

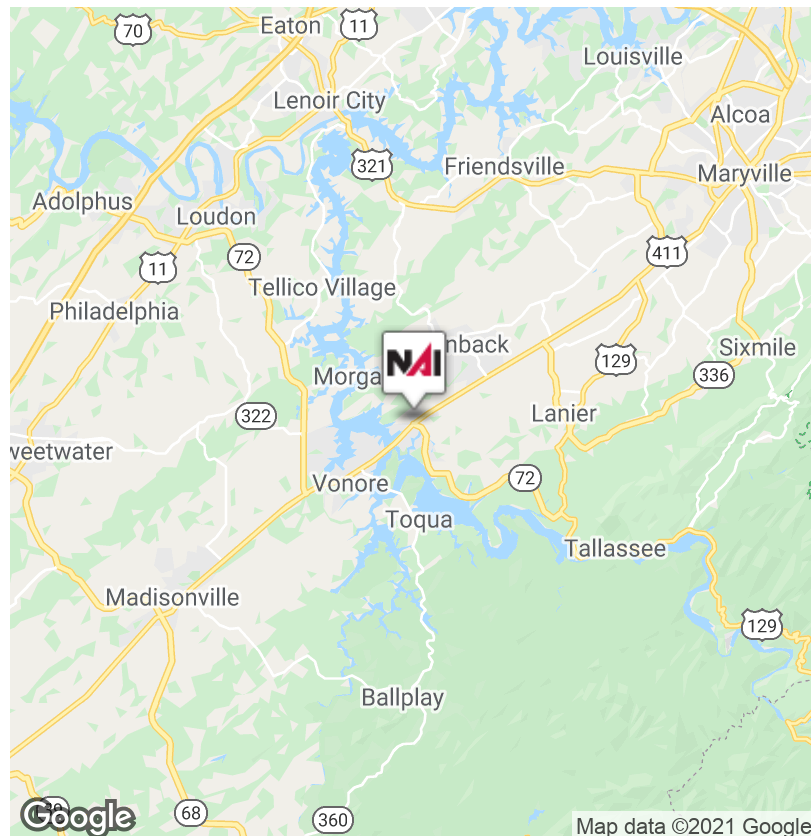
FOR SALE

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885



Land | 1.79 Acres

- No retail fuel or quick serve restaurants permitted
- Over 14,000 cars per day - U.S. Hwy 411
- Over 13,000 cars per day - Hwy 72
- Lot is graded level. Detention basin has been created.
- Zoned C-3 Highway Business District - Town of Vonore
- \$495,000.00



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✉ **Maribel Koella, CCIM, SIOR, FRICS, CRE**
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Street View Across Front of Property
U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885



Survey

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885



APPROVAL OF WATER & SEWERAGE

Private Water Supply and/or Sewage Disposal Utility needed, or proposed for installation, fully meet the necessary State Health Department, and are hereby approved

T. Tate
 Office Date
 representative *Diana Schmitt (TAS)* 11-20-03

OF THE APPROVAL OF STREETS

Plans and specifications have been installed in accordance to the Town of Vonore Street Specifications or city arrangement has been made with the Planning Commission for completion of all required improvements in case of default.

T. Tate
 Office Date
 representative

OF THE APPROVAL OF UTILITIES

Utilities required have been installed in an acceptable manner and security arrangement has been made with the Planning Commission for completion of all required improvements in case of default.

