



For Sale
Turnpike Land
 1.22 Acres | \$228,689 /AC

Turnpike Land

170 Oak Ridge Tpke
 Oak Ridge, TN 37830

Property Highlights

- Highway cut
- Table flat land
- Survey included
- All utilities available on-site
- Great location next to Patterson's
- UB-2 Many possible uses/opportunities
- Traffic counts exceeding 20,000 per day

For more information

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
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Ryan McElveen, MBA

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 rmcelveen@koellamoore.com

OFFERING SUMMARY	
Sale Price	\$279,000
Lot Size	1.22 Acres
Zoning	UB-2

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
2 Miles	10,274	\$85,197
3 Miles	18,562	\$79,749
5 Miles	37,536	\$71,875
10 Miles	130,963	\$82,604
Knox Metro	1,172,792	\$77,766



I, the undersigned, hereby swear or affirm that the actual consideration of this plat and the value of the property described, which is in compliance with the provisions of the laws of the State of Tennessee, and that the same is true and correct to the best of my knowledge and belief.

STATE OF TENNESSEE
 ANDERSON COUNTY
 Booked for record the 19 day of November 1998 at 10:00 AM
 Recorded in plat cabinet 16 Page 250
 Fee \$ 12.000 Post
 Rice, Marshall Register

Jul 1 2008

NOTES
 1. 10' SIDE WALK AT ALL CORNERS.
 2. PROPERTY IS ZONED (UR-1) BY THE CITY OF OAK RIDGE ZONING AUTHORITY. SETBACKS ARE 30' FRONT, 5' SIDES AND 30' REAR.
 3. NO EASEMENT OF THE FEET (2') WIDE INSIDE ALL LOT LINES IS HEREBY RESERVED FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF OAK RIDGE.
 4. PROPERTY IS NOT SUBJECT TO ANY DESIGNATED FLOODWAY OR FLOOD ZONE. REFERENCE FIRM CONFORMS TO PAR. 106.03(a) (1) OF THE OAK RIDGE ZONING ORDINANCE, WHICH IS HEREBY INCORPORATED BY REFERENCE.
 5. TOTAL OF TWO LOTS CREATED BY THIS MAP TOTAL OF 2.197 ACRES PER SAMPLE.
 6. EASEMENT FROM END OF FRONTAGE ROAD EXTENDING TO THE EASTERN LINE OF PARCEL 220.01 CONTAINING 0.944 AC. OR 1,487 SQ. FT. IS HEREBY DEDICATED FOR RIGHT OF WAY PURPOSES FOR FRONTAGE ROAD. FRONTAGE ROAD TO BE CONSTRUCTED TO CITY STANDARDS BY PROPERTY OWNER OF PARCEL 220.04.
 7. EASEMENT FROM END OF DETACHED RIGHT OF WAY FOR FRONTAGE ROAD AND LEADING TO WESTERN LINE OF PARCEL 220.02 ALONG FRONTAGE ROAD FOR INTEREST & EGRESS IS SUBJECT TO SHARED MAINTENANCE COSTS IN PAR. 106.03(d).
 8. PRIVATE SEWER LATERAL CROSSING PARCEL 220.03 AND SERVING PARCEL 220.02 IS 12" IN DIAMETER. OTHER SIDE OF LINE AND IS SUBJECT TO SHARED MAINTENANCE BY OWNER.

OAK RIDGE REGIONAL PLANNING COMMISSION
 50 0 50 100 150
 GRAPHIC SCALE

OAK RIDGE TURNPIKE

CERTIFICATE OF CORRECTION AND INTENTION
 I, the undersigned, hereby certify that I am the owner and the donor of the Property shown and described herein and that I have hereby created this Plat of Subdivision with the following description: Creation of the above described parcels and the location of the same, which are to be used for residential purposes.

CERTIFICATE OF AVAILABILITY OF SANITARY SEWER AND PUBLIC WATER SUPPLY
 I hereby certify that the utility shown herein are approved for connection to Oak Ridge Sewerage System and Oak Ridge Municipal Water System and that same will be installed.

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the Subdivision Plat shown herein has been filed with the Subdivision Commission for recording and that the same is in compliance with the provisions of the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL OF UTILITIES AND REQUIRED IMPROVEMENTS
 I hereby certify that I, the undersigned, have been involved in an acceptable manner and construction to provide for the installation of the Sanitary Sewer and Public Water Supply to the parcels shown herein and that a security in the amount of \$10,000.00 has been deposited to assure completion of the required improvements in the event of default.

