

Multi-Family Land & Office/Retail For Sale
Development Opportunity

21.39 Acres | 10,510 SF



Clinton Hwy Assemblage

6344-6400 Clinton Hwy
 Knoxville, TN 37912

For more information

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Property Highlights

- No city taxes, attractive CA zoning
- High traffic corridor 25,000+ cars daily
- Portfolio of 6 parcels: land, retail, office
- Rare assemblage opportunity on Clinton Hwy
- MDR medium density res + GC general comm
- Prime multi-family & retail development potential
- Almost 1/4 mile of total frontage on Clinton Hwy
- Existing sewer + water across property & all sides
- Over 10,000 SF of existing retail & office structures
- Adjoins Cherrybrook subdivision \$400k home sales

OFFERING SUMMARY

Sale Price	\$2,695,000
Lot Size	21.39 Acres
# of Parcels	6
Zoning	CA A
Sector Plan	NWC - MDR GC
Clinton Hwy Traffic	25,100 Cars Daily
Current Rental Income	\$60,000/Yr. MG (Util.)

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	129,869	\$66,261
10 Miles	389,914	\$76,319
Knox Metro	1,172,792	\$77,766

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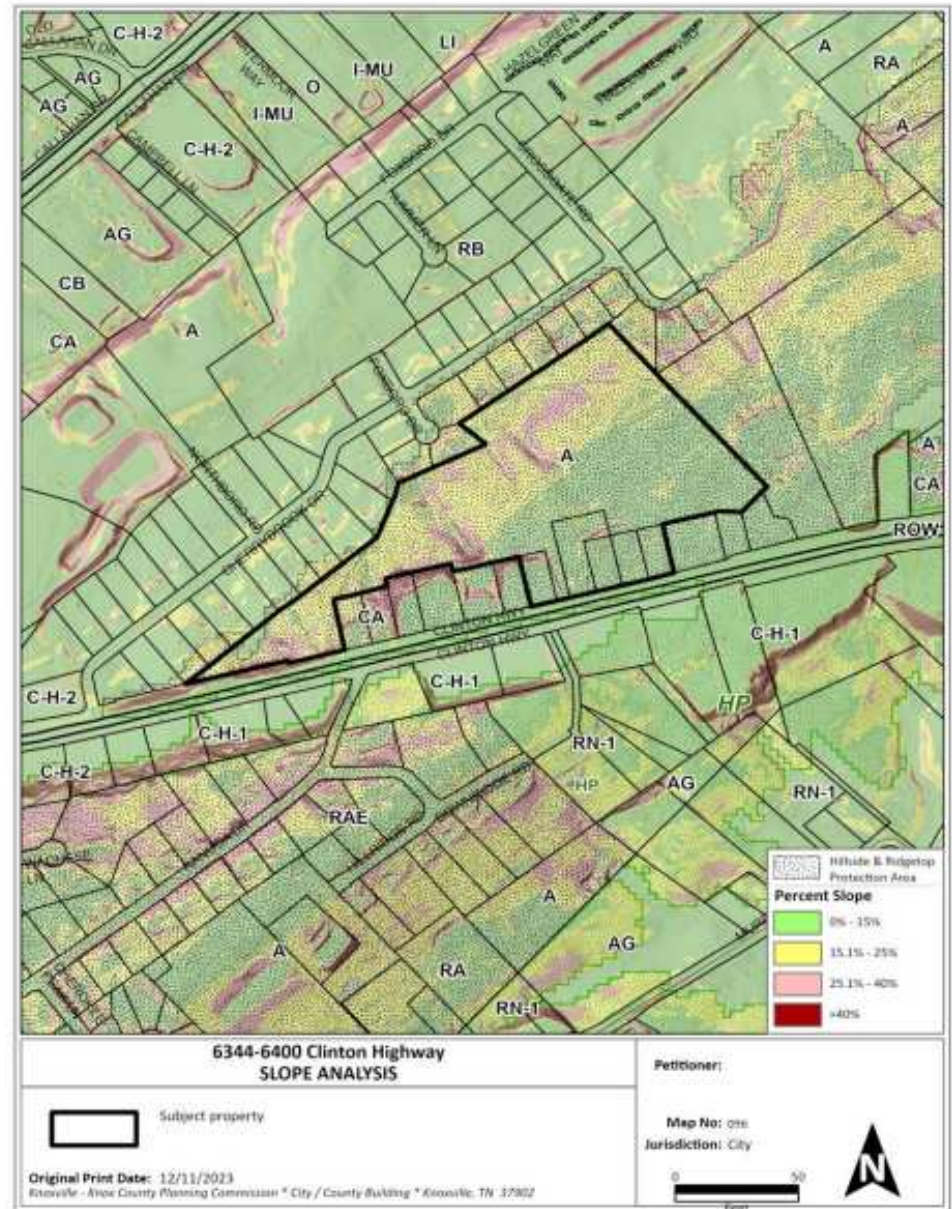
Retailer Map



