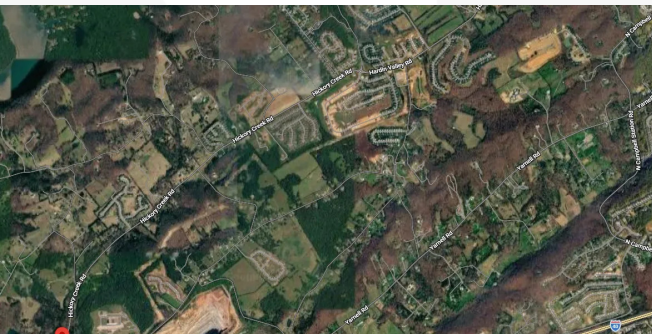
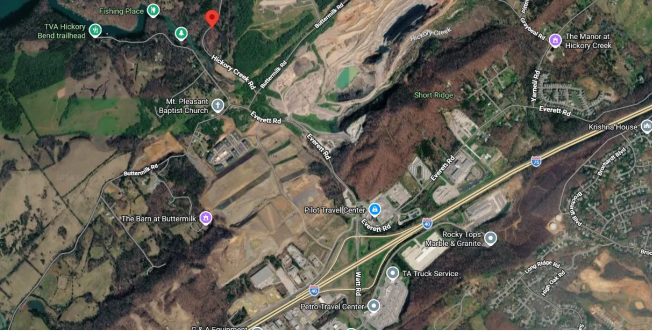




For Sale

Hardin Valley Land

3.62 Acres | \$250,000 / AC

Hickory Creek Development Site

13000 Hickory Creek Rd
Knoxville, Tennessee 37932

For more information

Heidi Adams

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Property Highlights

- CA zoning supports a broad range of commercial and residential uses
- Potential for ±87 multifamily units at 24 DU/acre*
- Located in a Qualified Census Tract
- Excellent I-40/I-75 and Watt Road connectivity
- Located at the intersection of major West Knoxville growth corridors
- Surrounded by significant residential expansion
- Future Watt Road interchange improvements create additional long-term connectivity upside
- Potential mixed-use opportunity combining residential density with neighborhood-serving commercial
- Strong location with proximity to Turkey Creek, Hardin Valley and major employment centers
- Attractive basis relative to the cost of assembling smaller infill sites
- Opportunity to capitalize on continued population and housing growth in West Knoxville

OFFERING SUMMARY

Sale Price	\$250,000 / acre
Lot Size	3.62 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	56	\$191,707
0.5 Miles	224	\$185,745
1 Mile	834	\$163,356

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PROPERTY DESCRIPTION

13000 Hickory Creek Road offers a unique opportunity to acquire commercially zoned land positioned to benefit from the continued expansion of Hardin Valley and convenient access to Knoxville's interstate network. The property provides a platform for a variety of commercial uses while also offering the potential for a small-scale multifamily development, creating multiple paths to value creation.

LOCATION DESCRIPTION

The property is located near I-40/I-75, Watt Road, Turkey Creek, and Hardin Valley, providing convenient access to major employment centers, retail, dining, recreation, and regional transportation routes. Continued residential growth throughout the Hickory Creek/Hardin Valley corridor is creating increasing demand for well-located housing and neighborhood-serving commercial uses.

The property's proximity to I-40/I-75 provides convenient connectivity throughout the Knoxville metropolitan area, including West Knoxville, Downtown Knoxville, Oak Ridge, McGhee Tyson Airport, and major employment centers.

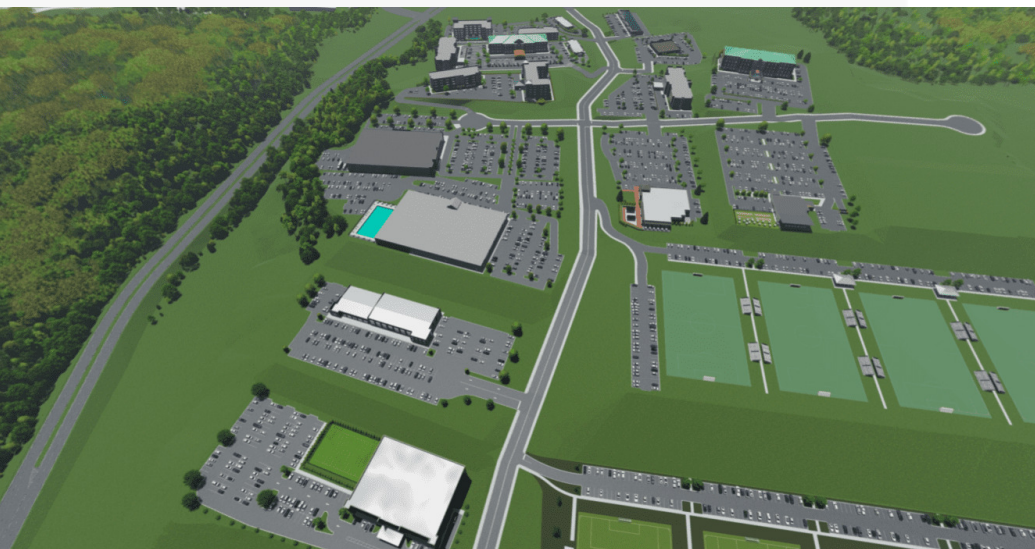
MULTIFAMILY OPPORTUNITY

In addition to its commercial development potential, the property is located within a Qualified Census Tract (QCT), which may create additional opportunities for developers pursuing qualifying residential or multifamily projects. The site's location, zoning, surrounding growth and QCT designation make small-scale multifamily development an alternative strategy worth evaluating. Depending upon the ultimate development program and applicable requirements, the property could potentially support a smaller multifamily project designed to serve the area's growing demand for rental housing.

