

South West Corner of Exit 369

721 N Watt Rd, Knoxville, TN 37932

Presented by
Hubbs Land Management, LLC



Price: \$275,000

Busiest truckstop interchange in USA+3 major truck stops at this exit already. Shaped like a half moon. 1st commercial lot off I-40/I-75 Watt Road Exit 369 (south side). Not in Farragut. Great road frontage. Cleared level land, no liens, utilities available. Knox County (not in Farragut). About 100,000 ADVOC count 2019 at interchange, with about 11,000 AVPD on Watt Road. About 5 miles west of Gigantic Turkey Creek retail development (at Campbell Station Road Exit) Next to major interstate interchange in community with average household income about \$100,000. Motivated seller. Part of family owned farmland since 1930s, Single decision maker.

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1st commercial lot off I-40/I-75 Exit 369 (south side) Watt Road Frontage. Cleared level land, no liens, utilities available. Knox County (not in Farragut). Motivated seller. Part of family owned since 1930s, Single decision maker. Busiest truckstop interchange in USA. About 100,000 ADVOC count 2018 at interchange, 3 truckstops at this exit already, about 12,000 AVPD Watt Road.

Next to major interstate interchange in community with average household income about \$100,000

Busiest truckstop interchange in USA. About 100,000 ADVOC count 2019 at interchange, 3 truckstops at this exit already, about 11,000 AVPD Watt Road.



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Property Photos



Busiest Truckstop Exit in USA -Cleared Level Ready



Parcel Shape Like Halfmoon in Center of Photo

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Property Photos



I-40/I-75 Exit (south side ramp)

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Location