CERTIFICATE OF SURVEY
 I hereby certify that I am a Surveyor, licensed to Survey under the laws of the State of Tennessee, that I have surveyed the herein described Property, that the first Corner to said Survey and the same is correct and true to the best of my knowledge and belief.

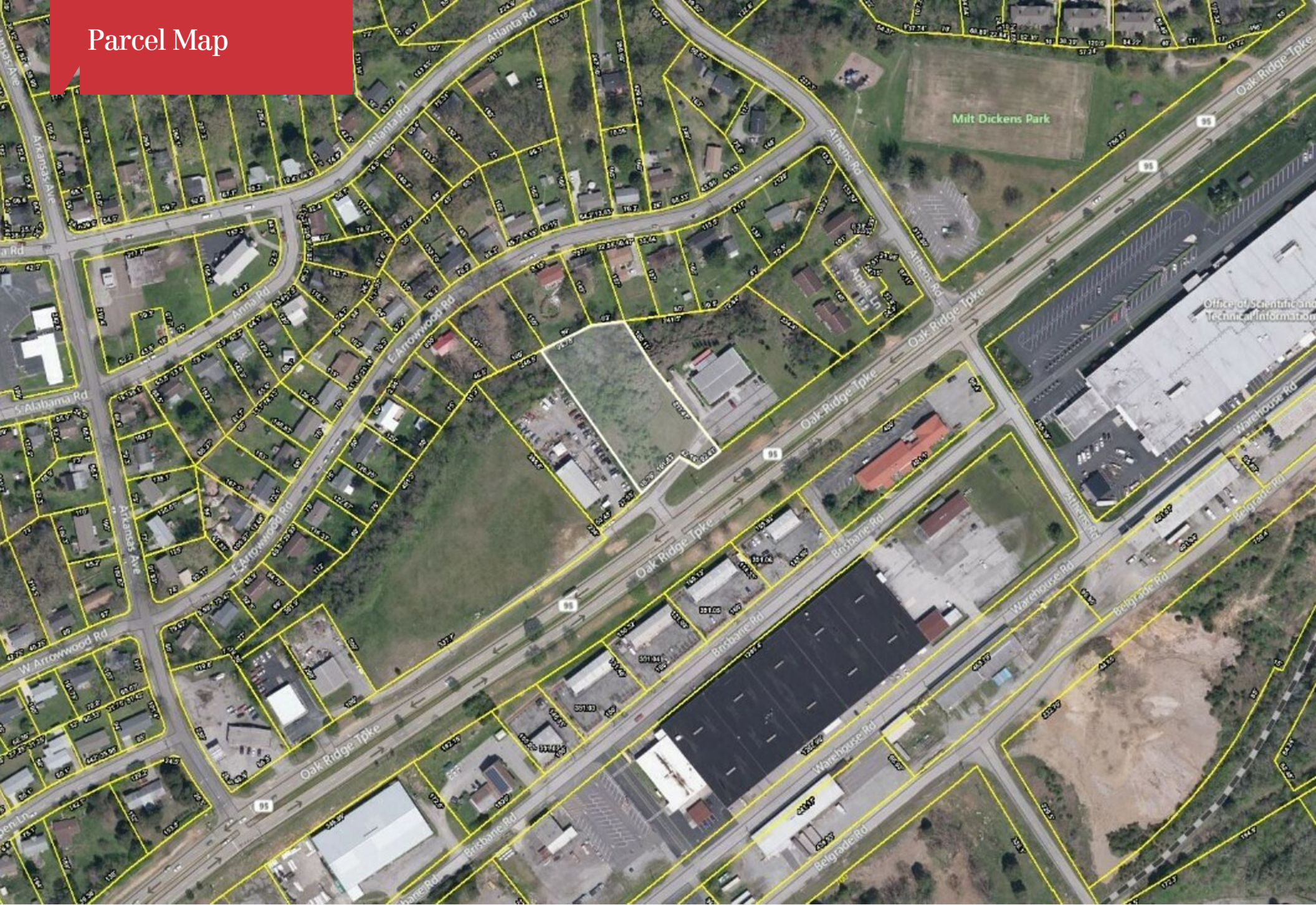
NOTE:
 Directional bearings used on this map are based on the Oak Ridge coordinate system and do not refer to either true or magnetic north.

CERTIFICATE OF ACCURACY
 I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted Survey is no greater than 1 : 10,000 as shown herein.



