

For Sale

# Commercial Garage

3,024 SF | \$899,000

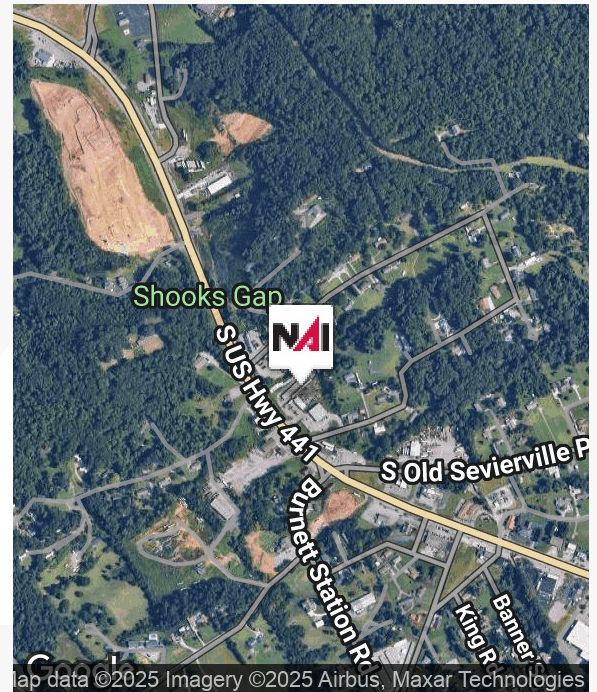


## 10092 Chapman Highway

Seymour, Tennessee 37865

### Property Highlights

- 3,024 SF warehouse space w/ customer reception/waiting area, office, mezzanine storage, and kitchen
- 5 drive in roll up doors
- High ceilings allow for vehicle lifts
- 1+ acre providing ample parking, storage, and outdoor work space
- High visibility on Chapman Hwy with pole signage and direct frontage
- Adjacent to O'Reilly Auto Parts
- Zoning supports a range of automotive, service, and commercial uses



For more information

**Alex Webber**

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**John Haney, CCIM**

O: 865 531 6400  
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## Exterior Photos



