

FOR SALE

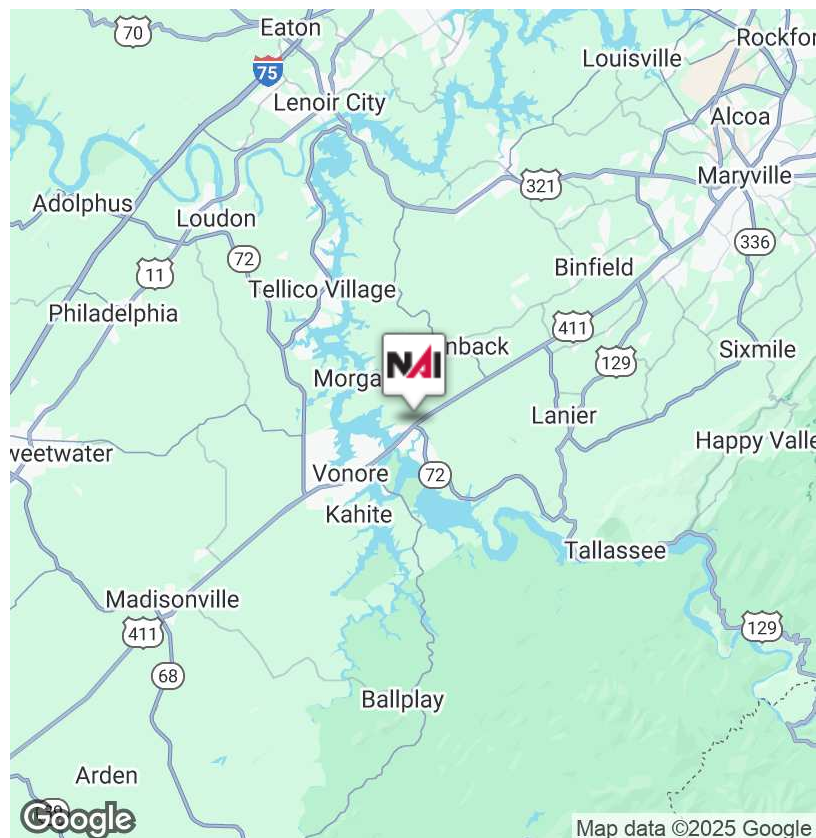
U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

NAI Koella
RM Moore



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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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Any To Be Implied.

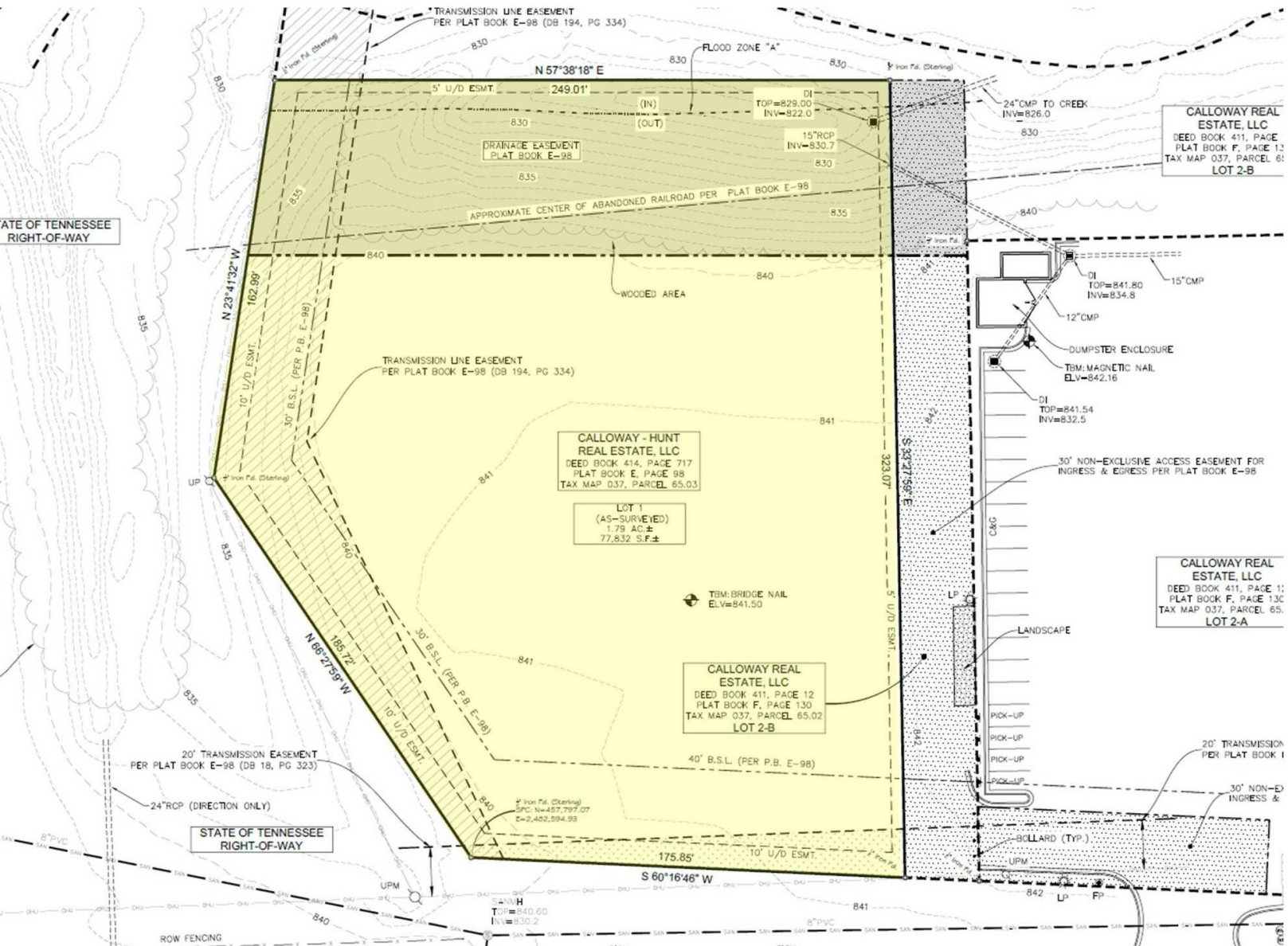
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Street View Across Front of Property

