

Lot A

723 N Watt Rd, Knoxville, TN 37934

Presented by
Hubbs Land Management, LLC



Price: \$600,000

- West Knox County/Knoxville TN at South Exit #369 Watt Road I-40 + I-75 only 1 mile east of where I-40 and I-75 split up...
- High Visibility-High Traffic Count- about 100,000+ AVPD through interchange, about 12,000 AVPD on Watt Road-extensive Watt Road frontage
- Commercial Zoned Knox County (not in Farragut) with Utilities Available

An affordable Interstate location not in Farragut at the Watt Road Interchange of I-40, the very first commercial site on the south (best) side of the interstate exit.....and would collect customers from Farragut, Lenoir City, and nearby upscale subdivisions like Avalon and Fox Den. Family owned farm since 1930s, now being sold by heir. Free of liens and encumbrances. Single decision maker seeks cash buyer or joint venture opportunity.

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Busiest Truckstop Interchange in USA. About 100,000 AVPD on I-40 here and about 12,000 AVPD on Watt Road here. The site is irregular in shape. There is no unusable area.

Topography of the site is gently rolling and wooded. The site is at road grade at the northern portion of the tract, and rises to approximately 20 ft. above road grade at the southern 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 vacant Watt Road frontage, it also has extensive frontage along Old Watt Road, an unpaved road that encircles the remaining sides of this parcel. Contiguous ownership of the adjacent tract to the west, Loudon County parcel 007-016.00 could provide a larger area for site development/uses. A power line easement may affect this site.

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Hubbs Land Management, LLC

3752 Bellaire Blvd
Houston, TX 77025

Commercial Zoned Vacant Land at Busiest Truck Stop Interchange in the USA,
Ready for Retail or Warehouse or Healthcare Development
Single decision maker motivated to sell Hubbs Land Management LLC
Traffic Counts: Interstate Exit#369 has about 100,000 AVPD, Watt Road has
about 12,000 AVPD

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Property Photos



I-40/I-75 Exit#369-Property in Center of Photo with Plenty of Watt Road Frontage Not In Farragut



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Property Photos



Watt Road Knox County Next to Travelcenter Truck Stop (in foreground)



Ground View Watt Road Frontage

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Property Photos



Rooftops (in Farragut) Just South of Parcel



Exit#369 Watt Road-3 Truckstops & Commercial Development

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Property Photos



Great Interstate Visibility-High on Ridge



South of Exit#369 Great Interstate Visibility-High on Ridge

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Location