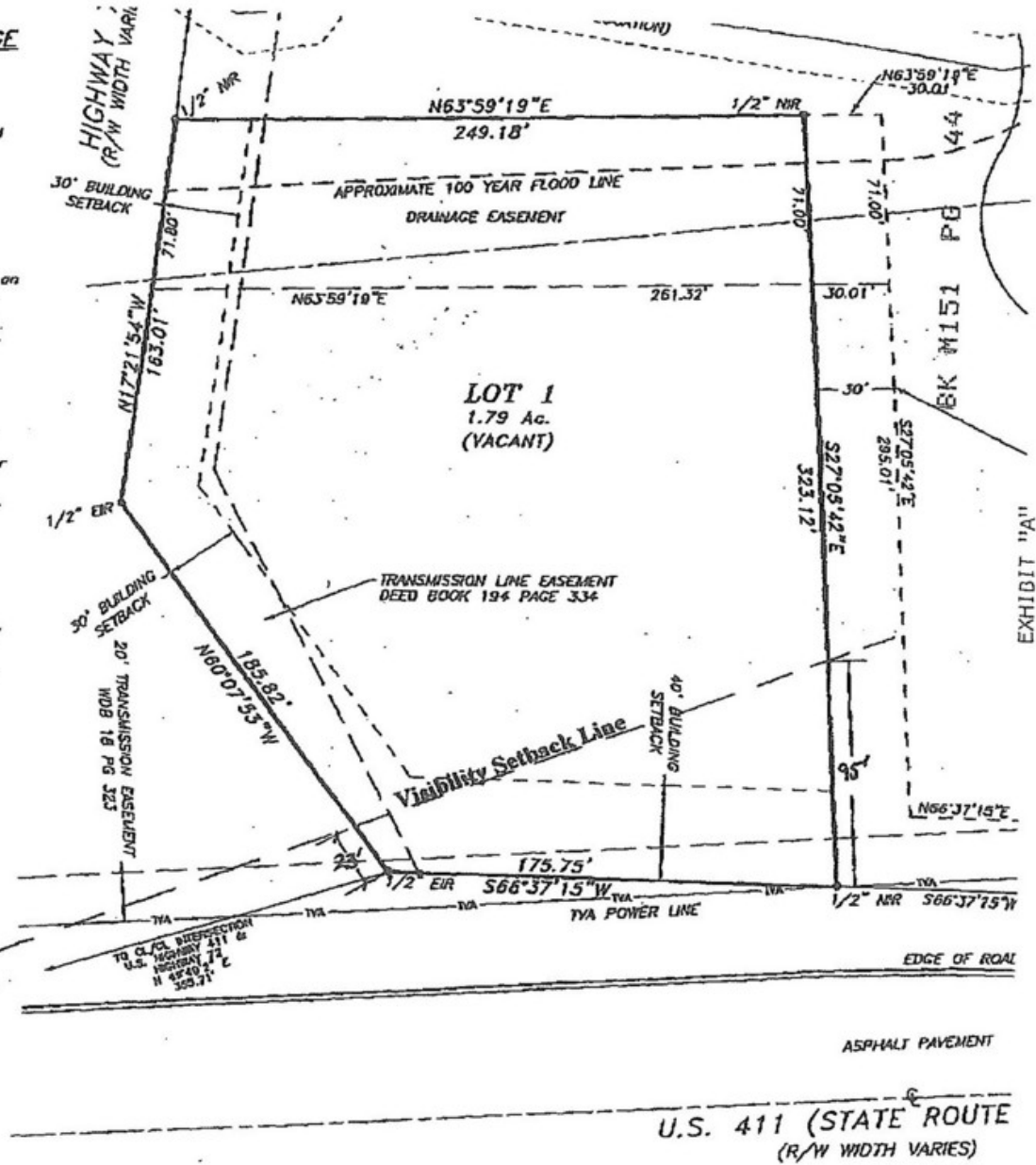
Commissioner Date
 representative

APPROVAL FOR RECORDING

The subdivision plat shown hereon has been found to comply with the standards for the Town of Vonore, Tennessee, with the necessary, if any, as are noted in the minutes of the Planning Commission. It has been approved for recording in the Office of the Register of Deeds.

Commissioner Date
 representative 11-20-03

State of Tennessee, County of MONROE
 Received for record the 11 day of
 DECEMBER 2003 at 3:30 PM. (RECH 147750)
 Recorded in Book M151 Pages 40-44
 State Tax \$.00 Clerks Fee \$.00,
 Recording \$ 27.00, Total \$ 27.00,
 Register of Deeds MILDRED A ESTES



SURVEYOR'S NOTES.

U.S. 411 (STATE ROUTE)
 (R/W WIDTH VARIES)

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FOR SALE

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

NAI Koella
RM Moore



View of Property from U.S. Hwy 411



View from Property toward U. S. Hwy 411

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NAI Koella
RM Moore

Property Photos and Neighboring

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885



Adjoining property is developed with an Exxon EZ Stop Market, with McDonald's co-operator



Entrance to Property and to EZ Stop Market and McDonald's. Looking to NE.



