

0 Crenshaw Road

0 Crenshaw Road
Knoxville, Tennessee 37920

Property Highlights

- Fully Approved 4.13 acres for Residential Development (32 units)
- Property is located within a Planned Growth Area (PGA)
- 15 minutes from University of Tennessee Knoxville, Neyland Stadium, and Thompson Boling Arena
- Quick and easy access to Maryville, Knoxville, Farragut and surrounding areas

Property Overview

This sale opportunity offers an approved 32-unit, multi-family development opportunity on 4.130-acre +/- site with a density of 7.75 du/ac with a mix of one and two-bedroom units. The property is zoned PR (Planned Residential) up to 7.75 du/ac.

Located in quick proximity to University of Tennessee, Downtown Knoxville/Maryville/Alcoa, Great Smoky Mountains National Park, West Knoxville and easy access to McGhee Tyson Airport.

The property is fully approved and has been cleared and rough graded. All utilities available.



For More Information



Michael Moore

O: 865 531 6400
mmoore@koellamoore.com | TN #324982



Roger M. Moore, Jr, SIOR

O: 865 531 6400
rogermoore@koellamoore.com

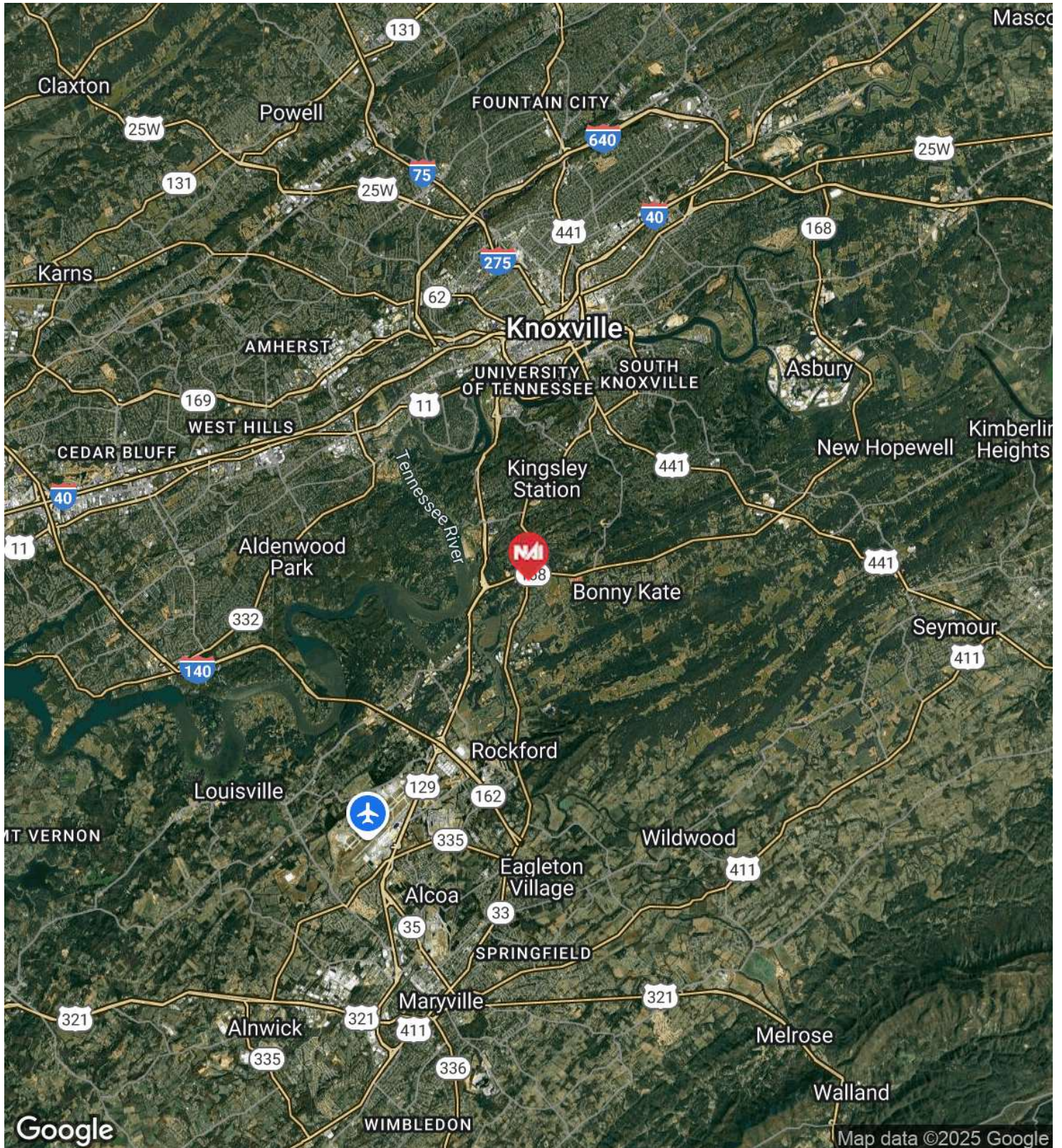


Jessica Gupton

O: 865 640 6140
jgupton@koellamoore.com | TN #383050

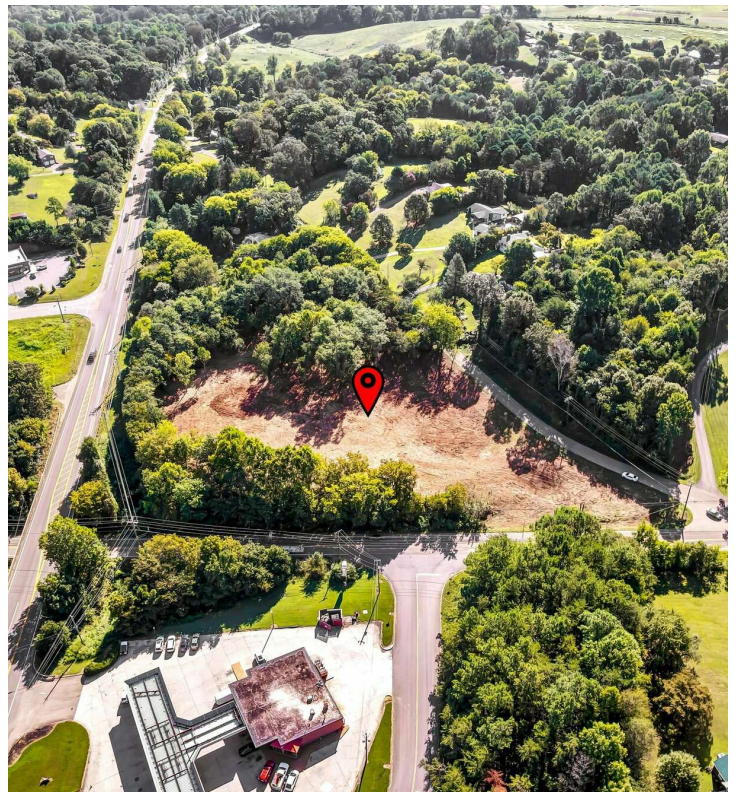
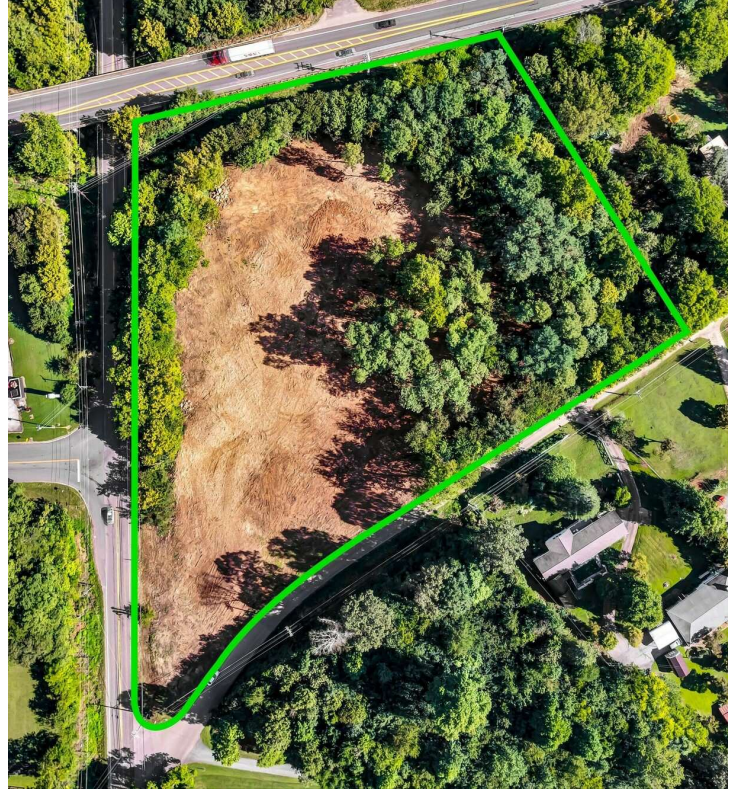
For Sale

