

For Sale  
**Land**  
28.42 Acres | \$70,000 / AC

## Veterans Pkwy Acreage

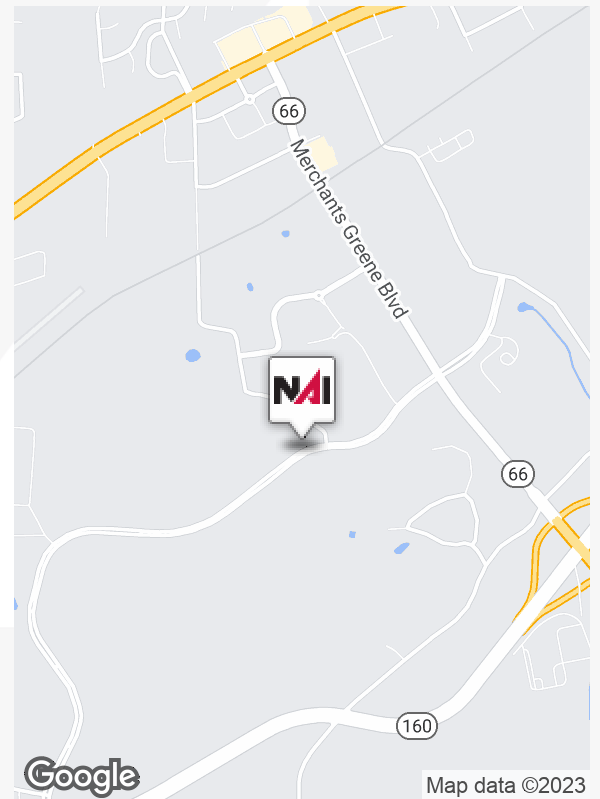
635 Veterans Pkwy  
Morristown, Tennessee 37813

### Property Highlights

- Close proximity to Andrew Johnson Highway
- Two minutes from Morrystown Landing, the new community center and the new Covenant Health Emergency Center
- A five minute drive to the Morrystown Regional Airport and Interstate 81
- Located in the most desirable school zone in Morrystown
- Located in a 2023 Qualified Census Tract
- Located in an Opportunity Zone
- New Market Tax Credit eligibility

### Property Description

Located in the growing West Morrystown submarket just 2 minutes from Andrew Johnson Highway, this site is in an ideal location for development of market rent multifamily, 55 and over housing, senior living, affordable housing or any number of other beneficial uses (will require annexation into the City of Morrystown and rezoning for appropriate use).