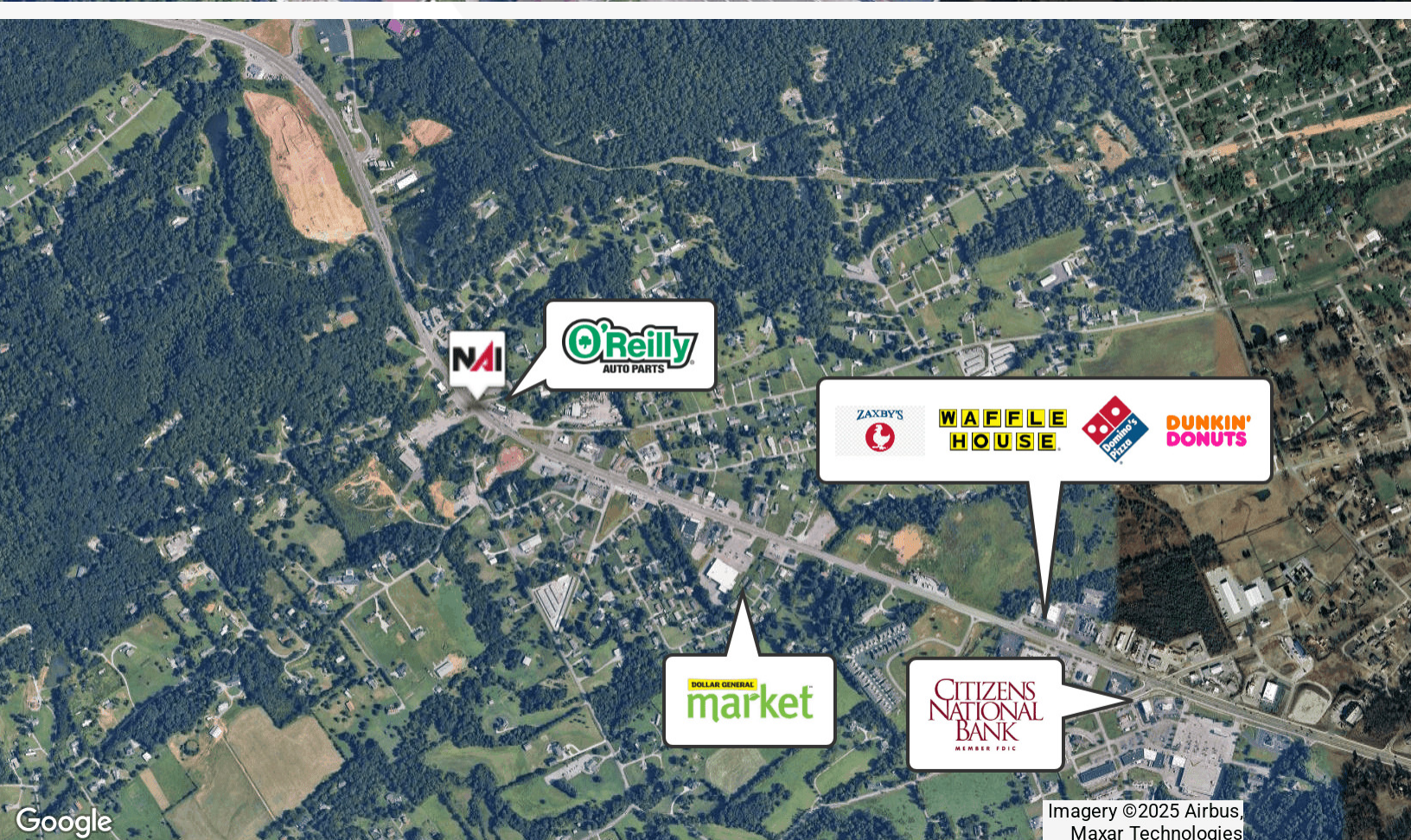
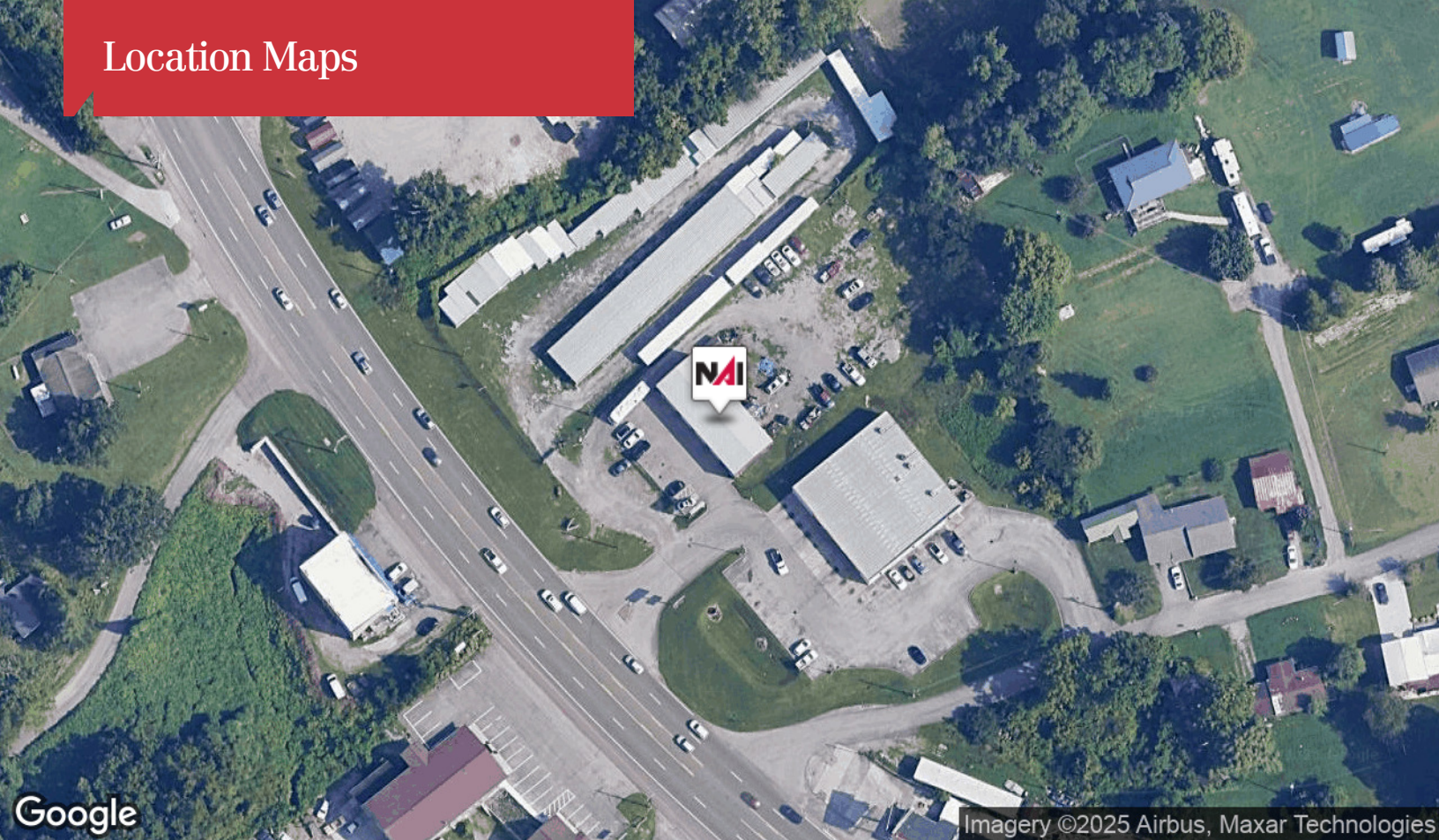