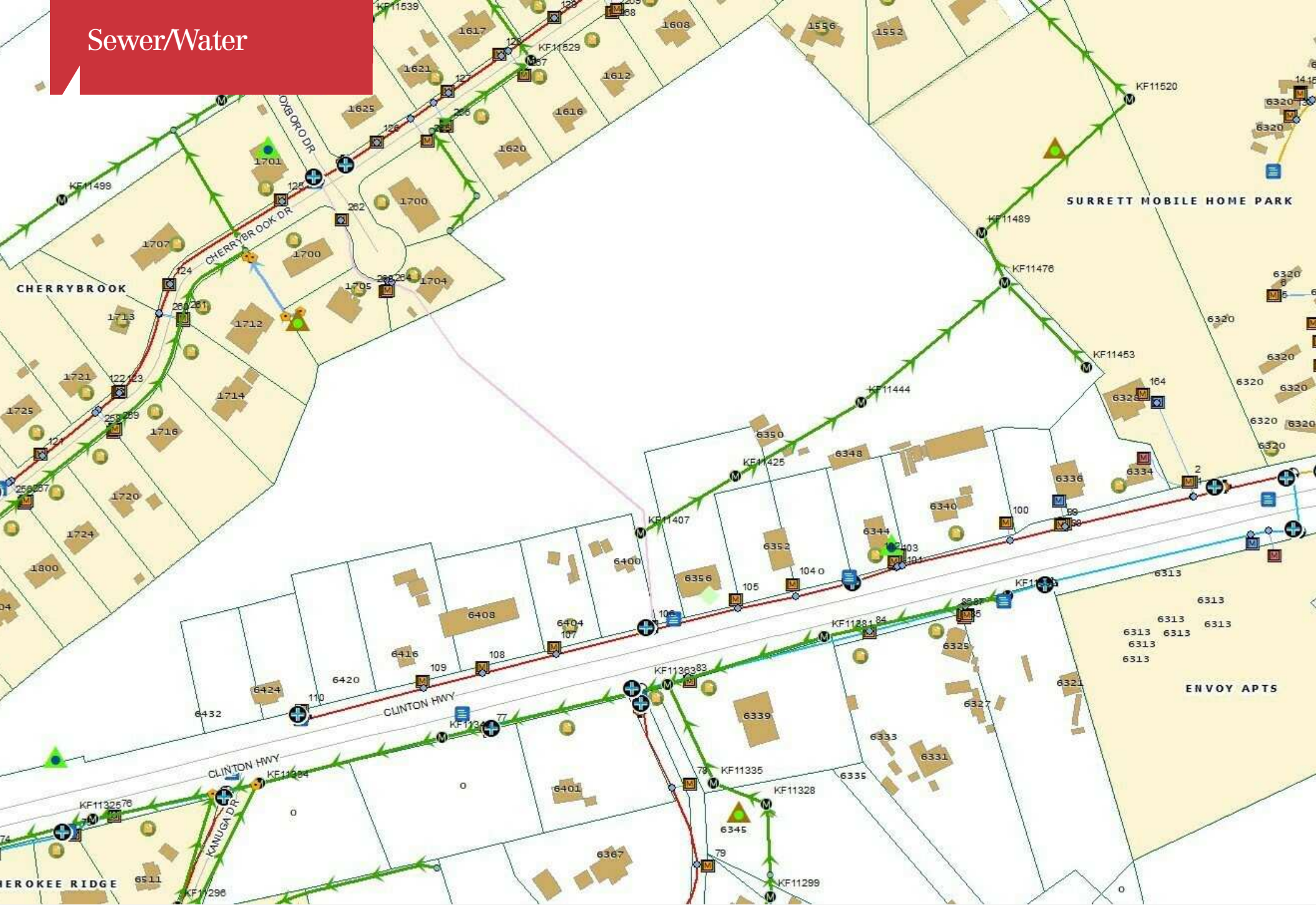
25,100 Cars Daily

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	21.98		
Non-Hillside	0.2	N/A	
0-15% Slope	9.8	100%	9.8
15-25% Slope	8.7	50%	4.4
25-40% Slope	2.8	20%	0.6
Greater than 40% Slope	0.4	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	21.8	Recommended disturbance budget within HP Area (acres)	14.8
		Percent of HP Area	67.9%