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PROSPERITY CROSSING

13000 Hickory Creek Road is positioned within the broader growth corridor surrounding Prosperity Crossing, a 260 acre mixed-use development at the I-40/I-75 interchange. Prosperity Crossing is planned as a regional destination combining sports, retail, dining, medical and performance facilities, hospitality, entertainment and residential uses, and is specifically being developed to serve the rapidly growing Hardin Valley and Farragut markets.

At the heart of Prosperity Crossing will be a regional tournament and training destination designed to attract athletes and families from throughout East Tennessee and beyond. The planned sports component includes multiple multi-use turf fields, with additional indoor sports, training and performance facilities contemplated. Regional tournaments are expected to generate significant visitor traffic, while weekday leagues, local school programs and community activities are intended to keep the facilities active throughout the year.

For 13000 Hickory Creek Road, this creates an important proximity-to-growth advantage. The property is located just west of the Prosperity Crossing development and benefits from the increasing investment, infrastructure and consumer activity being concentrated along this portion of the I-40/I-75 corridor. As Prosperity Crossing continues to mature into a regional destination, the surrounding area should see increased traffic, employment, rooftops and demand for supporting commercial and residential uses—further strengthening the development potential of 13000 Hickory Creek Road.

For Sale

Hardin Valley Land

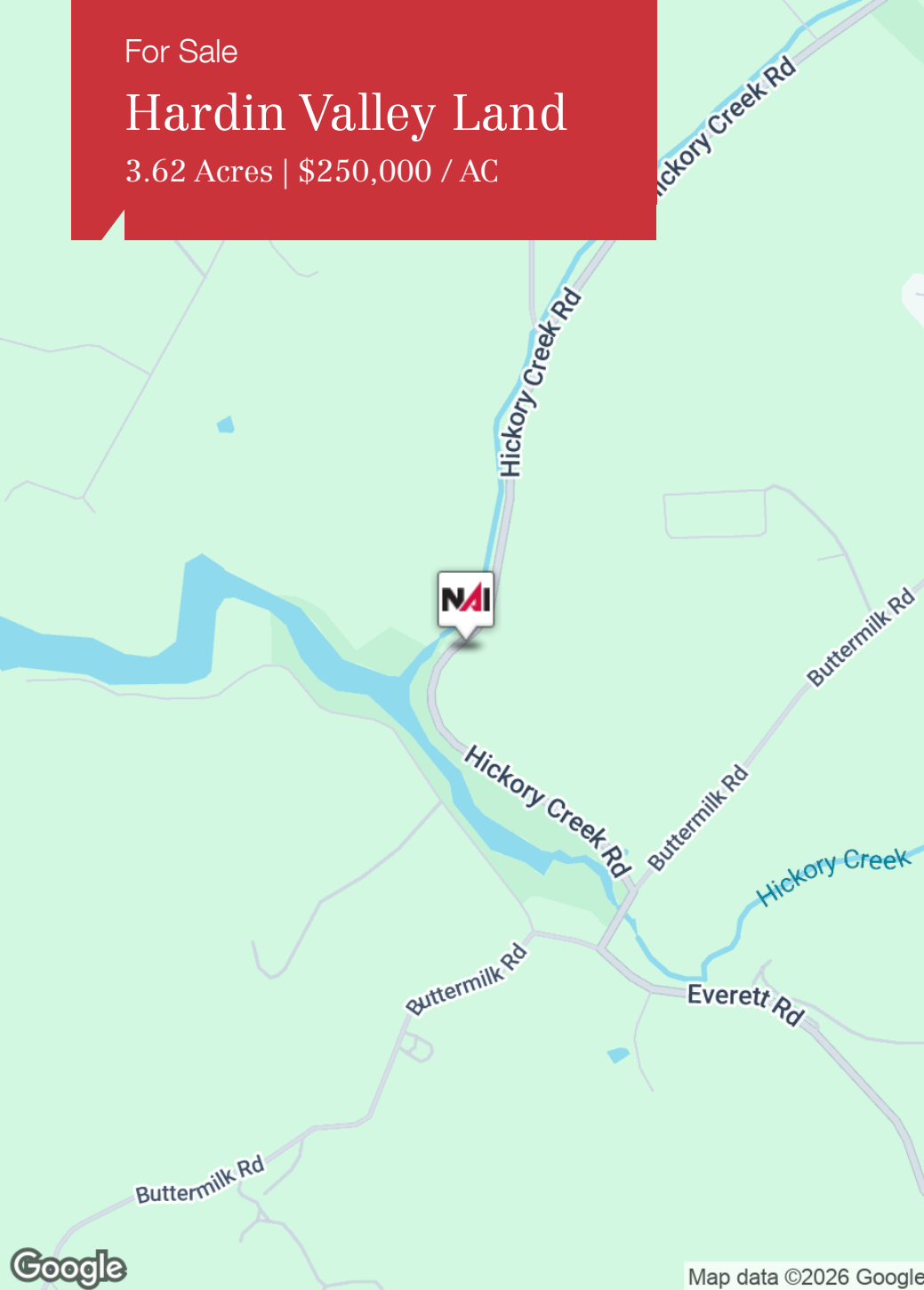
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For Sale

Hardin Valley Land

3.62 Acres | \$250,000 / AC



For Sale

Hardin Valley Land

3.62 Acres | \$250,000 / AC