## Interior Photos



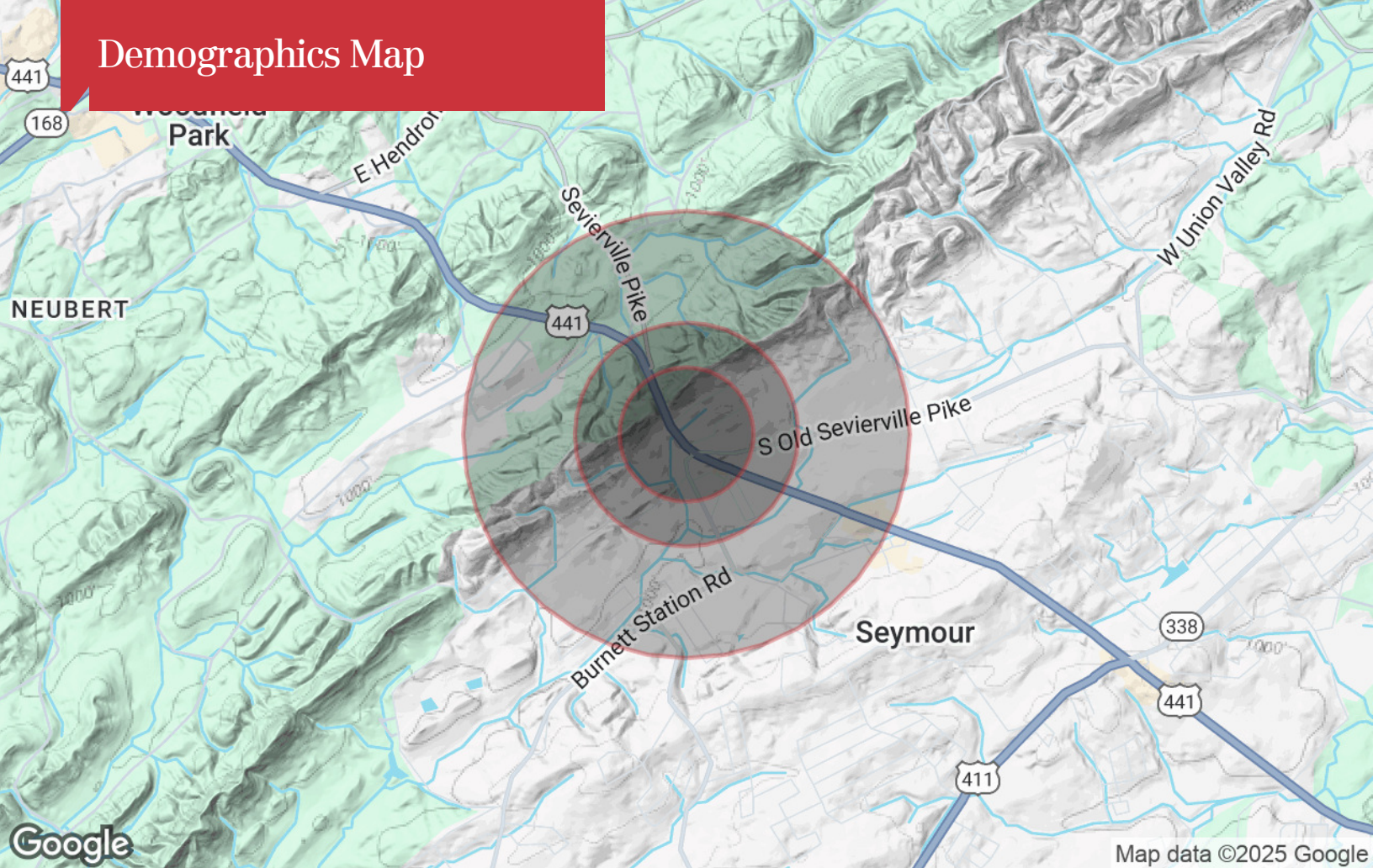


# Location Maps





# Demographics Map



## Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	118	396	1,526
MEDIAN AGE	44	45	45
MEDIAN AGE (MALE)	43	44	43
MEDIAN AGE (FEMALE)	45	46	46

## Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	47	159	614
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$85,250	\$80,384	\$79,602
AVERAGE HOUSE VALUE	\$309,704	\$305,641	\$295,842

## Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	99.1%	97.8%	97.5%
% BLACK	0.0%	0.5%	0.5%
% ASIAN	0.9%	0.9%	1.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	0.0%	0.5%	0.6%

## Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	1.7%	2.3%	2.8%

\* Demographic data derived from 2020 ACS - US Census





## Alex Webber

Advisor

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## Professional Background

Alex Webber serves as a Commercial Real Estate Advisor with NAI Koella | RM Moore, specializing in land sales and ground leases, industrial, office and medical properties, retail, and investment real estate. He also represents buyers and tenants in site selection and strategic relocations across East Tennessee, with a focus on Blount, Knox, and Sevier Counties.

A Maryville native, Alex combines his deep local knowledge with a background rooted in family business ownership to deliver practical, detail-oriented guidance to his clients. Before earning his affiliate broker license in 2021, he began his career as a Closing Specialist with Admiral Title Company in Knoxville — an experience that provided valuable insight into real estate transactions and inspired his transition into commercial brokerage.

## Memberships

East TN CCIM Chapter, Board of Directors

CCIM Designee

Leadership Blount Class of 2026

Downtown Referral Excellence Organization, Board of Directors

National, Tennessee, and Knoxville Association of REALTORS

Farragut/West Knox Chamber of Commerce

Blount County Chamber of Commerce

Loudon County Chamber of Commerce

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# Agent Profile

## John Haney, CCIM

### Senior Advisor

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Cell: 865.228.0673

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## Professional Background