Sewer/Water



Medium Density Residential MDR

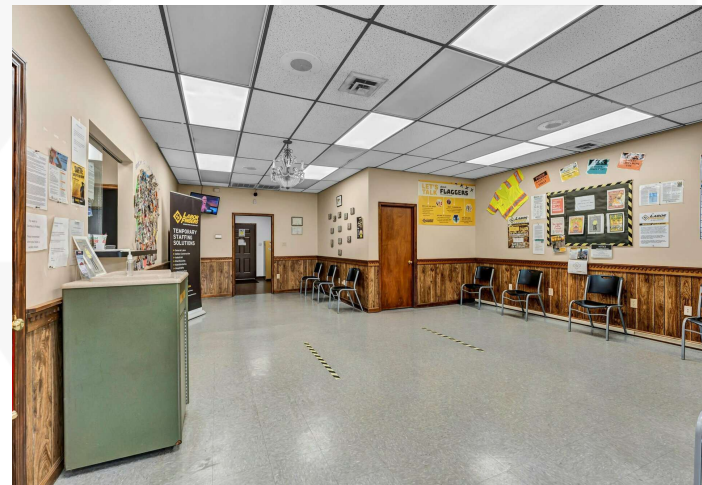
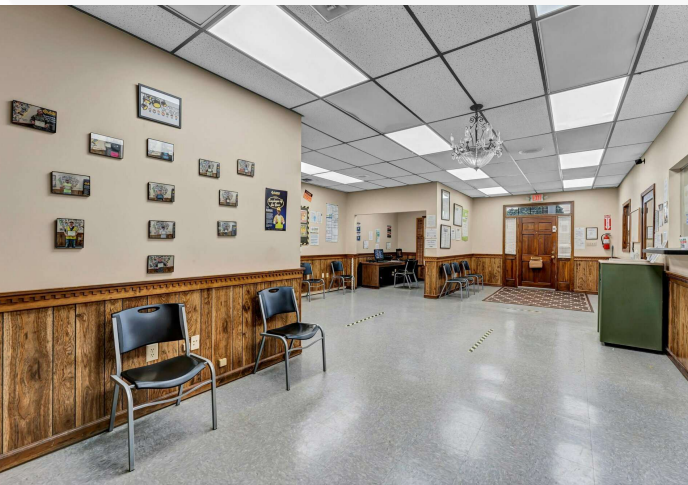
Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre. Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.

Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes
As transitional areas between commercial development and low density residential neighborhoods

