

# MOSHEIM LAND JUST OFF I-81

West Andrew Johnson Highway & Gap Creek Road  
Mosheim, TN 37711

## Location

Intersection of US Hwy 11E/W Andrew Johnson Hwy  
and Gap Creek Road in Mosheim

## Available for Sale

Approx. 7.22 acres  
\$379,022

## Highlights

Will subdivide

Approx. 0.5 miles from I-81, exit 23

Approx. 1 mile from Volunteer Speedway

Approx. 2 miles from Walmart Distribution Center

Mostly level lot

Adjacent to Marathon gas station

Proximal to restaurants and shopping

## Traffic Counts

W Andrew Johnson Hwy: 18,215 (2022)

I-81 near exit 23: 39,896 (2022)

## Demographics

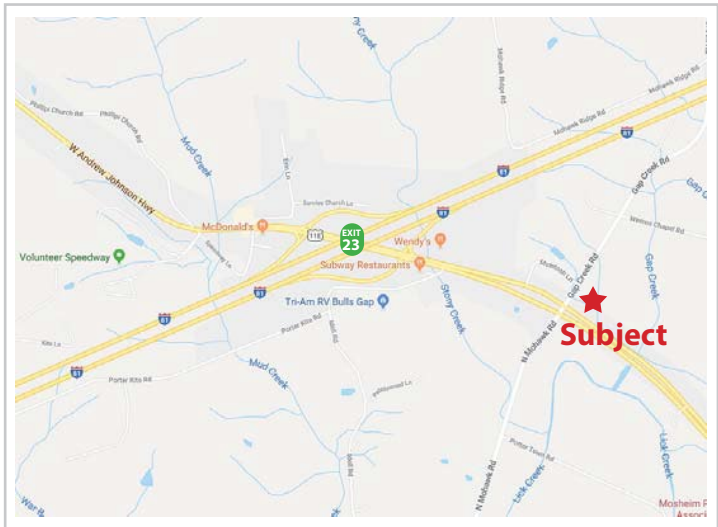
(2024 Est.)	3 mile	5 mile	10 mile
Population	2,755	8,739	28,928
Median HH Income	\$47,652	\$49,625	\$50,594
Median Age	42.3	43.7	45.0

## Contact

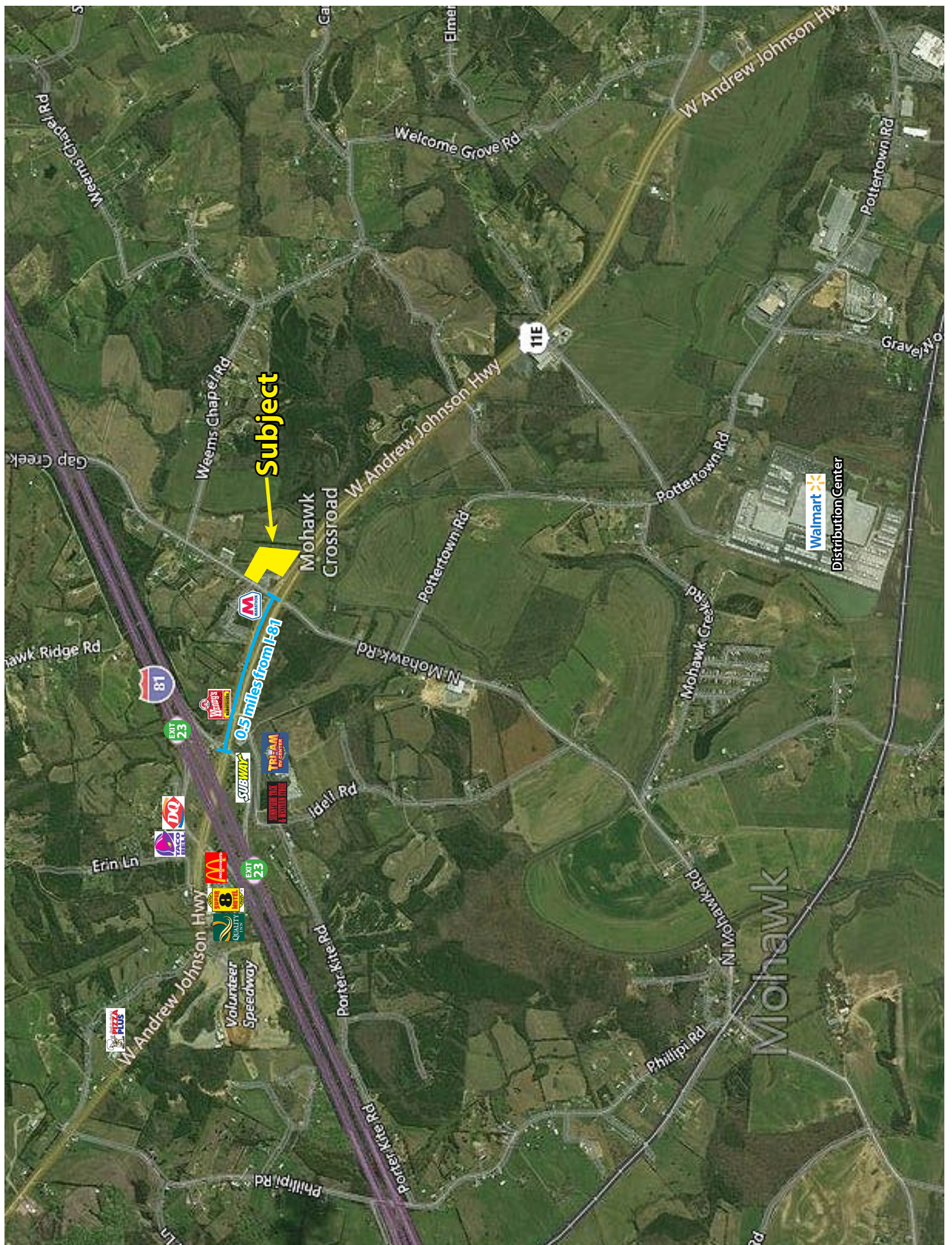
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TH RECONCILED TO TENNESSEE  
 DEPARTMENT OF TRANSPORTATION  
 FOR PROJECT NUMBER  
 S-8301-23 DATED 1965