Entrance to Property.

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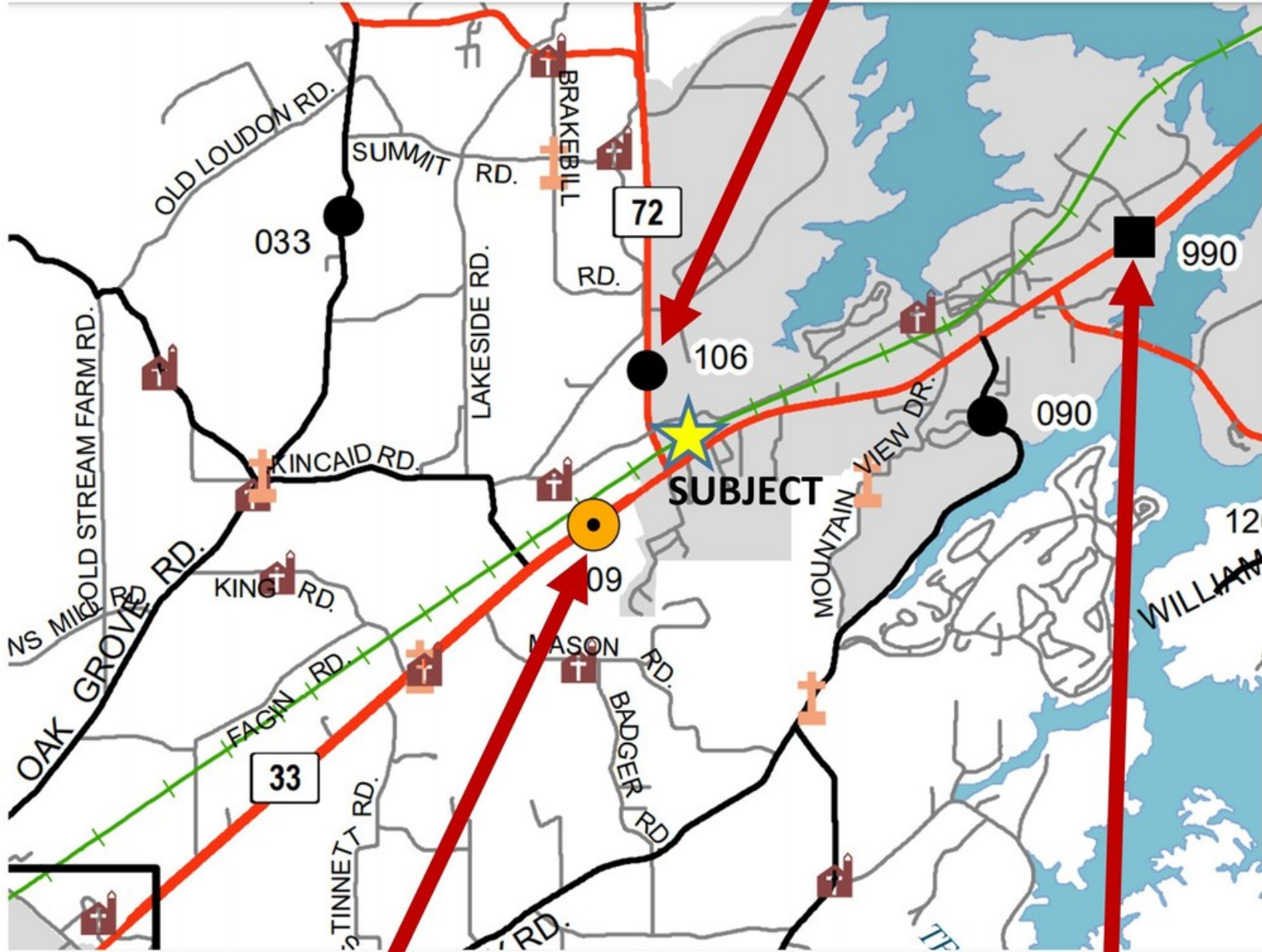
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Traffic Map

