



COMMERCIAL LAND FOR SALE

**CBRE**

E Raccoon Valley Dr  
Heiskell, TN 37754

# The Offering

1.31 acres of vacant land located just off of I-75 N Exit 117 in Knox County. Property borders a planned Speedway Gas Station. High visibility and quick access to I-75.

## Offering Summary

Asking Price:	\$350,000
Available:	1.31 Acres
Zoning:	CA - General Business
Frontage:	280' on E Raccoon Valley Dr

## Property Highlights

- Highly Visible from I-75
- Commercial Zoning with Billboards permitted
- Perfectly suited for a Fast Food Restaurant or Strip Mall

Looking Northeast



Looking West



Looking Northwest



Looking Southeast



E RACCOON VALLEY DR

# Market Overview



E RACCOON VALLEY DR

# Demographics

1 MILE

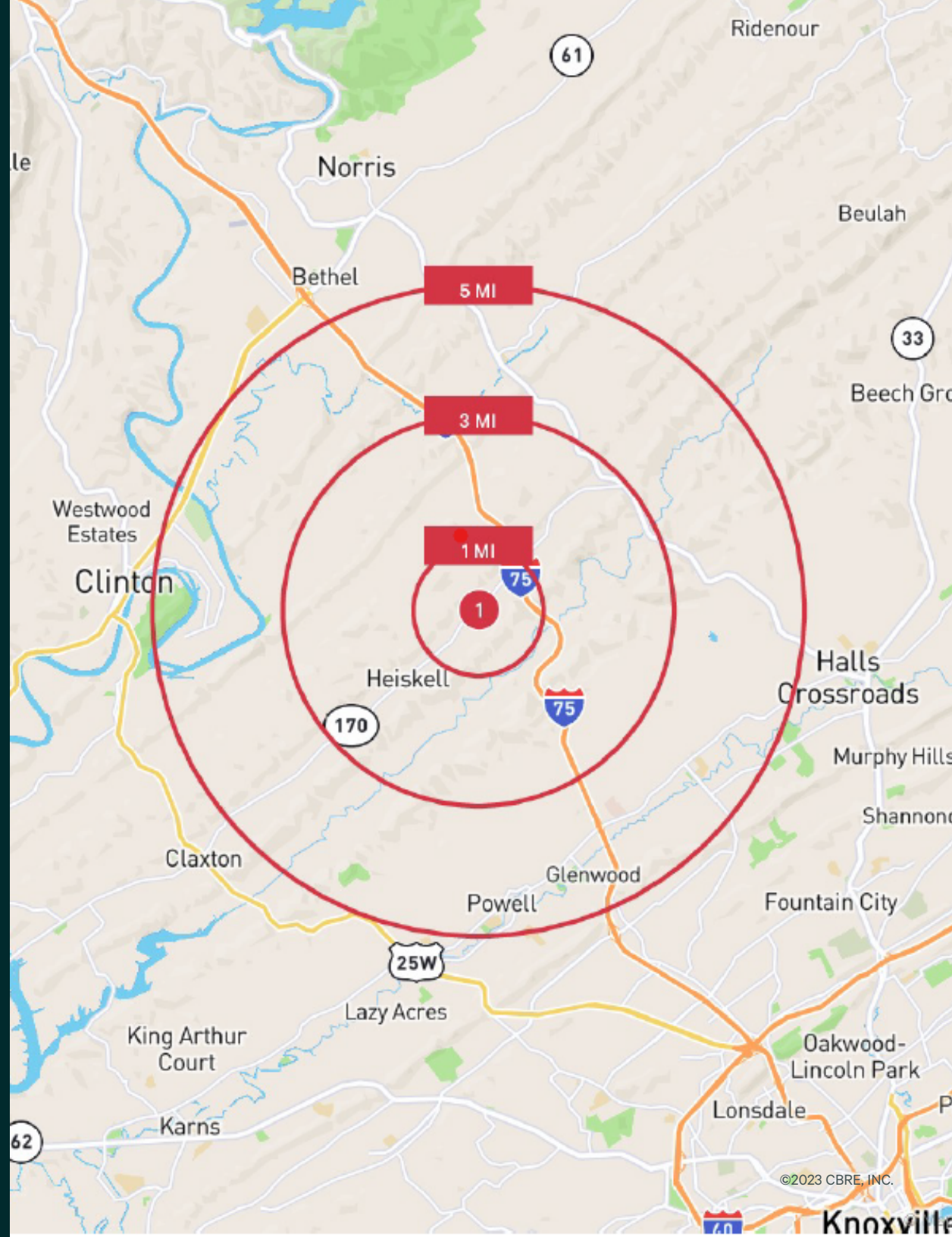
796  
2022 Population  
8  
2022 Businesses  
\$81,202  
2022 Average Household  
Income

3 MILES

7,451  
2022 Population  
50  
2022 Businesses  
\$88,584  
2022 Average Household  
Income

5 MILES

36,395  
2022 Population  
624  
2022 Businesses  
\$91,732  
2022 Average Household  
Income



# Contact Us

CBRE



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