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



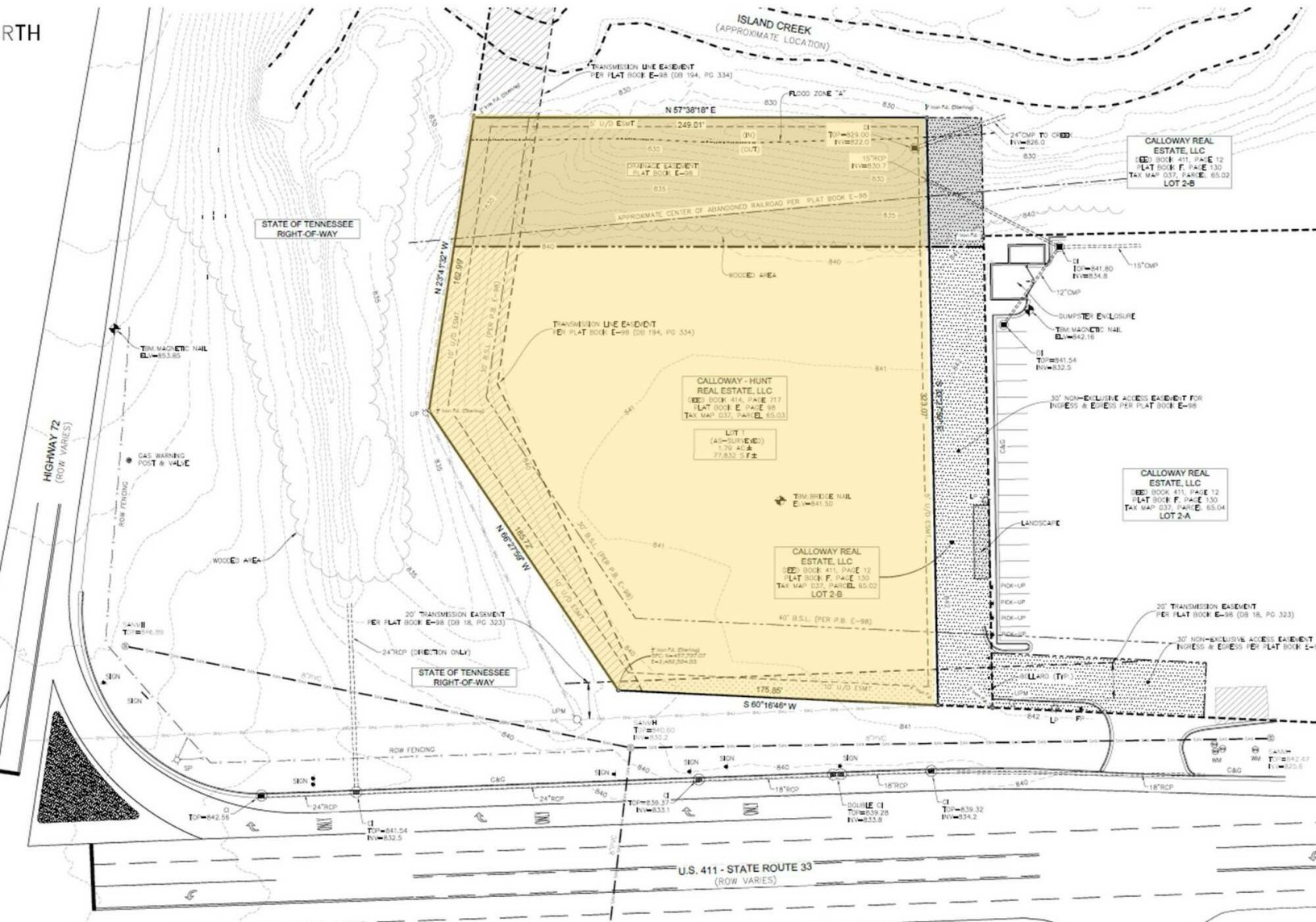
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Survey - mid zoom