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

Traffic Map

13,670 AADT 2018



14,069 AADT 2018

14,977 AADT 2018

Aerial and Zoning Map

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

NAI Koella RM Moore
 FXXON EZ Stop Market

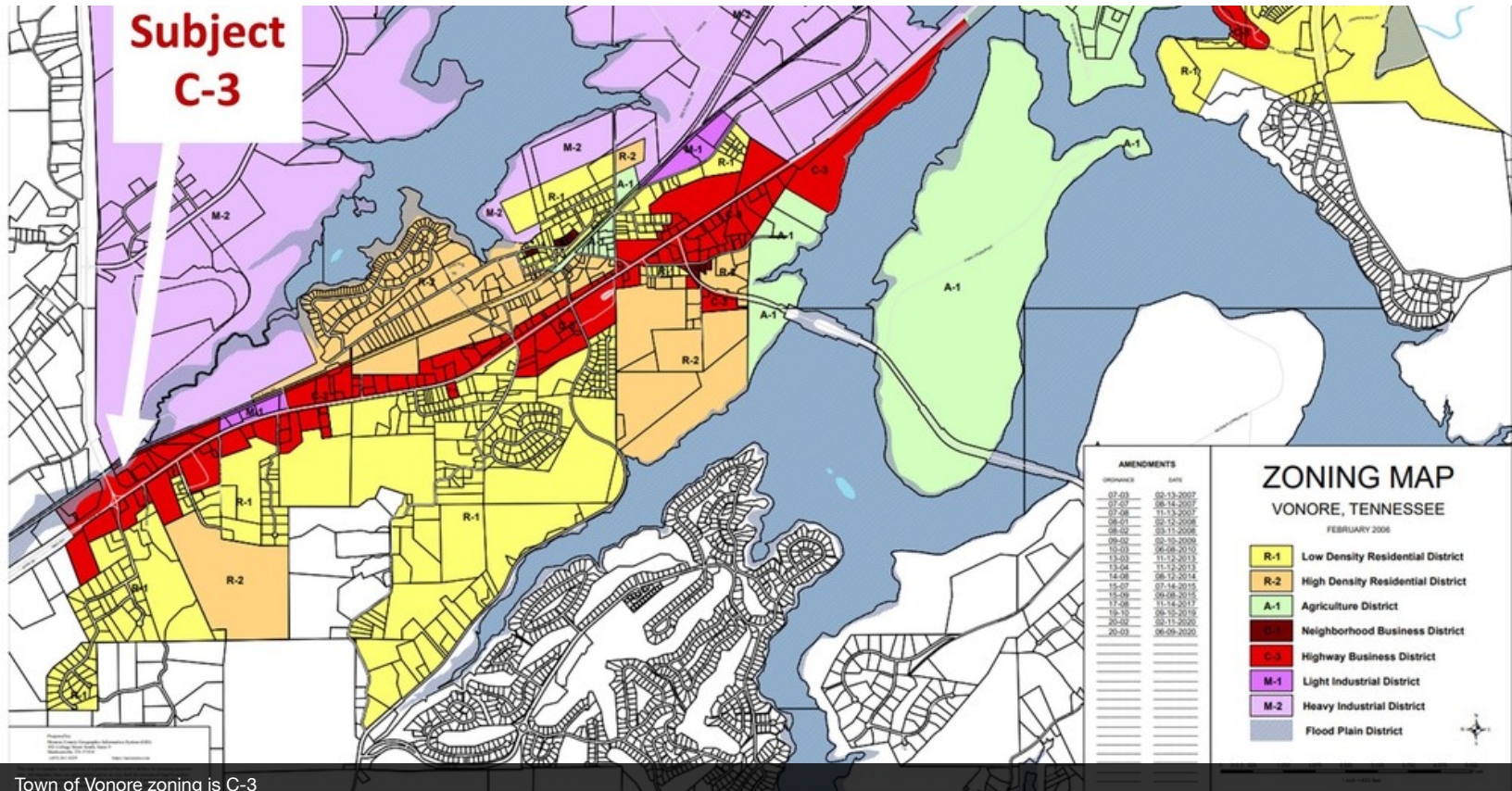
McDonald's

