

AVAILABLE FOR SALE

1640 S US 35

KNOX, IN 46534

Property Overview

10-acre commercial development opportunity within the city limits. The site is fully serviced with city water and sewer, includes a shared retention pond for stormwater management, and features excellent frontage along U.S. Highway 35. The property is designed as a Planned Unit Development (PUD) and is subdivided into eight lots, accommodating a mix of potential uses such as restaurants, coffee shops, office buildings, service stations, and other retail or commercial ventures.

With a level topography, pre-planned infrastructure, and interior access via Weaver Drive, this site is well-positioned for immediate development. Its flexible lot sizes range from just over one acre to larger parcels of nearly 2.6 acres, catering to both national tenants and local businesses. The property is located less than a mile from downtown Knoxville, making it a strategic investment for developers aiming to capitalize on the area's growing commercial market.

PARCEL SIZE	10 Acres
ZONING	PUD
PRICE	Subject to offer
TOPOGRAPHY	Level
LOT SIZES	1 to 10 Acres
TRAFFIC COUNT	9,448
UTILITIES	City water and sewer
FRONTAGE	440 Feet
PARCEL NUMBERS	750626300011000003

FOR MORE INFORMATION

Lori Tubbs (312) 446-7059 lori@loritubbs.com

 **RI TUBBS**

REAL ESTATE & DEVELOPMENT CONSULTING

AVAILABLE FOR SALE

1640 S US 35

KNOX, IN 46534

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

SITE LAYOUT



FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

lori@loritubbs.com

AVAILABLE FOR SALE

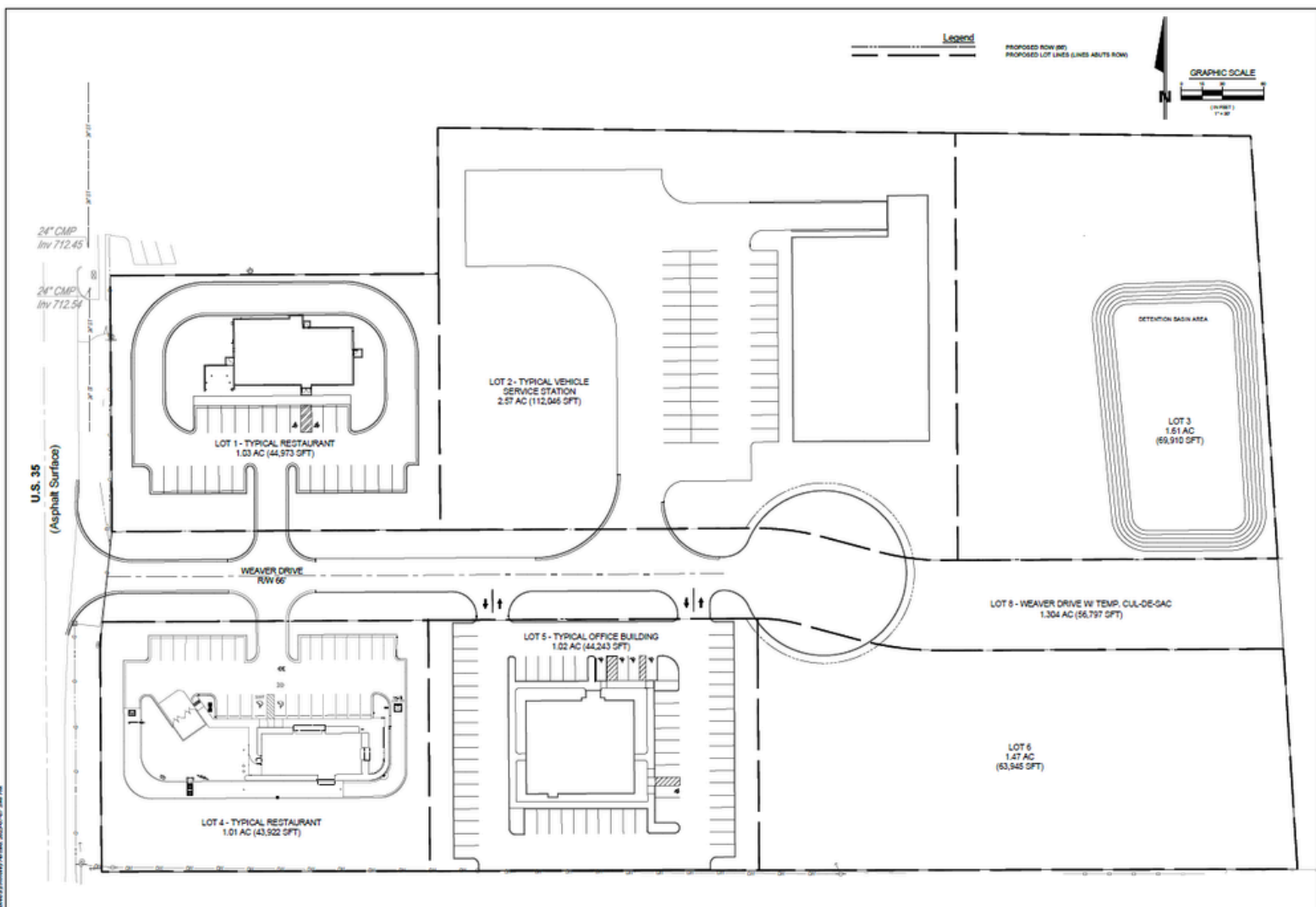
1640 S US 35

KNOX, IN 46534

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

SURVEY



FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

lori@loritubbs.com

AVAILABLE FOR SALE

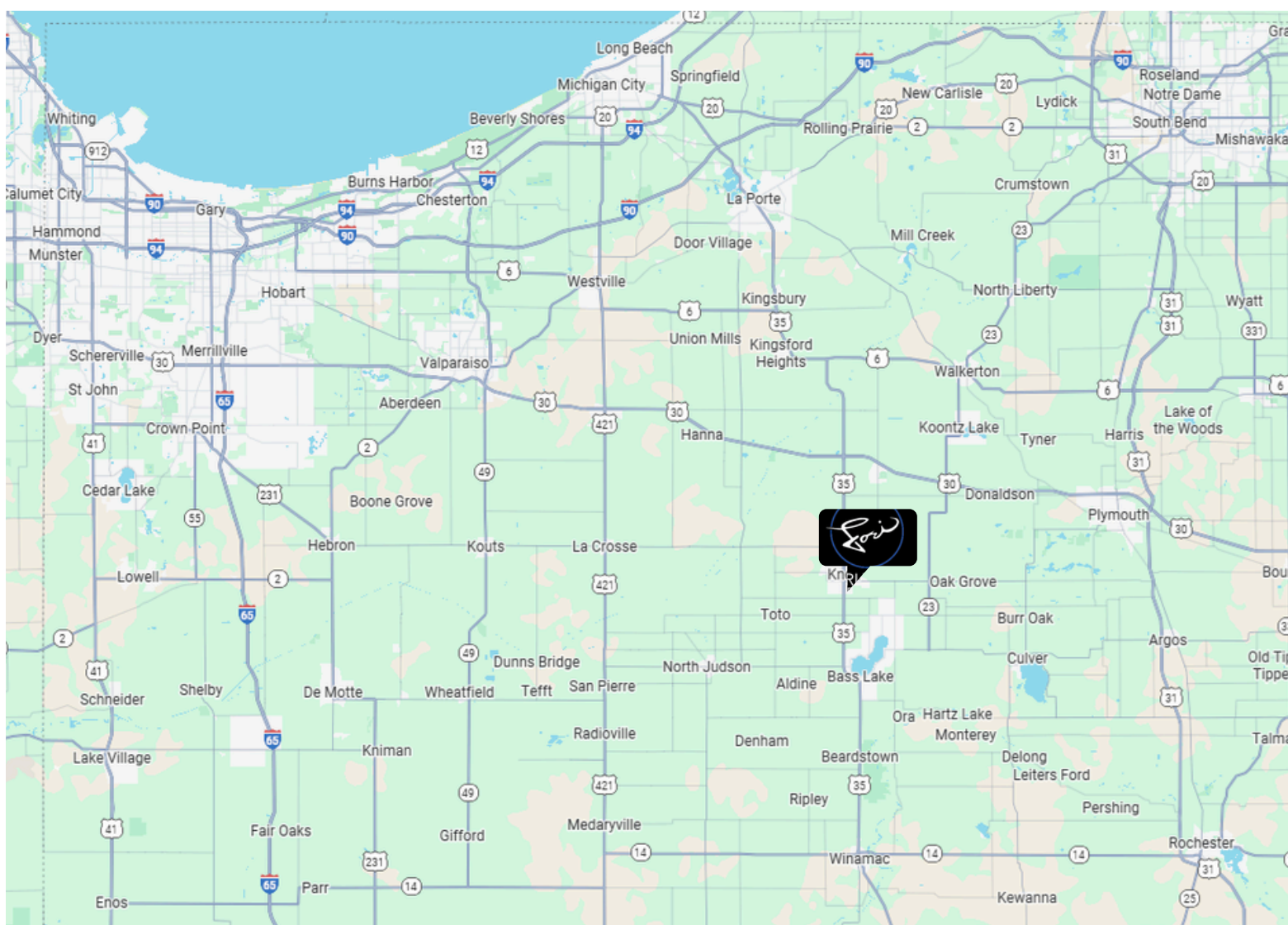
1640 S US 35

KNOX, IN 46534

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

MAP



FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

lori@loritubbs.com

1640 S US 35

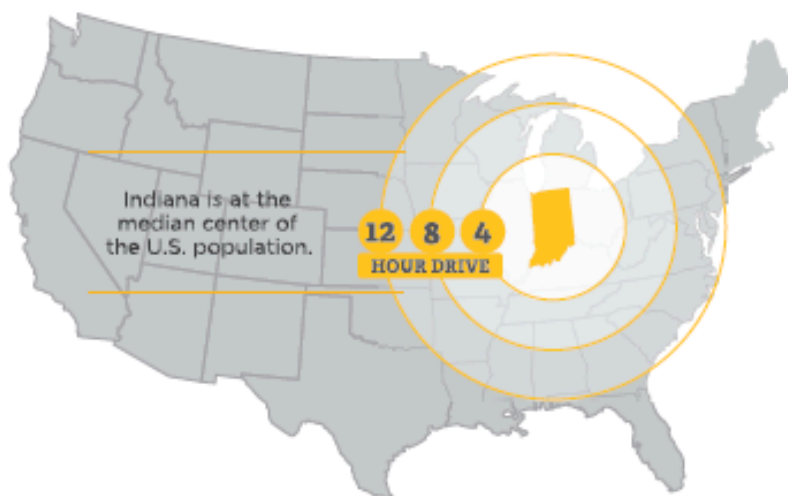
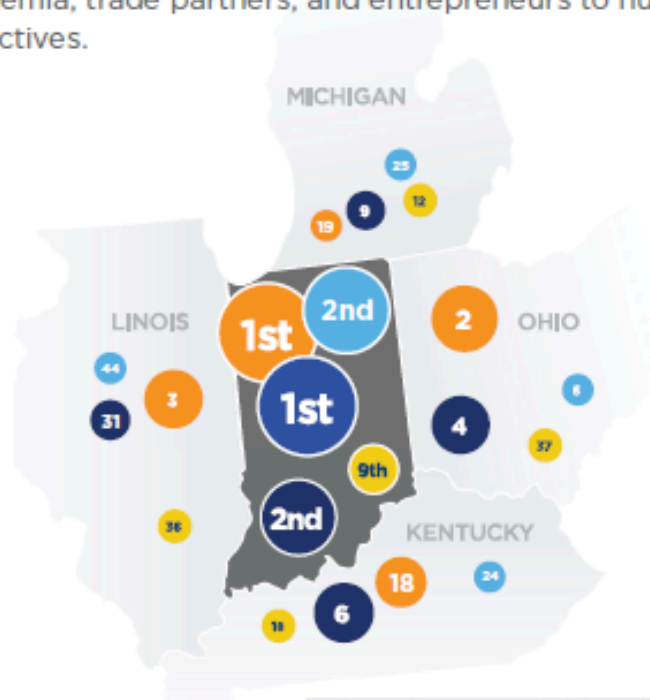
KNOX, IN 46534

STATE OF INDIANA INFORMATION

INDIANA
Business Climate

Indiana is more than the Crossroads of America - it's the center of intelligence that connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports business objectives.

- 1** America's Top State for Business Infrastructure
(CNBC, 2022)
- 1** Best Place to Start a Business
(Forbes, 2025)
- 1** Property Tax Index Rank
(Tax Foundation, 2022)