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

RTH



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View of Property from U.S. Hwy 411



View from Property toward U. S. Hwy 411

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Property Photos and Neighboring

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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.



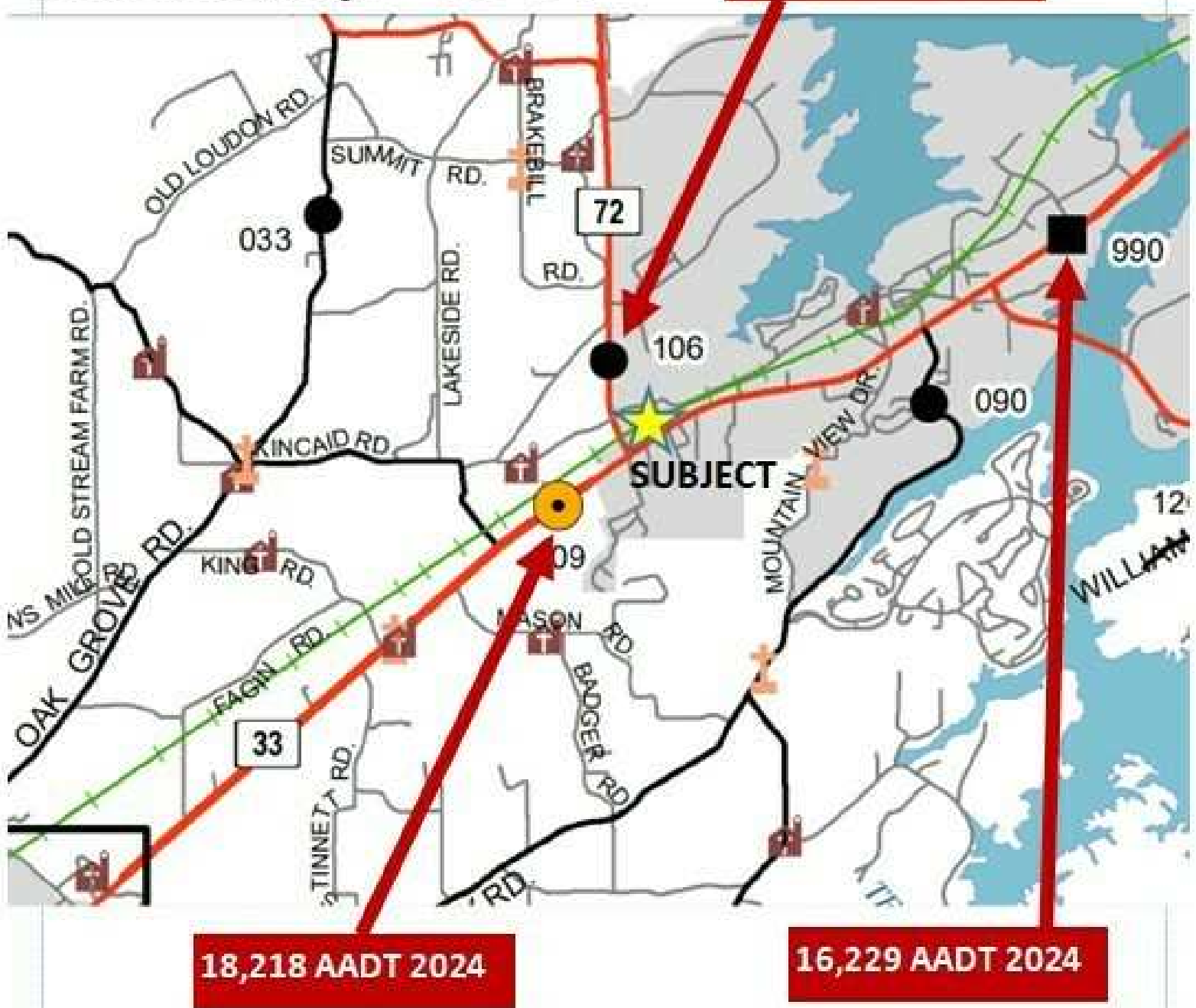
Entrance to Property.