4.13 Acres | \$193,704 / AC
Land Space



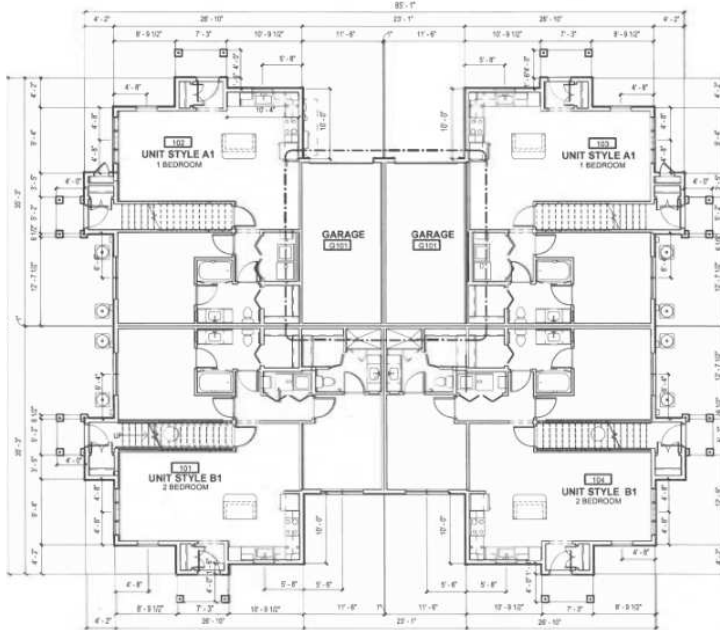
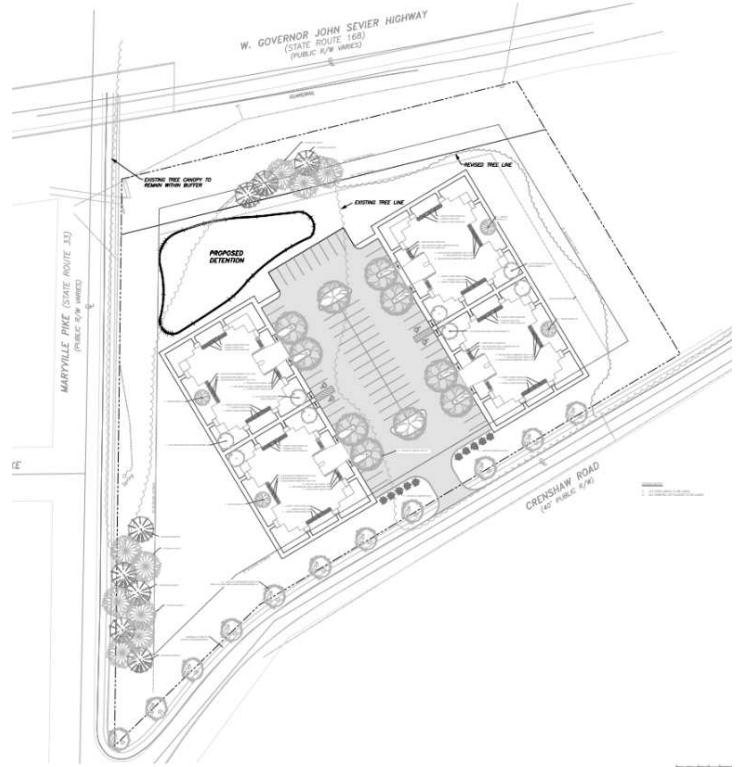
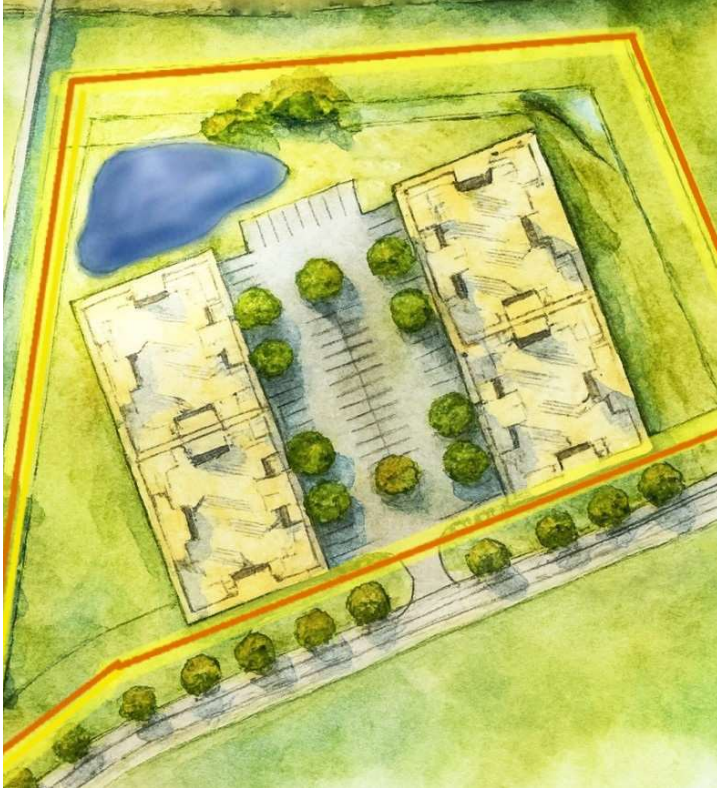
For Sale