John Haney is a Senior Advisor with NAI Koella | RM Moore who specializes in professional/ medical office sales and leasing, retail and investment properties, buyer/tenant representation and site selection. He has also earned the Certified Commercial Investment Member (CCIM) designation. Prior to becoming a commercial real estate broker, John practiced commercial law in Indianapolis, Indiana. He also worked as a television News/ Sports Anchor in Mississippi, Nebraska and Tennessee. John's experience with the East Tennessee area and community provided an excellent path for the transition to commercial real estate. His unique combination of professional experiences, education and contacts allows John to help his clients attain their real estate goals.

## Recent Notable Clients

**Medical:** Knoxville Dental Center, Tennova Healthcare, Urgent Team, The Eye Center of Lenoir City, Marble City Dentistry, Tennessee Foot & Ankle, Dobbs Orthodontics, Buckeye Home Medical

**Professional:** K&P Remodeling, Clark & Washington Attorneys, Pattison Sign Group, Blair Companies, Haines Structural Group, I.C. Thomasson Associates, Edward Jones, Slamdot Web Design, Commercial Bank, Total Quality Logistics, Concord Title

**Industrial:** BESCO, Montara Boats, Pipewrench Plumbing, Heating and Cooling, Sunbelt Rentals

**Retail:** Domino's, Token Game Tavern, Northshore Wine & Spirits, Shae Design Studio, Moonshine Mountain Cookies, PAWS Pet Supply and Grooming, Christmas Decor Plus More, Big O Tires

## Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

National, Tennessee, and Knoxville Associations of REALTORS

Farragut/West Knox Chamber of Commerce, Board of Directors

Knoxville, Blount County and Loudon County Chamber of Commerce

North Knoxville and Fountain City Business & Professional Associations

Hardin Valley Business and Community Alliance, Vice President

PIN Referral Excellence Organization, Networking Today International

## Education

Duke University School of Law, 1994. J.D. with Honors.

Indiana University, 1991. B.S. with High Distinction.

CCIM Institute - Certified Commercial Investment Member, CCIM Designee, 2014



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