

Land For Sale



Wallace Commercial

813 S Northshore Dr, Suite 202 Knoxville, TN 37919 | 865-690-1111

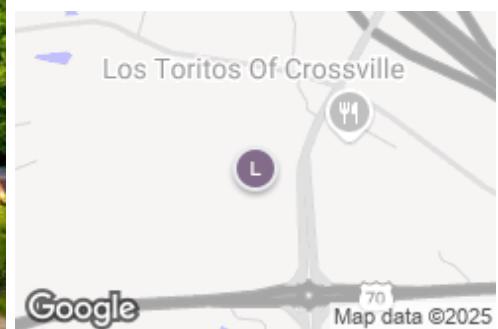
Prime Commercial on Peavine Rd in Crossville

Peavine Rd, Crossville, TN, 38555

Land For Sale

Prepared on June 02, 2025

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail, Industrial	Real Estate Taxes	\$2,459 in 2024
Total Available Space	Unknown	Available Date	Now
Asking Price	\$1,100,000	Days On Market	28 days
Listing Price Per SF	-	Date Listed	5/05/2025
List Price Per Acre	\$342,679	Last Modified	6/02/2025
Cap Rate (Actual)	-	Listing ID	42691205
Total Expenses	\$2,459	Parking Spaces	-
Signage	Free-Standing	Electric Service	-
Show Instructions	Call broker	Water	Yes
Tax Year	2024	Sanitary Sewer	Yes

Description

Located just off Interstate 40 in Crossville, TN at the Peavine Rd exit, this 3.21-acre parcel offers outstanding visibility and generous road frontage in one of Cumberland County's most active commercial corridors. With multiple retailers and restaurants nearby, this site has direct access to downtown Crossville and is just minutes from the renowned Fairfield Glade resort and golf community—home to nearly 10,000 residents and visitors drawn by world-class golf courses, recreational amenities, and events year-round.

With high visibility, consistent local and tourist traffic, and flexible development potential, this property is ideally suited for a wide range of commercial uses, including retail, hotel, fast-food, and restaurant development.

According to TDOT, Peavine Rd at this location supports approximately 14,000 vehicles per day and I-40 supports 32,000 vehicles—making it one of the most heavily traveled routes in the area.

From I-40 W, use the right 2 lanes to continue on I-40 toward Nashville. Take exit 322 for TN-101/Peavine Rd toward Crossville. Turn left onto Peavine Rd. for approx 0.5 miles. Property will be on the right, just past Cancun Mexican Restaurant and before the roundabout.

Property Features

Location Details

Address	Peavine Rd, Crossville, TN, 38555
Zoning	NONE
County	Cumberland

Parcels	101 07001
Name	Peavine Rd
Nearest MSA	Crossville

Building Details

Sub Type	-
Land Size	3.21 Acres / 139,828 SF
Occupancy Type	Single Tenant
Electricity	-

Water	Yes
Sanitary Sewer	Yes
Lot Depth	466 ft
Lot Width	282 ft

Property Listings

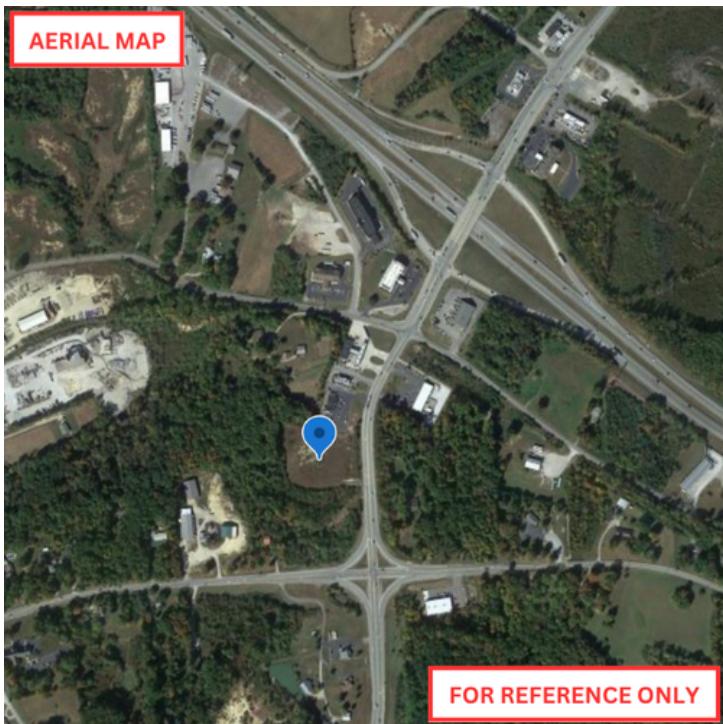
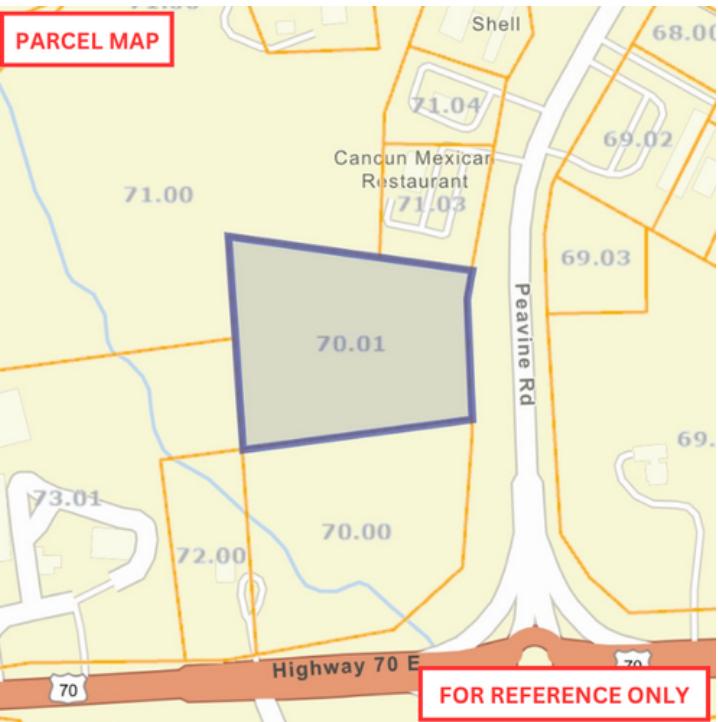
1 Listing | --- | \$1,100,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant Land	-	-	\$1,100,000	\$342,679.13	Now