4.13 Acres | \$193,704 / AC
Land Space

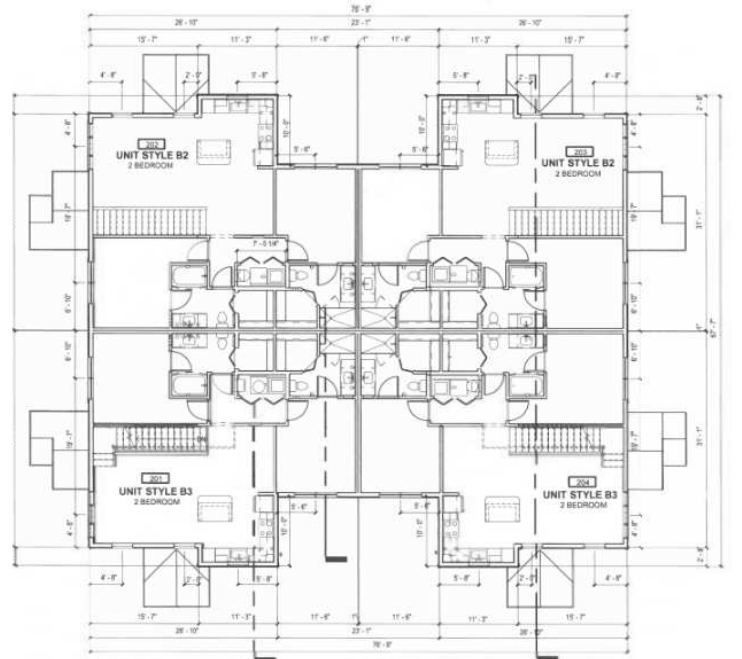


For Sale

4.13 Acres | \$193,704 / AC
Land Space



GROUND LEVEL
1/8" = 1'-0"



EVEL 2
1" = 1'-0"

For Sale

4.13 Acres | \$193,704 / AC
Land Space



LEFT SIDE ELEVATION

1/8" = 1'-0"