Traffic Map

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

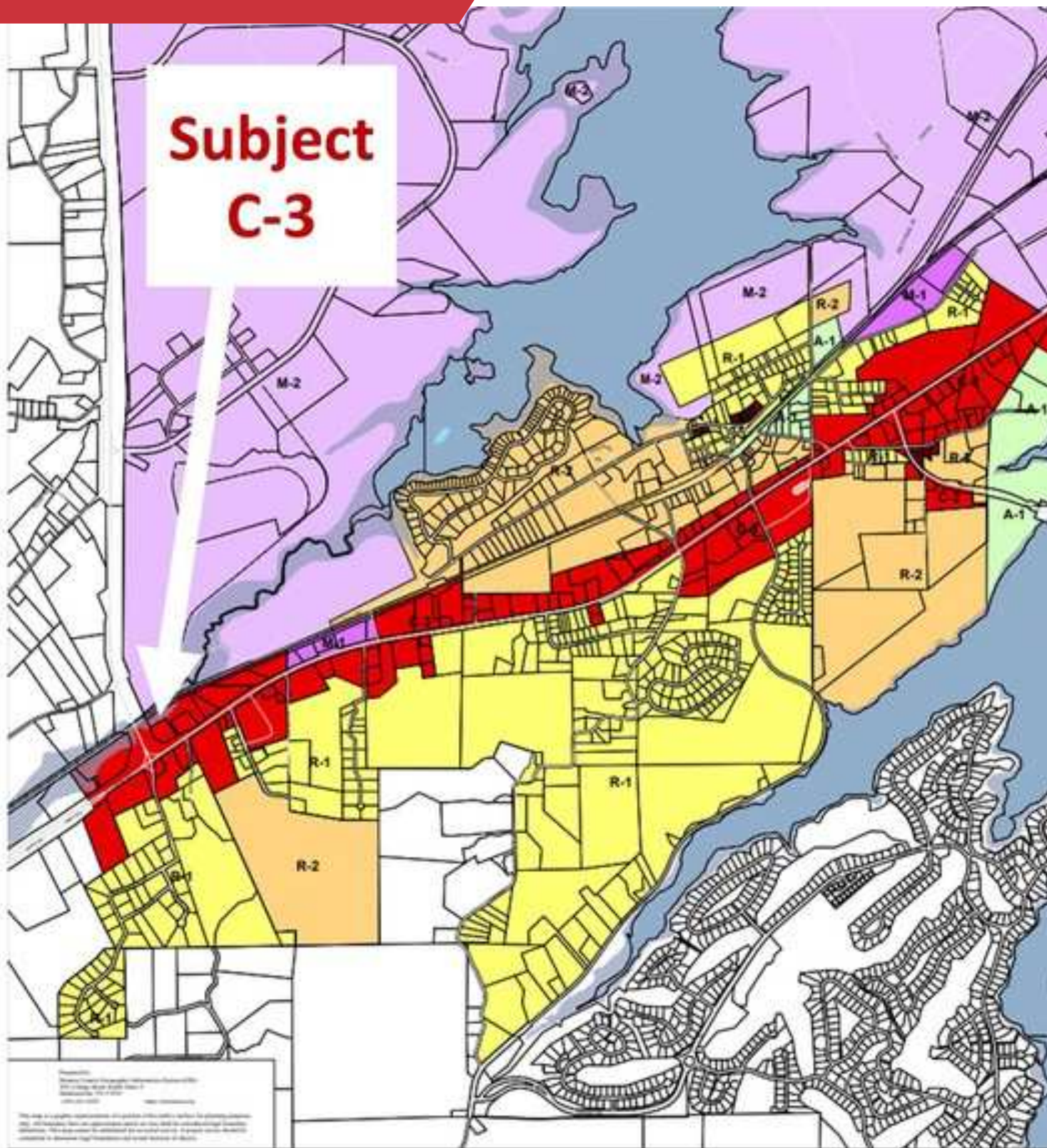
Traffic Map - TDOT

15,758 AADT 2024



Zoning Map

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



Town of Vonore -

