

**Watt Road Land Site
Parcel 007 016.00
Knoxville, TN 37934
Loudon County**



Property Type: Graded Land
Acerage: 8.1 Acres
Lease Rate: \$15,000 / Month
Sales Price: \$3,500,000



Property Information

All Utilities: At Curb
Graded Land: 3.5 Acres
Zoning: C-2
Interstate Visibility: Yes

Property Description:

Rare Commerical/Retail development opportunity at the intersection of I-75/I-40. With a daily average traffic of 95,501 vehicles, the Watt Road exit sees significant volume of interstate travelers, and trucking. Adjacent to the TA Travel Center with a shared entrance, the property is ideal for hotel, stand alone restaurant, or dealership. New sports complex under construction on north side of interstate provides additional opportunity.



CONTACT

Clint Baker
Baker Realty Company
Knoxville, TN
(865)450-2999
(865)450-2910 - fax
jcbaker@bakerrealtycompany.com
www.bakerrealtycompany.com