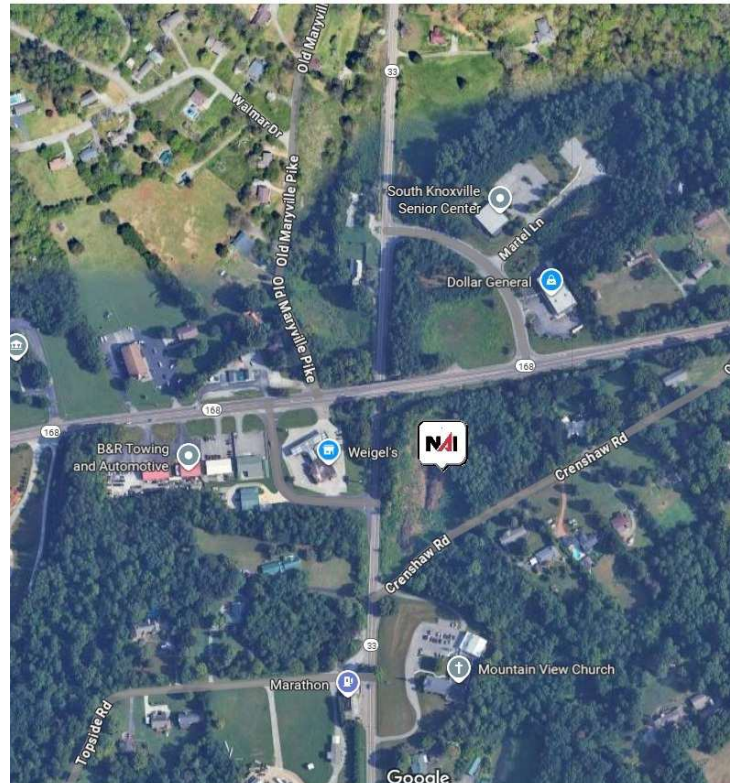
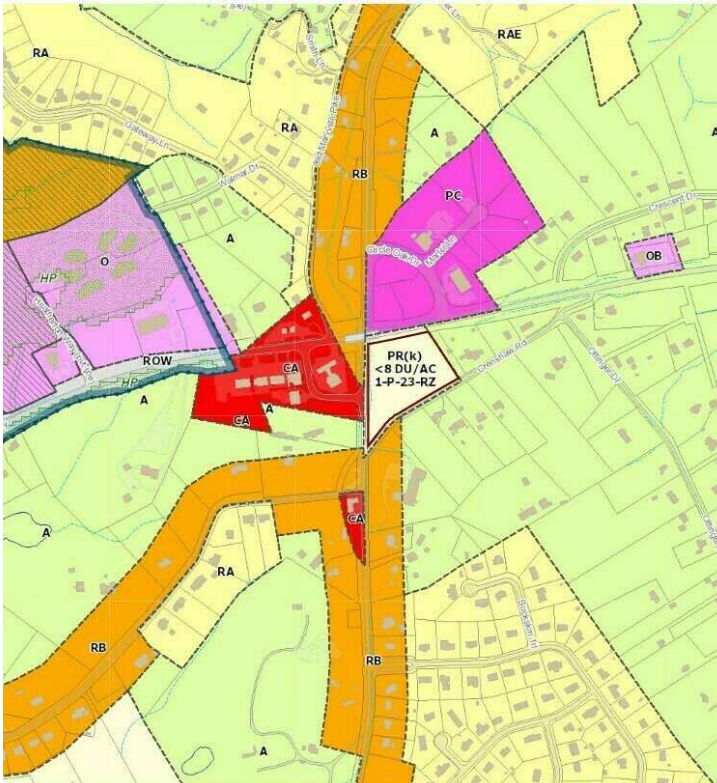
RIGHT SIDE ELEVATION

1/8" = 1'-0"