GAP CREEK ROAD

BOBBY & JOYCE  
 CUTSHAW  
 D.B. 154 PG. 871  
 .63 Ac

N61-17-00W  
 469.40

N64-45-00W  
 177.66

S54-15-00W  
 241.37

S54-30-00E  
 350.00

S32-15-00W  
 282.00

N5-18-00E  
 670.71

S54-12-00E  
 490.74

Approx.  
 7.22 Acres

SOLD

CENTERLINE OF 100' EASEMENT  
 JOHN SEVER - MOYARK POWER LINE

U.S. 11-E

SOUTHBOUND

LEGEND

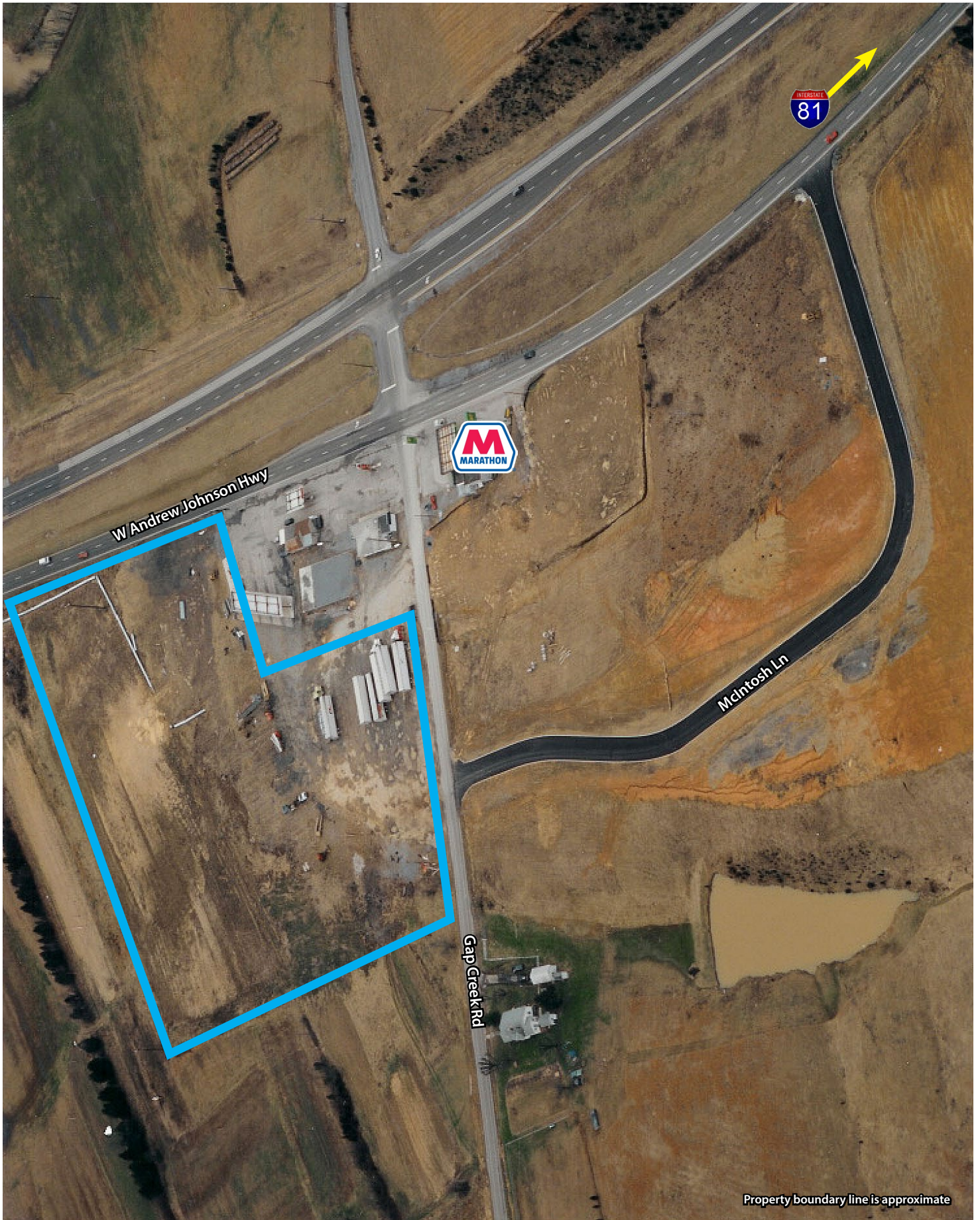
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**Available**





**MITCH COX**  
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