

# 306 E Tri-County Blvd

306 E Tri County Blvd & 519 E Tri County Blvd , Oliver Springs, TN 37840

Listing ID: 30497695  
 Status: Active  
 Property Type: Vacant Land For Sale  
 Possible Uses: Hospitality, Multi-Family  
 Gross Land Area: 21.81 Acres  
 Sale Price: \$1,200,000  
 Unit Price: \$55,020 Per Acre  
 Sale Terms: Cash to Seller, Sale/Leaseback

## Overview/Comments

21.81 Acres of level, rolling, cleared pasture. Close to Windrock Park A 73,000 acre riding park w/ visitors from all over the U.S. There are 4 access points with over 1000 sq ft of Rd frontage . 3872 sq ft block building and 1836 sq ft home both are in good condition . There is a metal barn and pond. The property has Lots of Potential for several options such as : retail,hotel,residential,office, or combination of all.



## More Information Online

<http://www.kaarcie.com//listing/30497695>

## QR Code

Scan this image with your mobile device:



## General Information

Taxing Authority: Anderson Tax ID/APN: 001092J B 01400 Possible Uses: Hospitality, Multi-Family, Office, Residential (Single Family), Retail, Retail-Pad, Self Storage, Vacation/Resort	Zoning: CA Sale Terms: Cash to Seller, Sale/Leaseback
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------

## Area & Location

Property Located Between: Tri County Blvd & Richards Dr. Oliver Springs Property Visibility: Excellent Legal Description: 092J B 014.00 & 092J B 014.02 Largest Nearby Street: Tri County Blvd Feet of Frontage: 1,109 Traffic/Vehicle Count: 19,509	Highway Access: Hwy 61 & 62 Tri County Blvd Site Description: Property has metal barn, 3872 sq ft block building and 1836 sq ft home, pond over 1000 sq ft Rd frontage. Area Description: Property is next to Food City , retail, restaurant, strip mall and residential properties.
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### Land Related

Lot Frontage:	1109	Available Utilities:	Electric, Water, Gas, Sewer, Cable, Broadband,
Zoning Description:	Commercial/Residential/ Agriculture Anderson County / Oliver Springs City	Internet Access:	Municipal
Topography:	Rolling	Water Service:	Municipal
Soil Type:	Clay	Sewer Type:	Municipal

### Location

Address:	306 E Tri County Blvd & 519 E Tri County Blvd , Oliver Springs, TN 37840
County:	Roane
MSA:	Knoxville



### Property Images



A2B23394-A352-43D4-96BD-8102D0C96A23



A8BAE2D7-FD5D-40FB-82F2-086394DF98DF



8EB6CA6D-93B0-4D9E-812D-11FC8B505272



FA2733CB-1917-4C2D-A38B-199A62B9EEBD



A0B7AEF0-0E6A-465E-909F-A7A91CD3D539



5EE03742-D91C-4B80-9368-6EC3C1AA5B01



6092AD36-A7BB-4E08-98AF-4B3EE40A939A



44290E72-54CB-4190-A2CB-BB3A1A79D7E5

## Property Contacts

---



### **Tina Sexton**

United Real Estate Solutions  
865-804-4525 [M]  
865-804-4525 [O]  
[tinasextonrealtor@gmail.com](mailto:tinasextonrealtor@gmail.com)