For more information

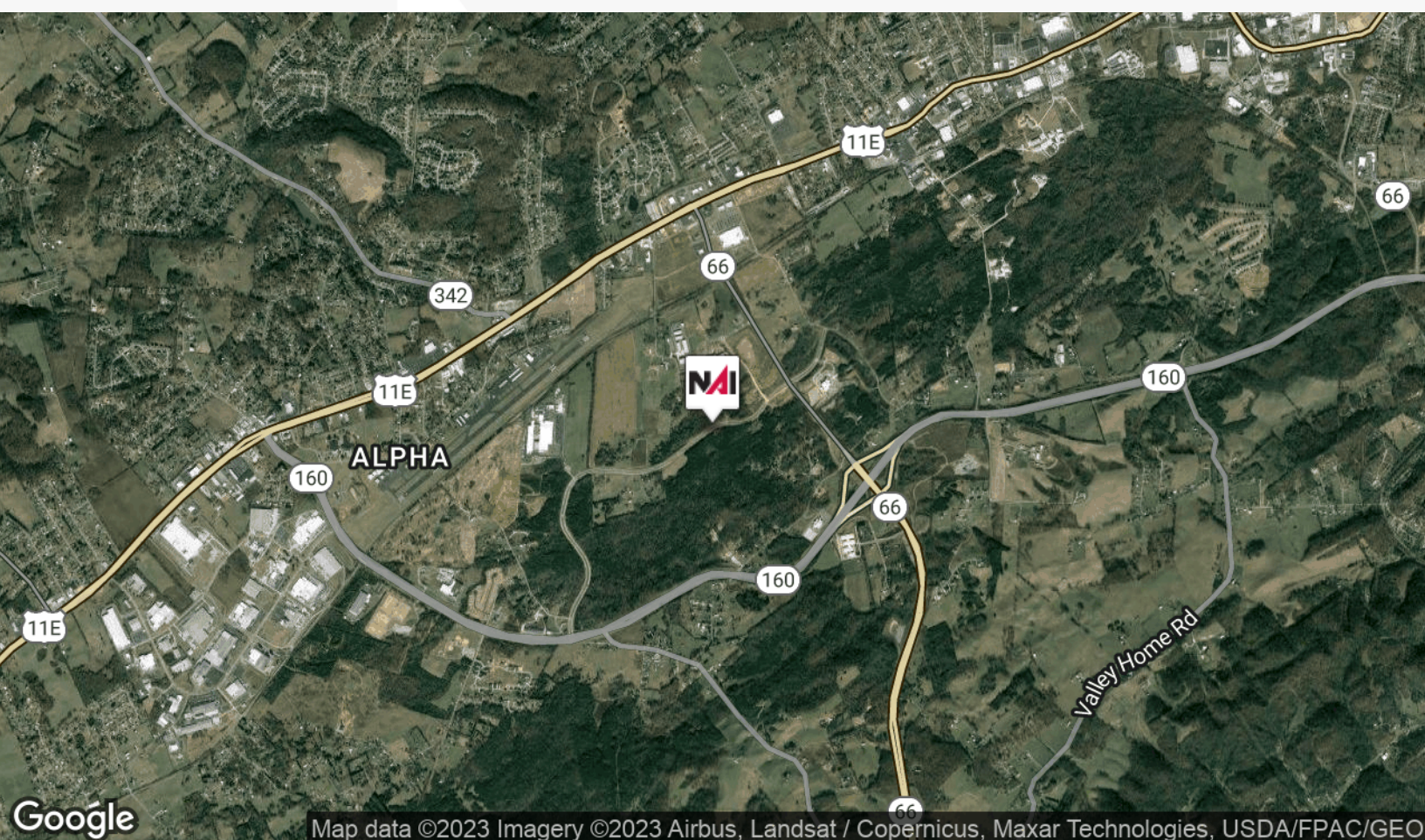
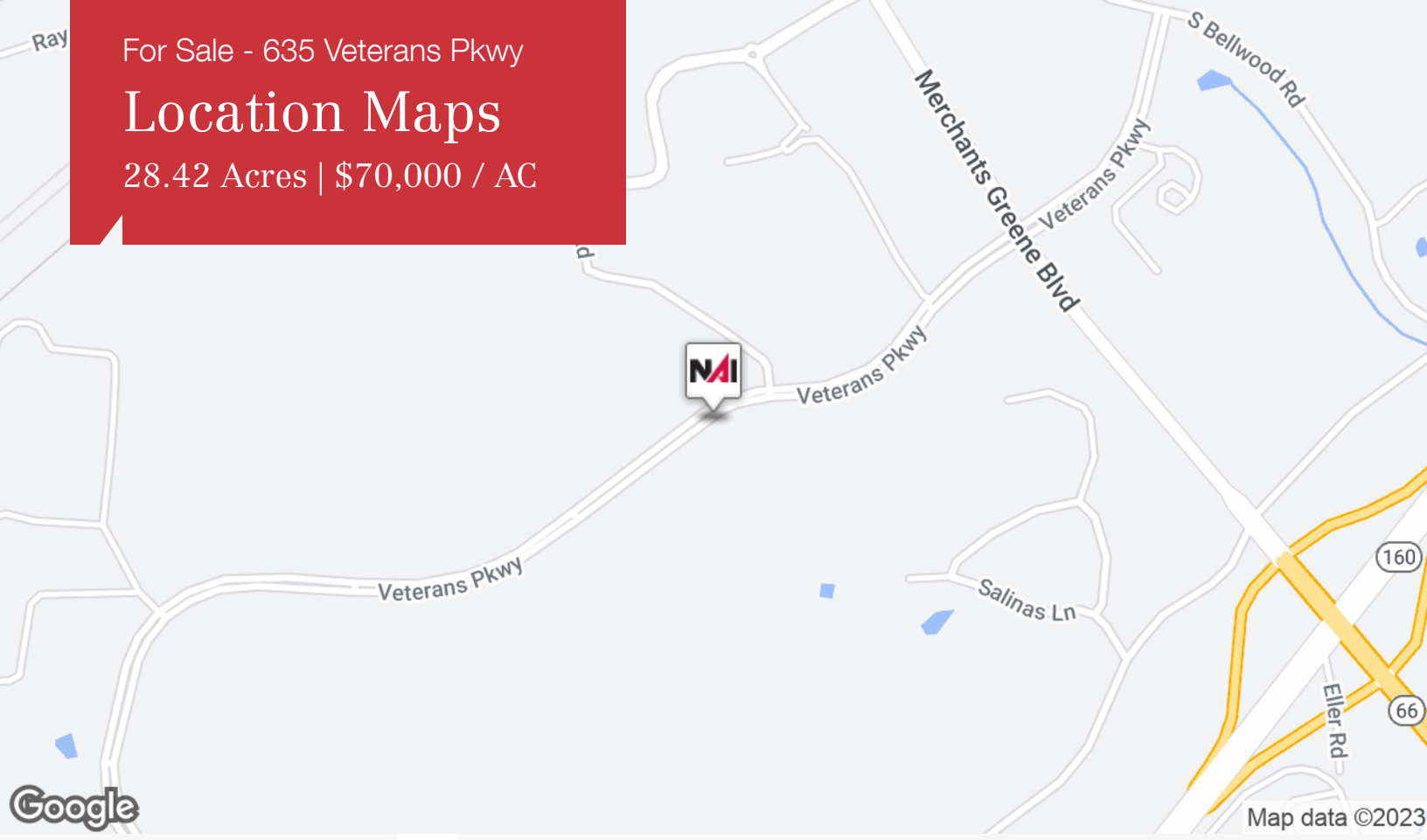
**Heidi Adams**