Ingress/Egress Easement



Entry to Property is shared with EZ Stop and McDonald's

**Subject
 C-3**



Town of Vonore zoning is C-3

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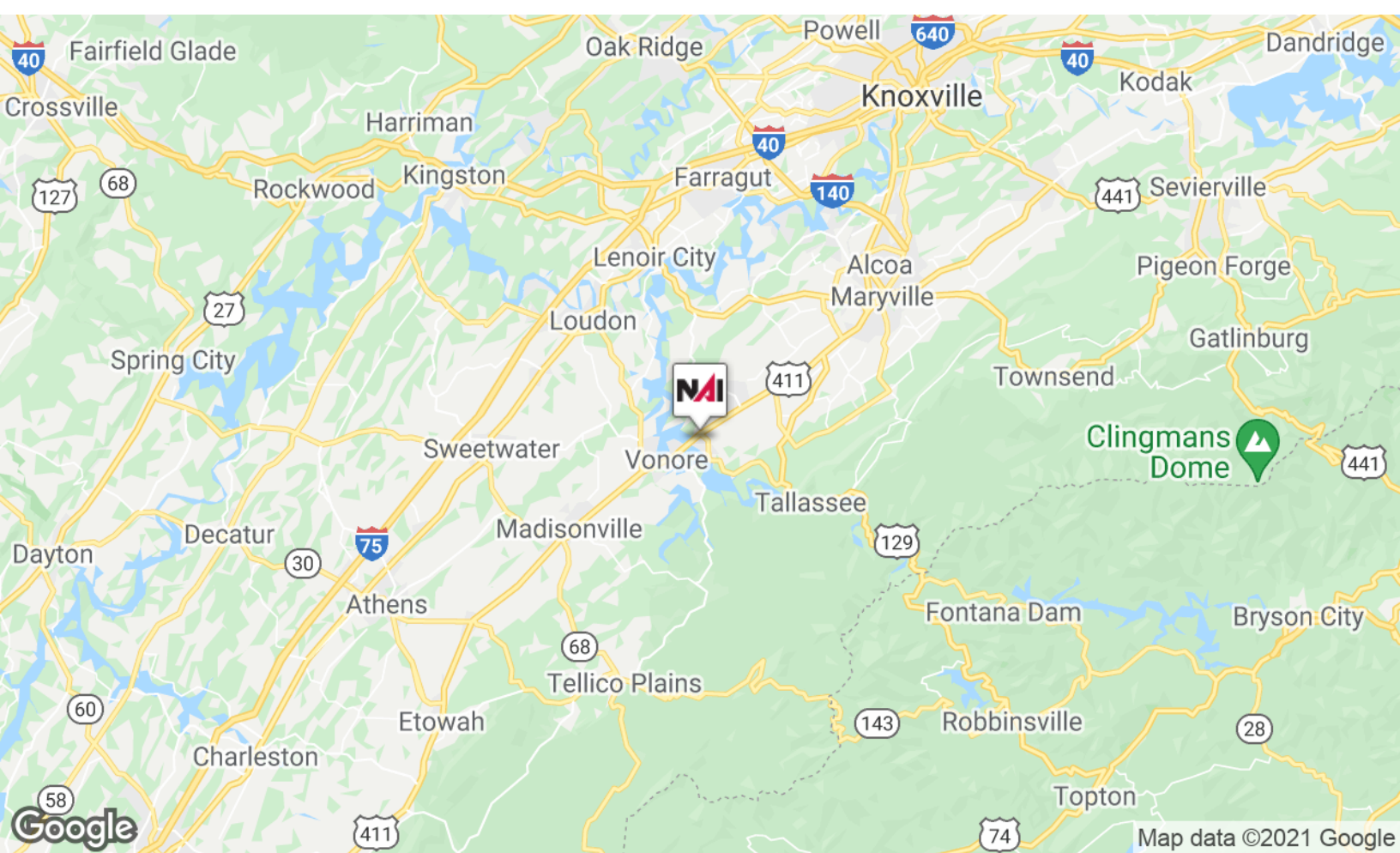
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NAI Koella RM Moore

