

# 6/10 acre Office/Retail in Oliver Springs, TN

## 1049 East Tri-County Boulevard, Oliver Springs, TN 37840

Listing ID: 17993535  
 Status: Active  
 Property Type: Vacant Land For Sale  
 Possible Uses: Retail  
 Gross Land Area: 0.66 Acres  
 Sale Price: \$129,000  
 Unit Price: \$195,454 Per Acre  
 Sale Terms: Cash to Seller



### Overview/Comments

Approximately 6/10 acre, relatively flat, on paved shopping center site.

All utilities are at the property. There is a sign on the property.

It is zoned C-3 for office or retail use.

Fronts(140') on Tri-County Blvd. (approx traffic count- 24,000cpd).

"Friendly sellers @ side and rear if more property is needed.

An easement will need to be worked out with the neighboring car wash and shopping center owners for ingress and egress.

There is a church within 100 yds so there cannot be any immoral businesses or alcohol.

I will build to suit a qualifying business , sell outright, or ground lease for \$1,000 per month

### More Information Online

<http://www.kaarcie.com//listing/17993535>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	Tax Map 98 Parcel 8.18	Adjacent Parcels Available:	Yes
Possible Uses:	Retail	Sale Terms:	Cash to Seller
Zoning:	C-3		

### Area & Location

Market Type:	Small	Transportation:	Highway
Property Located Between:	Tri-County Boulevard	Highway Access:	Pellissippi Parkway, Oak Ridge Turnpike, Tri-County Blvd.
Side of Street:	North	Site Description:	High visibility lot slightly above highway, .66 acres, utilities at property, neighboring car wash has very good traffic
Road Type:	Highway		
Property Visibility:	Excellent		
Largest Nearby Street:	E. Tri-County Blvd.		
Traffic/Vehicle Count:	24,000		

Legal Description Lot 2R1 Resubdivision of Tract Two Tri-County L.P. Tax Map 98, Parcel 8.18 Ward 5 City of Oliver Springs District 1 Anderson County, TN.

Area Description small town feel but with very good visibility and traffic count on busy highway alot of the traffic is going from small surrounding towns to and from Oak Ridge

### Land Related

Lot Frontage:	140'	Easements:	Ingress/Egress
Lot Depth:	180'	Soil Type:	Mixed
Zoning Description:	C-3 Office , Retail , Service	Available Utilities:	Electric, Water, Gas, Storm Drain, Cable, Broadband
Topography:	Level		

Easements Description There will have to be ingress/egress easements worked out between this property, the car wash, and shopping center. We can do this after the initial site plan for this property is worked up.

## Location

Address: 1049 East Tri-County Boulevard, Oliver Springs,  
TN 37840  
County: Roane  
MSA: Harriman



## Property Images



Picture\_002

## Property Contacts

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