Additional Photos







Contact



John Lyle
865-690-1111
john@jfl78.com



Wallace Commercial

Location Facts & Demographics

Demographics are determined by a 10 minute drive from Peavine Rd, Crossville, TN 38555

CITY, STATE

Crossville, TN

POPULATION

19,090

AVG. HH SIZE

2.33

MEDIAN HH INCOME

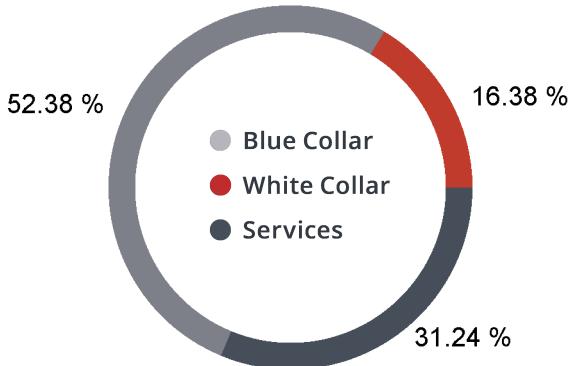
\$38,092

HOME OWNERSHIP

Renters:  **2,761**

Owners:  **5,262**

EMPLOYMENT



35.95 %

Employed

2.23 %

Unemployed

EDUCATION

High School Grad: **36.43 %**

Some College: **18.54 %**

Associates: **4.02 %**

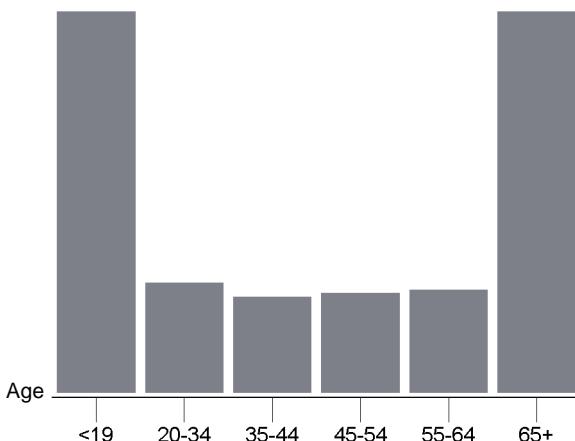
Bachelors: **13.95 %**

GENDER & AGE

47.26 %



52.74 %



RACE & ETHNICITY

White: **90.86 %**

Asian: **0.07 %**

Native American: **0.20 %**

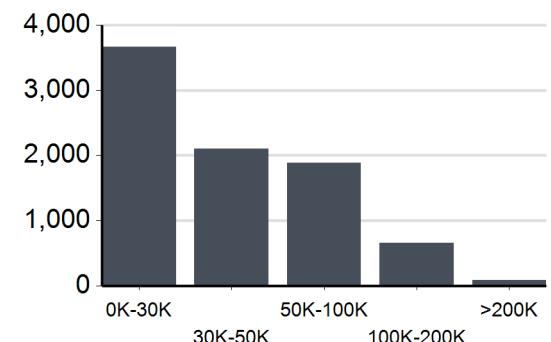
Pacific Islanders: **0.10 %**

African-American: **0.39 %**

Hispanic: **5.03 %**

Two or More Races: **3.34 %**

INCOME BY HOUSEHOLD



HH SPENDING