- 2** Cost of Doing Business
(America's Top States for Business, CNBC, 2022)
- 9** State Business Tax Climate Index Score
(Overall Rank, 2023)



FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

lori@loritubbs.com

1640 S US 35

KNOX, IN 46534

LORI TUBBS

REAL ESTATE & DEVELOPMENT CONSULTING

STATE OF INDIANA INFORMATION

CORPORATE
INCOME TAX: 4.9%

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES: 3%

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

Individual Income Tax Rate: 3.15%

MI: 4.25% | OH: 4.79% | KY: 4.5% | IL: 4.95%

AAA Indiana
Bond Rating

Michigan: AA+ Ohio: AAA Kentucky: AA Illinois: BBB+
(Fitch, 2023)

UNEMPLOYMENT
INSURANCE RATE: 2.5%

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except NAICS code 23 is 3.23% or government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

UI Tax for New Employers: \$238

WORKER'S
COMPENSATION
PREMIUM RATE RANK: 4th

Indiana offers a competitive environment for business, with less red tape and higher rankings to impact your bottom line.

MI: 14th | OH: 5th | KY: 6th | IL: 33rd

RIGHT TO WORK: YES

Indiana is a right to work state with a business-friendly environment.

MI: NO | OH: NO | KY: YES | IL: NO

FOR MORE INFORMATION

Lori Tubbs

(312) 446-7059

lori@loritubbs.com