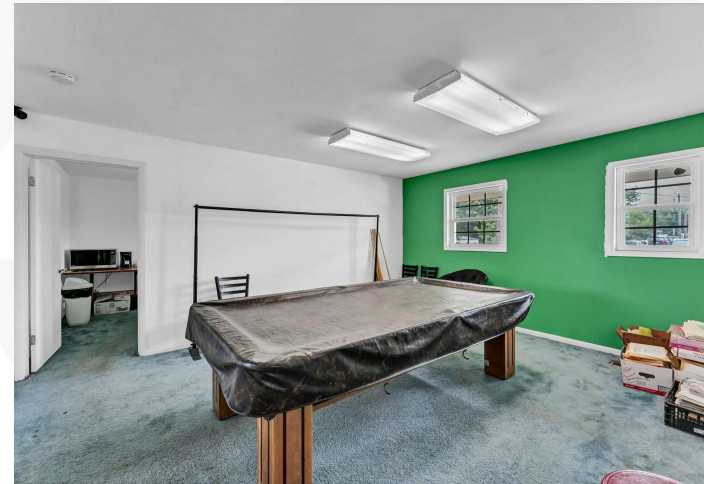
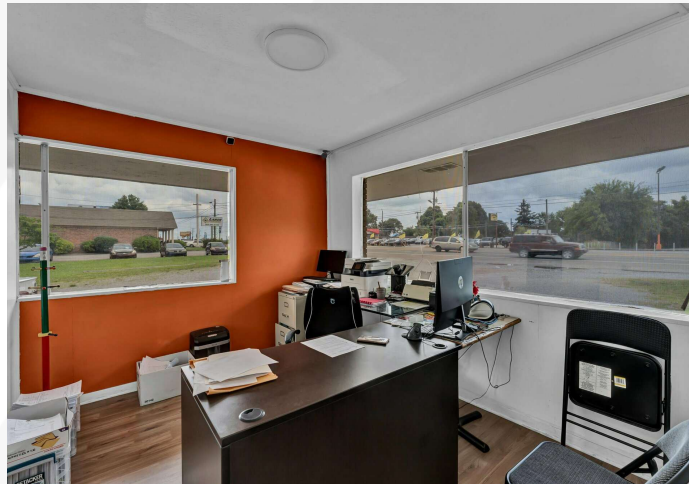
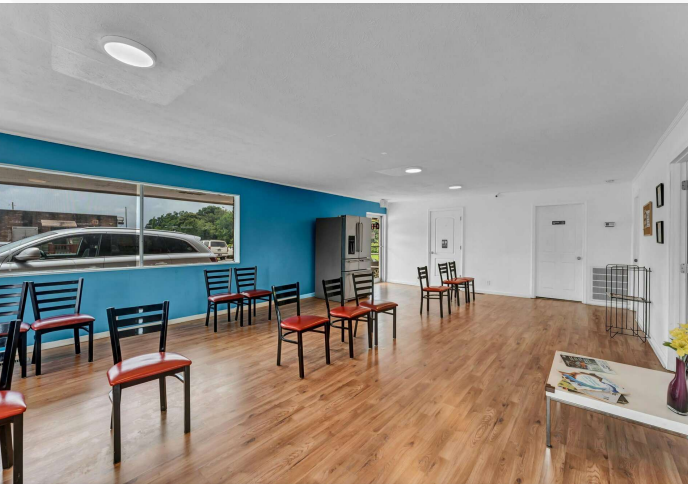
Site with less than 15 percent slopes
Along or near corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks

RN-1, RN-2,
RN-3, RN-4

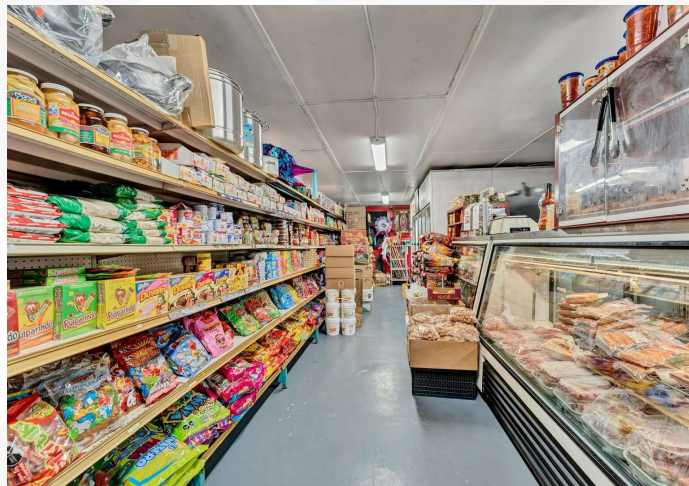
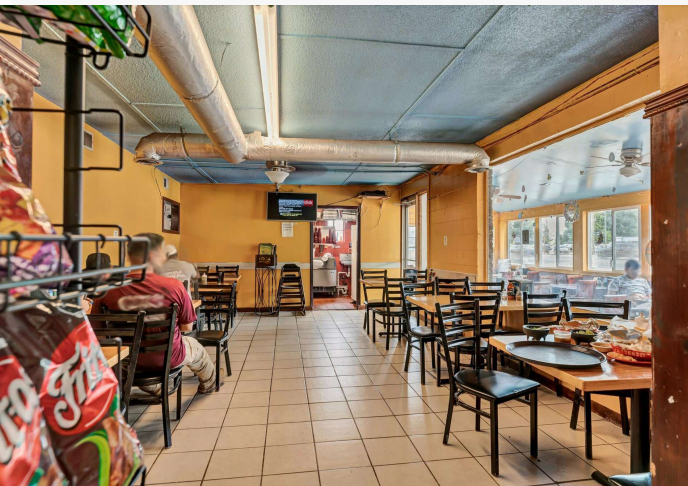
6344 Clinton Hwy – 1,500 SF Office Leased At \$1,400/Mo (Labor Finders)