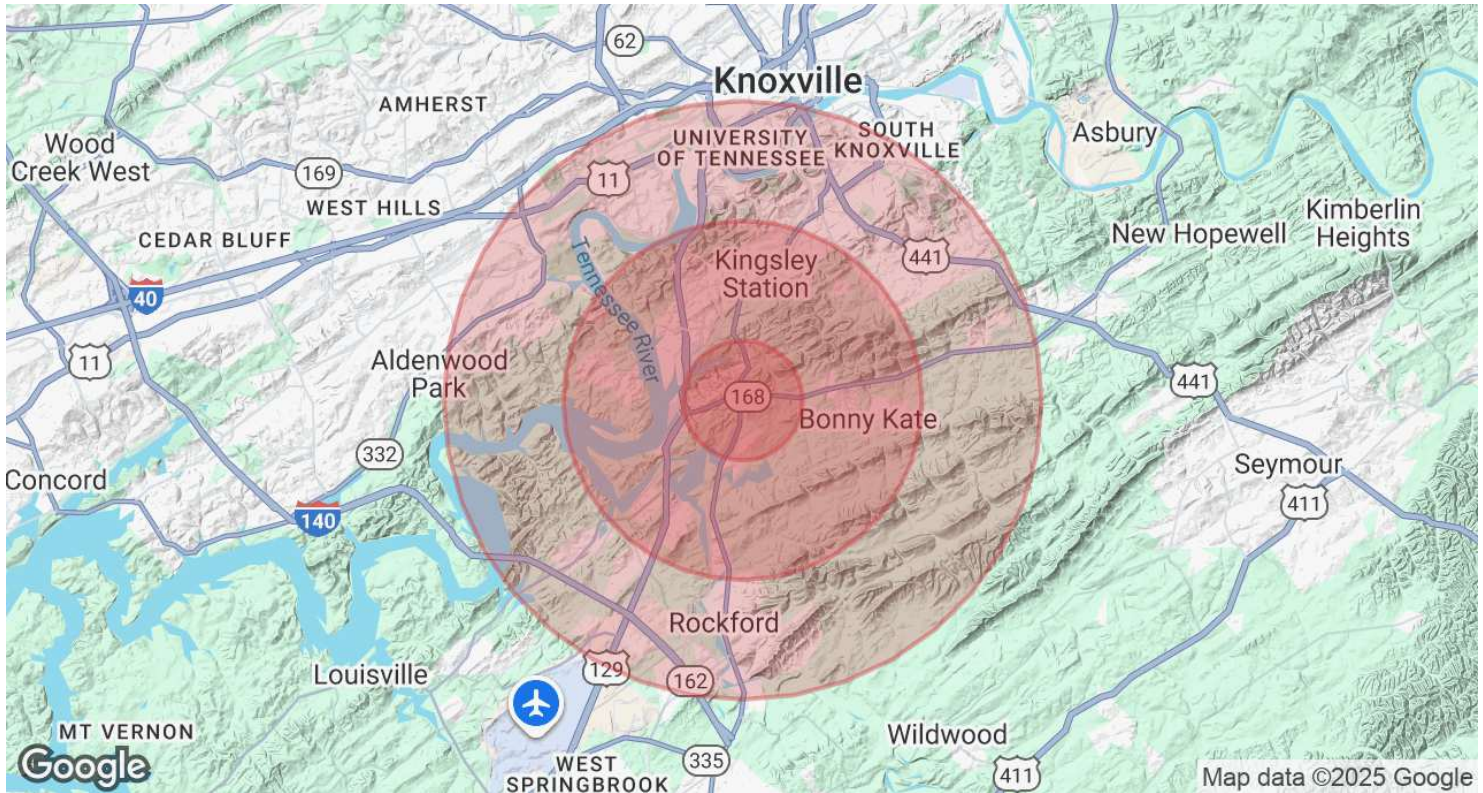
For Sale

4.13 Acres | \$193,704 / AC
Land Space



For Sale

4.13 Acres | \$193,704 / AC
Land Space



Population	1 Mile	3 Miles	5 Miles
Total Population	1,764	15,757	64,822
Average Age	47	42	37
Average Age (Male)	46	41	36
Average Age (Female)	48	42	38
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	702	6,716	25,352
# of Persons per HH	2.5	2.3	2.6
Average HH Income	\$99,095	\$104,258	\$86,981
Average House Value	\$495,505	\$472,644	\$391,627

Demographics data derived from AlphaMap