FOR SALE - 1.79 Acres

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LOCATION MAPS



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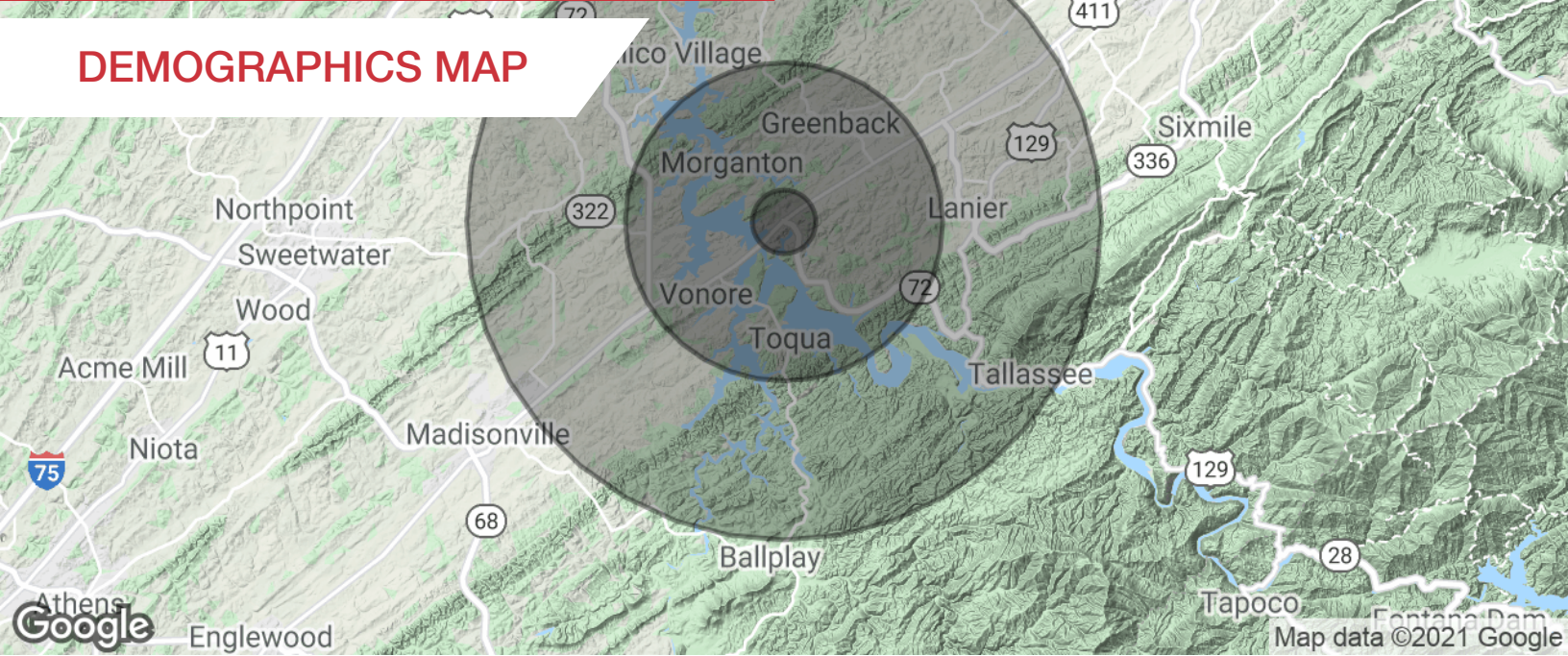
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NAI Koella
RM Moore

1.79 Acres Vonore, TN

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

DEMOGRAPHICS MAP



Population

1 Mile

5 Miles

10 Miles

Total population	192	6,639	36,090
Median age	43.4	44.7	45.3
Median age (male)	43.3	45.2	45.1
Median age (Female)	43.3	44.3	46.0

Households & Income

1 Mile

5 Miles

10 Miles

Total households	81	2,744	14,785
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,919	\$62,315	\$61,615
Average house value	\$248,578	\$262,903	\$260,235

* Demographic data derived from 2010 US Census