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

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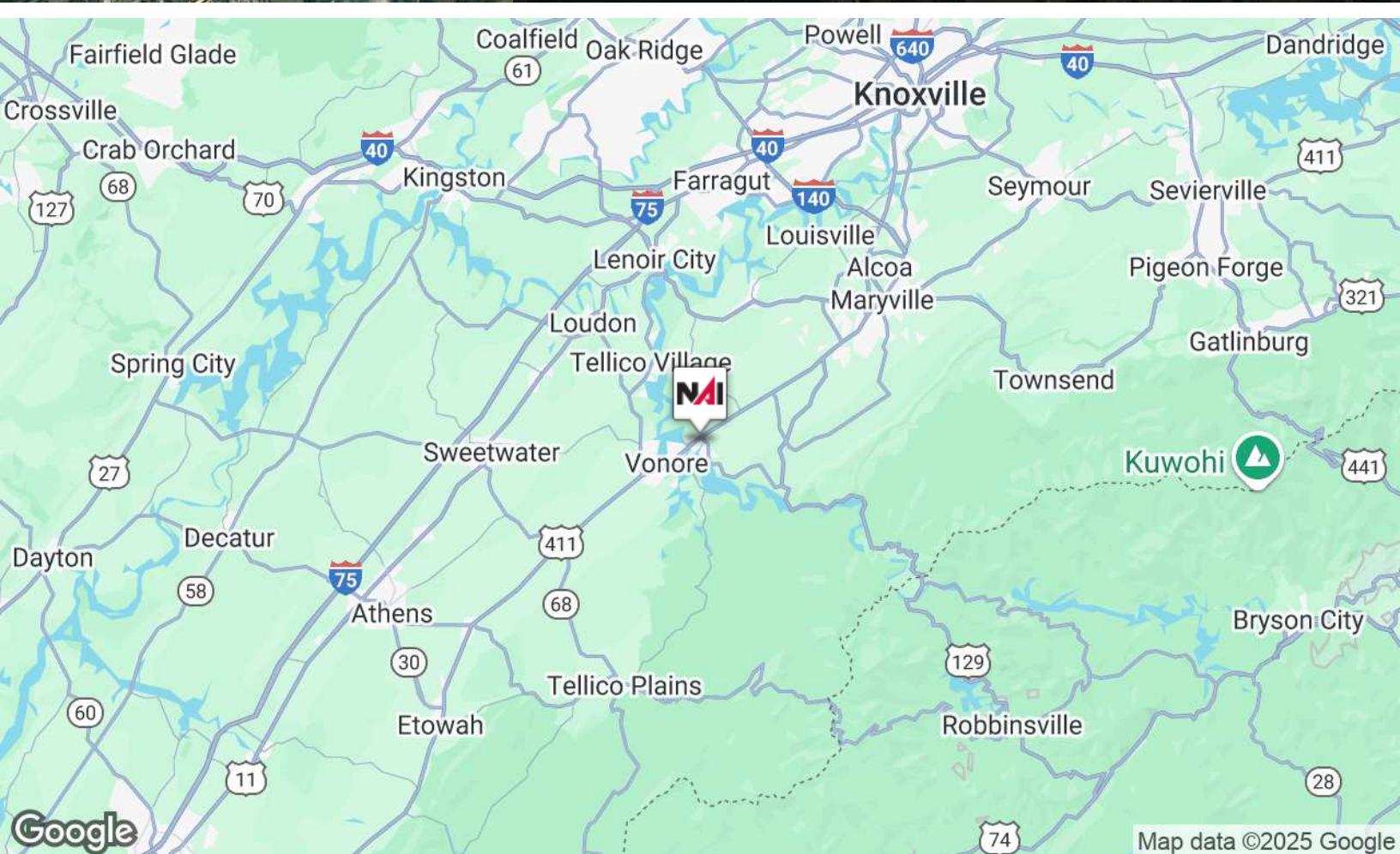
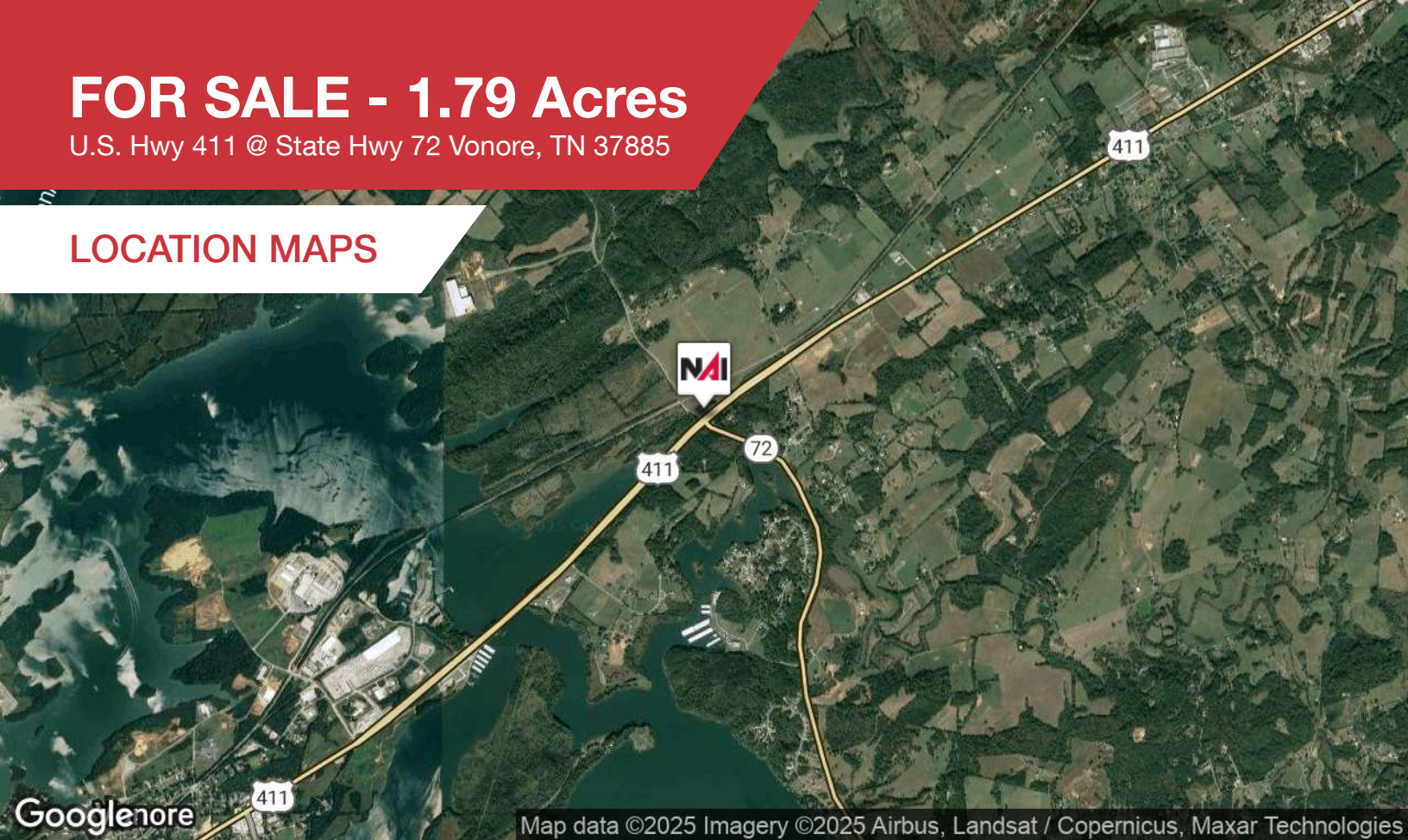
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FOR SALE - 1.79 Acres

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LOCATION MAPS



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1.79 Acres Vonore, TN

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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 2020 ACS - US Census