



Prime Development Opportunity off I-75, Callahan Dr.

Now available: 2.55 acres of highly desirable commercial property located at 305 Callahan Dr., Knoxville, TN, just off Exit 110 on I-75. This prime parcel offers exceptional development potential with direct road frontage to Callahan Dr. and outstanding visibility from I-75, ensuring consistent exposure to high traffic counts.

A significant portion of this tract features an existing concrete pad, providing a head start for various commercial uses such as hospitality, retail, automotive, warehouse, office, or flex space. The property benefits from CH-2 zoning, utilities already available on-site or at the road, and favorable topography thanks to recent grading.

While the property has not been officially subdivided, the owner is willing to separate this 2.55-acre tract from the larger 11.96-acre parcel, offering flexibility to accommodate your business needs. The larger acreage could be purchased if a larger parcel is needed.

All information to be verified by Buyer.

Offering Summary

Sale Price:	\$2,422,500
Lot Size:	+/-2.55 Acres
I-75 Traffic Count:	91,448 AADT
Callahan Dr. Traffic Count:	20,361 AADT

**Get more
information**

Avison Young – Knoxville | 630 S Concord Street | Knoxville, TN 37919

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Land for Sale

305 Callahan Dr.



For further information

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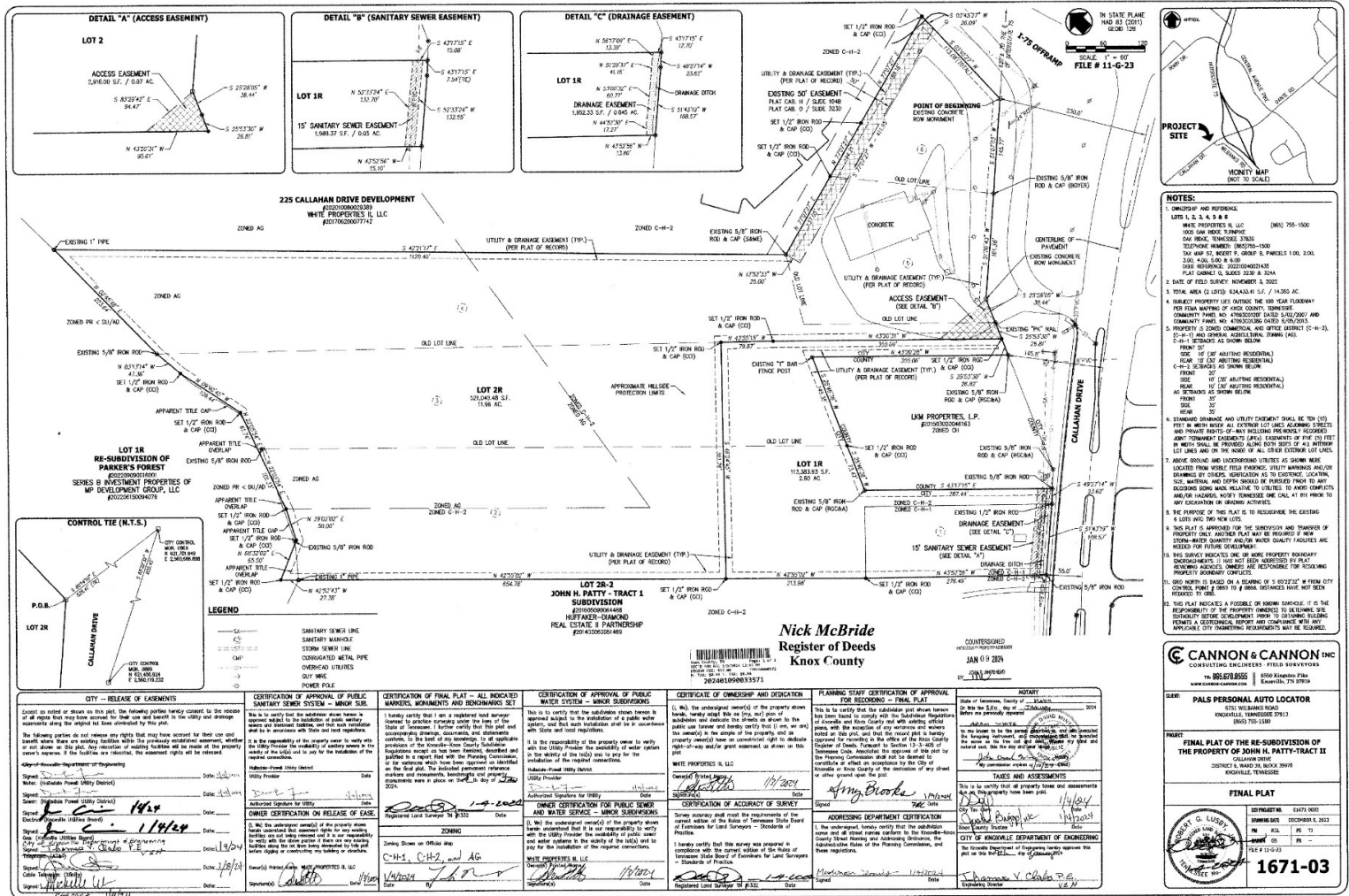
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*The plat shows the complete 11.96 acres; the indicated +/- 2.55 acres have not yet had their precise size and location established.

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