



For Sale

Interstate Land

1.1 Acres | \$340,909 /AC

Interstate Land Watt Rd

Farragut, TN 37934

Property Highlights

- 1.1 +/- acres
- Great for retail
- Exit 369 | Watt Rd
- Attractive CA Zoning
- Wealthy Farragut demographic

For more information

Michael Moore

O: 865 531 6400 | C: 865 221 9442
mmoore@koellamoore.com

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
state@koellamoore.com

Ryan McElveen, MBA

O: 865 531 6400 | C: 865 567 0232
rmcelveen@koellamoore.com

OFFERING SUMMARY

Sale Price	\$375,000
Lot Size	1.1 Acres
Zoning	CA
I-40 Traffic Counts	100,000 +/-
Watt Rd Traffic Counts	12,000 +/-

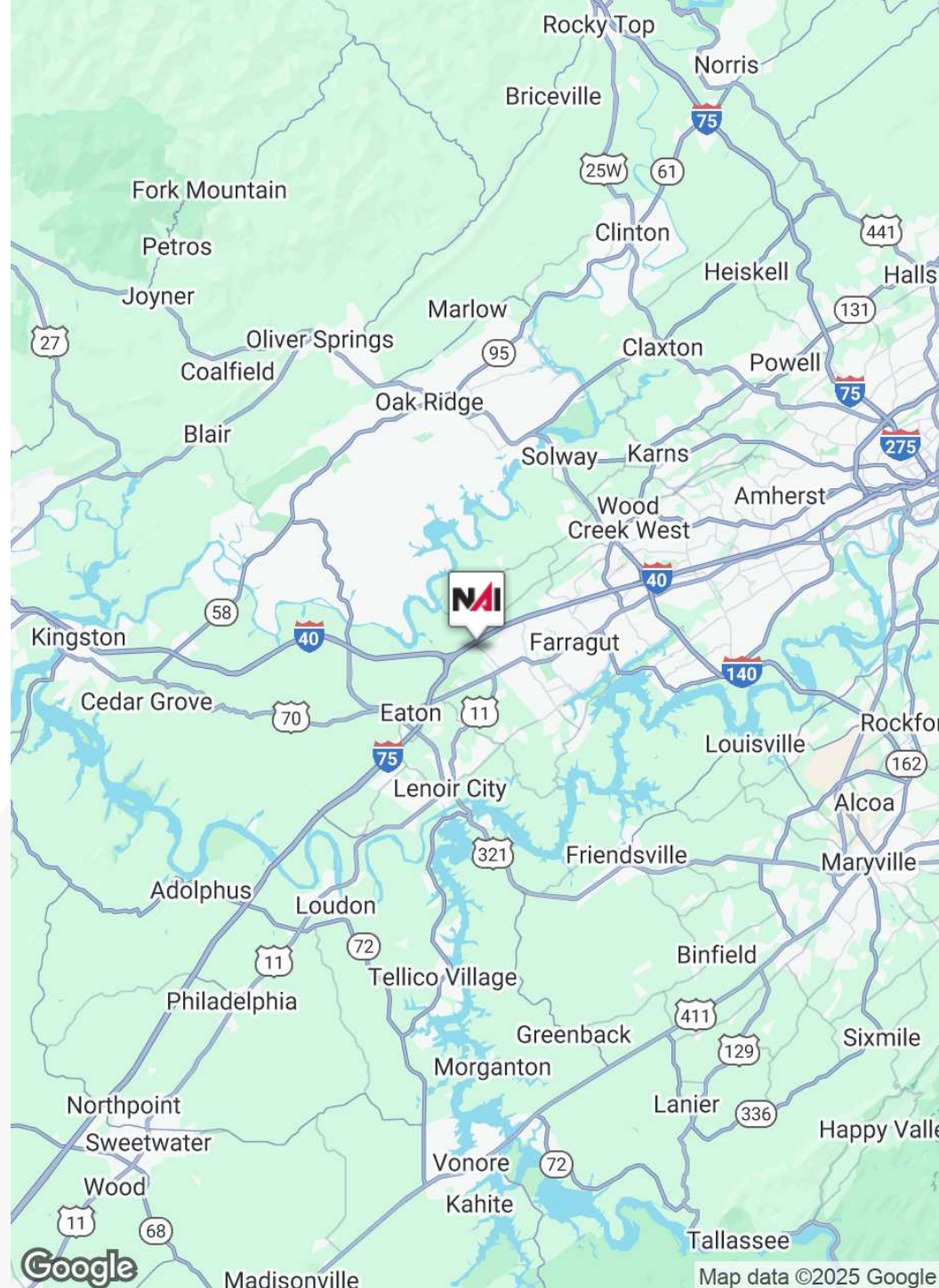
DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	18,226	\$131,241
5 Miles	47,857	\$126,187
10 Miles	170,470	\$107,386
Knox Metro	1,172,792	\$77,766

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MICHAEL MOORE

Senior Advisor

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Direct: 865.531.6400 | Cell: 865.221.9442

TN #324982

PROFESSIONAL BACKGROUND

Michael Moore has a diverse background in real estate and facility management. Active in the Knoxville brokerage community since 2010, Michael has hit the ground running. He has significant experience in NNN leasing, vacant land development, bank REO properties, and asset sales. Clients range from local clients, US clients from coast to coast, and international clients ranging from Singapore, Australia, New Zealand and Europe. Prior representations include- Best Buy, Walgreen's, Bojangles, Gatorstep, Mortgage Investors Group, Tennova and more.

Michael honed his craft in the Rocky Mountains, holding broker licenses in Idaho and Wyoming. Accomplishments included the marketing and sale of several large working and guest ranches totaling over 3000 acres, income producing resort assets and select mountain properties.

Prior to embarking upon a career in real estate, Michael was General Manager of several resort properties and service-related establishments, including several restaurant start ups. Combining a knack for communication, intense and comprehensive diligence and market knowledge, Michael is able to bring multiple faceted skills to the various sides of real estate brokerage. 2017, 2019, 2020, 2021 CoStar Retail Power Broker

EDUCATION

University of Tennessee College of Journalism, 1992-1997

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
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SAM TATE, CCIM

Senior Advisor

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Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981

CCIM Institute, Certified Commercial Investment Member

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