15,998	\$69,860
10 Miles	42,826	\$71,528
Knox Metro	1,172,792	\$77,766