

Lot B Interstate Property Truckstop...

723 N Watt Rd, Knoxville, TN 37934

Presented by
Hubbs Land Management, LLC



Price: \$350,000

Loudon County TN but not Farragut. Wooded undeveloped land south of Exit #369 Watt Road at busiest truck interchange in USA (3 truckstops). Family owned since 1930s. Motivated seller seeks cash sale but will consider build to suit or Joint Venture.

Lot B Interstate Property Truckstops Exit

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Busiest Truckstop Interchange in USA (3 truckstops). About 100,000 AVPD on I-40 here and about 12,000 AVPD on Watt Road here. The site is rectangular in shape. There is no unusable area. Up the hill to the south of the Travelcenter Truckstop. Not in Farragut. Loudon County. In our Hubbs family since 1930s.

Topography of the site is gently rolling and wooded. The site is above road grade with best access at northern boundary.

Water, electricity, and phone utilities are available to the property in adequate quality and quantity to service the highest and best use of the site. Sewer is available nearby; the sewerage would have to flow into a pump station located on the north side of Petro Truckstop and be pumped up the hill(south) to a gravity line.

In addition to this site's adjacent parcel Knox Co. Tax # 151-00102 we own that has plenty of Watt Road frontage, it also has extensive frontage along Old Watt Road, an unpaved road that serves as the east boundary of this parcel. Contiguous ownership of the adjacent tract to the east, Knox County parcel could provide a larger combined area for site development/uses. A power line easement may affect this site.

Interstate View Watt Road Interchange #369 Knoxville Commercial C-2 Loudon County (not Farragut)

Raw Land Unliened Next To Travelcenter Truckstop

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Property Photos



Interstate Property South of Exit#369 12.7 Ac Total



Watt Road on Right Side, Travelcenter Truckstop at Top

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Property Photos



Looking South from Travelcenter Truckstop Watt Road on Left-Not In Farragut-12.7 Ac Total



Interstate Visibility+Next to 2 Truckstops

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Property Photos



View West from Watt Road



I-40 Interchange #369 Just Look at All Those Trucks!

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Location