O: 865 862 6412  
hadams@koellamoore.com

For Sale - 635 Veterans Pkwy

# Location Maps

28.42 Acres | \$70,000 / AC



For Sale - 635 Veterans Pkwy

# Retailer/Parcel Map

28.42 Acres | \$70,000 / AC



Google

Map data ©2023 Imagery ©2023, Airbus, Maxar Technologies. USDA/FPAC/GEO

For Sale - 635 Veterans Pkwy

# City Information

28.42 Acres | \$70,000 / AC

## Morristown, Tennessee

Morristown is the principal city of the Morristown Metropolitan Statistical Area, which encompasses all of Hamblen and Jefferson Counties. Centrally located between eight counties, Morristown serves as the regional hub for employment, shopping, recreation, healthcare, and educational opportunities. With the continued population growth in East Tennessee, Morristown is experiencing a boom in development commercially, residentially, and industrially. Over the last five years, the city has seen an increase of about 500 jobs annually. Merchant's Greene, a mixed-use development near this parcel, is continuing to expand with the addition of more dining establishments, hotels, and retailers. Morristown Landing is one of the newest area developments. The community center includes an indoor Olympic competitive swimming pool and other swimming options, climbing walls, gymnasiums, and walking track fitness rooms. Covenant Health recently completed development of Morristown-Hamblen West, a \$38.5 million outpatient healthcare facility that includes emergency care, imaging, and primary care.

Along with the commercial development comes residential rooftops. There are currently over 1500 residential units either under construction or in the approval stages with additional single family home builders and multifamily developers eyeing Morristown for their next project. This unprecedented expansion is also bringing hundreds of new jobs to the Morristown area.

Morristown's location is appealing for developers because it is situated between Bristol and Knoxville. This makes it accessible to thousands of people in the surrounding areas, especially with Interstate 81 connecting to the middle of town right near the I-40 split to Knoxville and Asheville. Morristown has been very successful with recruiting for industrial expansion. Morristown is a hub of about eight rural counties that touch Hamblen County making it a "job center."



For Sale - 635 Veterans Pkwy

# Advisor Bio

28.42 Acres | \$70,000 / AC



## HEIDI ADAMS

Senior Advisor

hadams@koellamoore.com

Direct: 865.862.6412 | Cell: 321.439.3175

### PROFESSIONAL BACKGROUND

As a Senior Advisor, Heidi brings over three decades of diverse commercial real estate experience to the NAI Investment Group. Having transacted in all major asset classes, she possesses an innate ability to fully analyze projects and effectively guide owners and investors through a series of detailed steps to reach overall goals. Heidi's diverse experience in asset management, construction, build-to-suit development and deal syndication allows her to put a unique eye on every transaction. Her wealth of knowledge has been invaluable in meeting the needs of her clients, guiding the process through marketing, complex contract negotiations, due diligence and closing.

Prior to practicing here in Tennessee, Heidi spent over 23 years in the commercial real estate industry in Central Florida. She last served as a Director of Brokerage and Asset Management for Taurus Southern Investments, a German investment firm, where she was responsible for brokerage activities and asset management of over 2.5 million square feet of high-tech office and flex products in Central Florida and Jacksonville. The Taurus team was responsible for the development of the first USGBC LEED Gold Flex Project in Central Florida and Heidi played an integral part in the success of this project. Additionally, Heidi was tasked with the analysis of potential acquisitions and as a member of the Taurus disposition team handled the sale of assets once they had reached the designated hold period for the investor group. During her five years with Taurus, Heidi was directly involved in over \$291 million in real estate transactions.

Heidi was recognized by the Florida Real Estate Journal as a 2008 Top Woman in Commercial Real Estate and by CoStar as a 2006 Top Office Broker. Additionally, Heidi was recognized by the Orlando Business Journal as one of Orlando's "40 Under 40" in 2007.

Since joining NAI, Heidi has been consistently ranked among the highest producers at the firm. She was named as the firm's Top Producer for the years 2016, 2017, 2018, 2020, 2021 and 2022; an honor achieved by closing the highest dollar volume of transactions for the year company wide. Additionally, Heidi was recognized by the East Tennessee CCIM Chapter and the Knoxville Area Association of Realtors as the Top Multifamily Broker and Commercial Broker of the Year for 2018.

NAI Koella | RM Moore  
255 N Peters Road, Suite 101  
Knoxville, TN 37923  
865.531.6400