6352 Clinton Hwy – 1,800 SF Office Leased At \$1,200/Mo (AA Tax)



6356 Clinton Hwy – 4,480 SF Restaurant Leased At \$1,200/Mo (Los Girasoles)



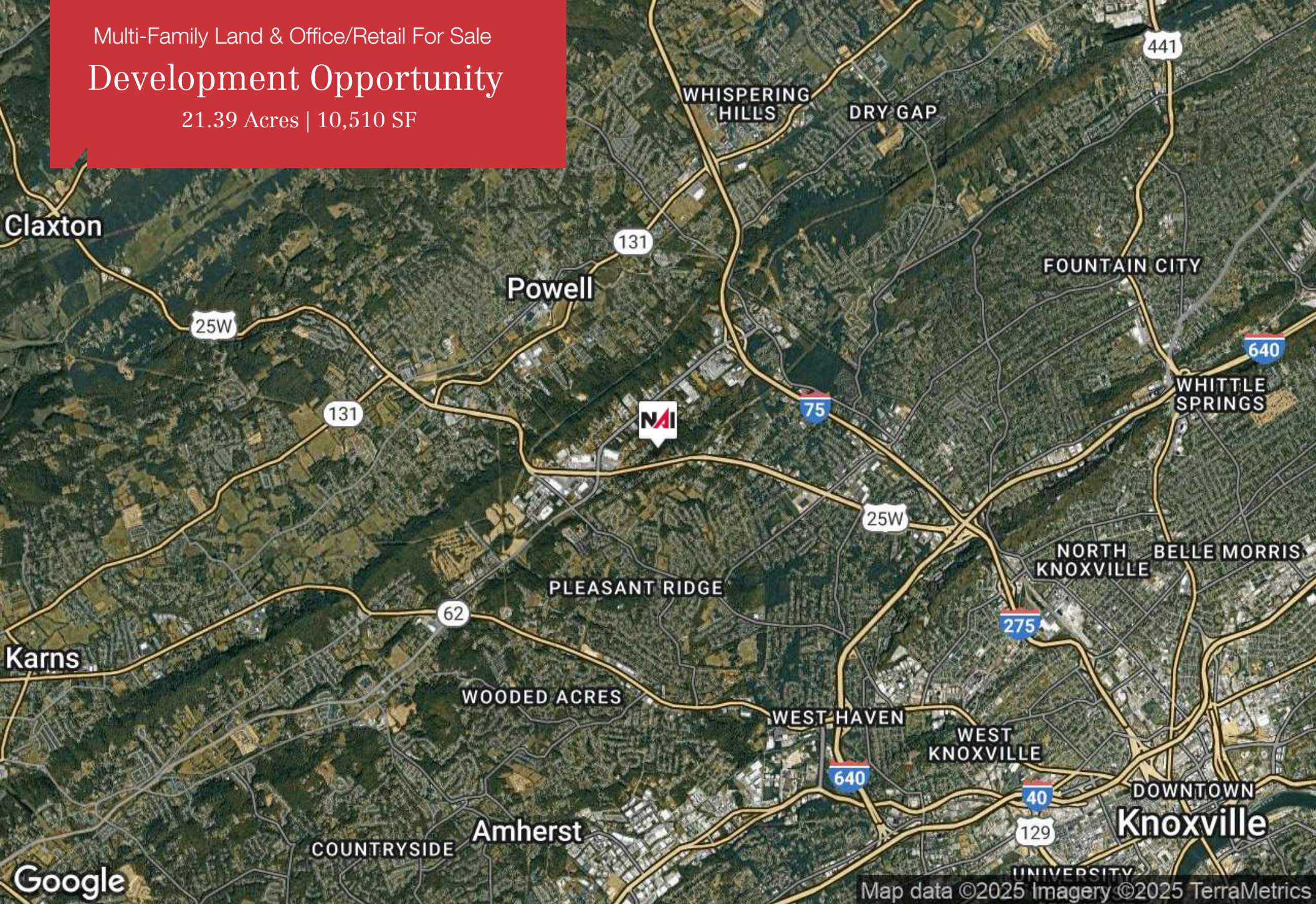
6400 Clinton Hwy – 912 SF & 20k SF Car Lot Leased At \$1,200/Mo (Trust Motors)



1,518 SF Manufactured Home



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