FINAL PLAT
 RESUBDIVISION FOR
RICHARD FRANKLIN
 RESUBDIVISION OF PARCEL 220, OAK RIDGE SUBDIVISION MAP BLOCK 170L, PLAT CABINET 4, ENVELOPE 195-D WARRANTY DEED BOOK 2, VOLUME 16 PAGE 250, ANDERSON CO.
 SCALE 1" = 50'
 DATE JUNE 2, 1998
 SECOND CIVIL DISTRICT ANDERSON COUNTY TENNESSEE
 DRAWN BY RAQ
 REVIEWED
 T.J. HATMAKER AND ASSOCIATES, 676-1446 DRAWING NUMBER

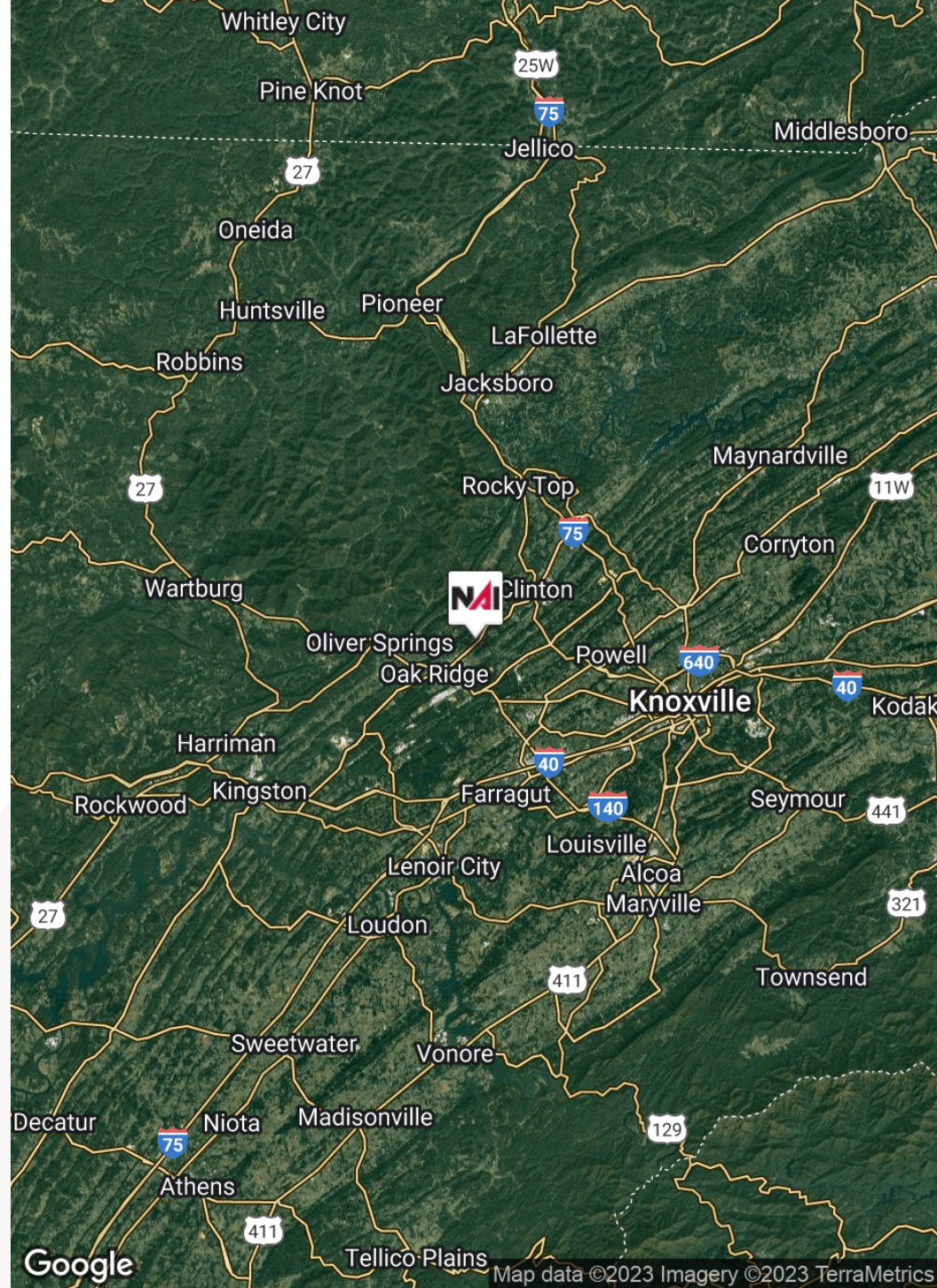
Parcel Map



Utilities



Location Maps



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Land

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SAM TATE, CCIM

Senior Advisor

state@koellamoore.com

Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Frieghtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981
CCIM Institute, Certified Commercial Investment Member

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RYAN MCELVEEN, MBA

Advisor

rmcelveen@koellamoore.com

Direct: 865.567.0232 | Cell: 865.567.0232

PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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