



For Sale & Lease
Hwy 321
Build-to-Suit

Hwy 321 Development

Lenoir City, TN 37772

Property Highlights

- Concept plans included for Retail & Office
- Hot development area of Lenoir City for Sale
- Would also consider Build-to-Suit & Leasing
- Great location near to Hwy 11 / Hwy 321 intersect
- Over 54,000 vehicles per day on Hwy 11
- Utility maps included & all utilities available on-site

For more information

Sam Tate, CCIM

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Ryan McElveen, MBA

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rmcelveen@koellamoore.com

OFFERING SUMMARY

Sale Price	\$1,750,000
Lease Price	Negotiable
Lot Size	5 Acres
Concept Plan Spaces	1,500 - 24,000 SF
Zoning	C-3

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	18,763	\$71,631
5 Miles	34,198	\$89,801
10 Miles	108,650	\$103,399

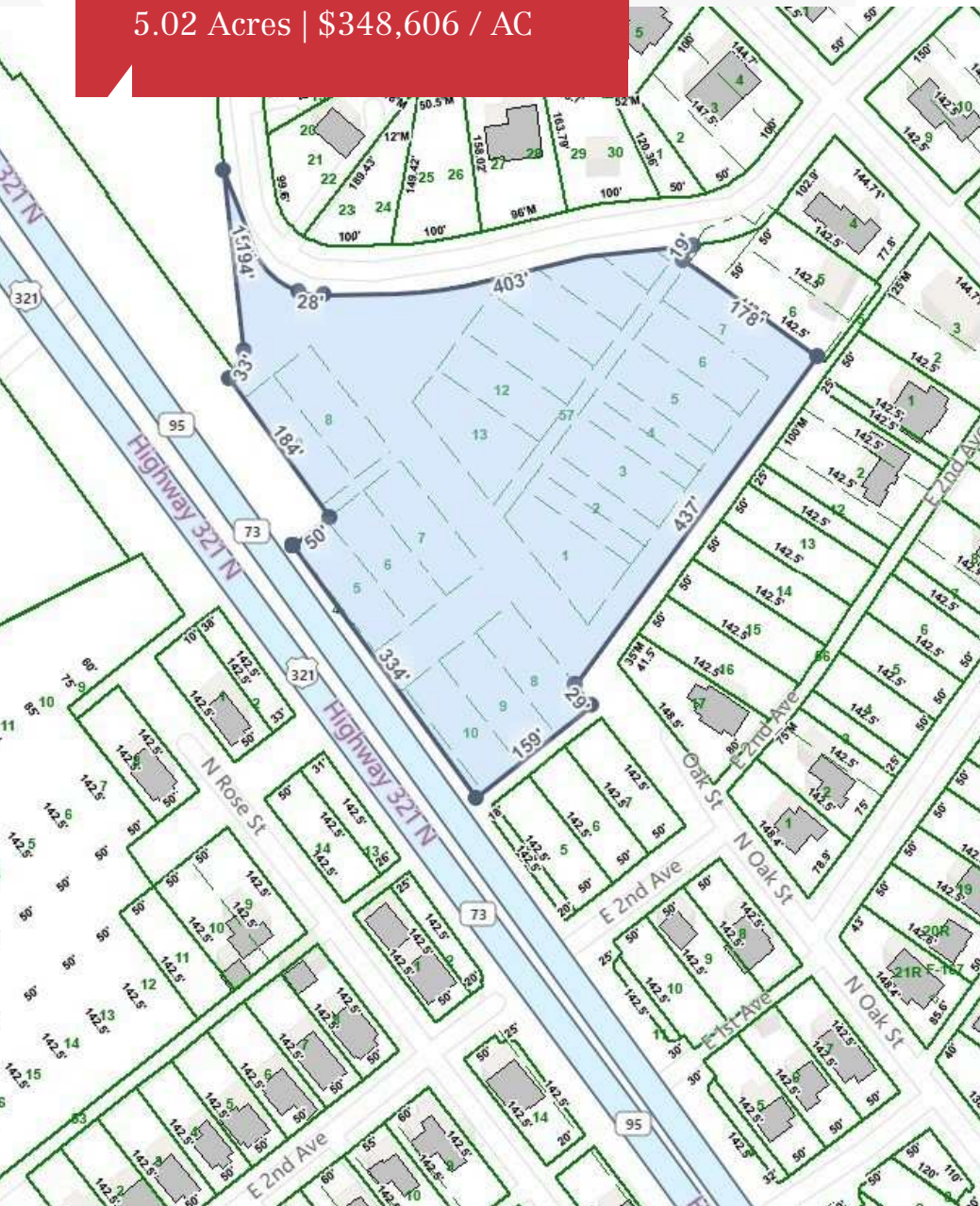
Hwy 321 | Hwy 11



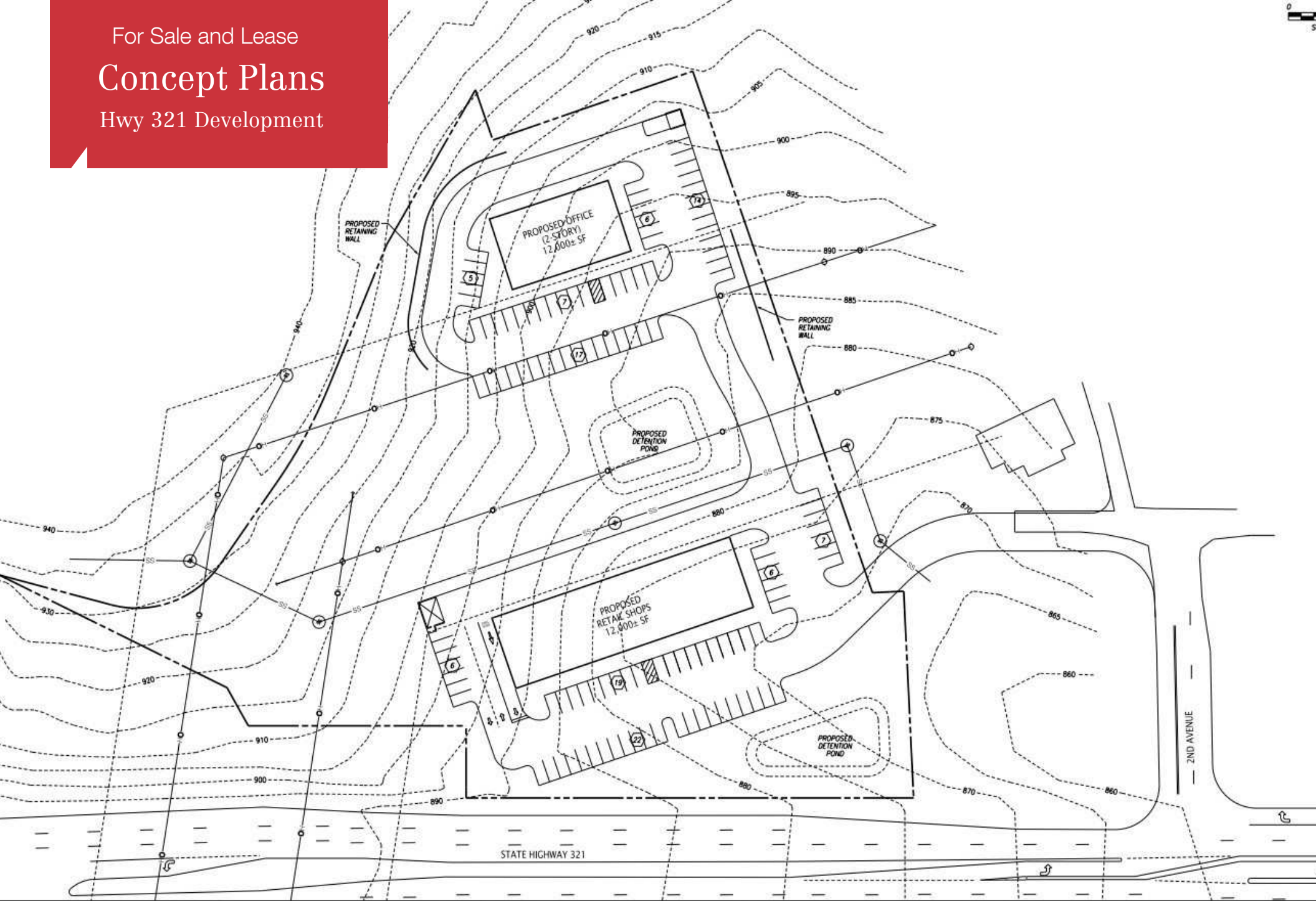
For Sale

Land

5.02 Acres | \$348,606 / AC



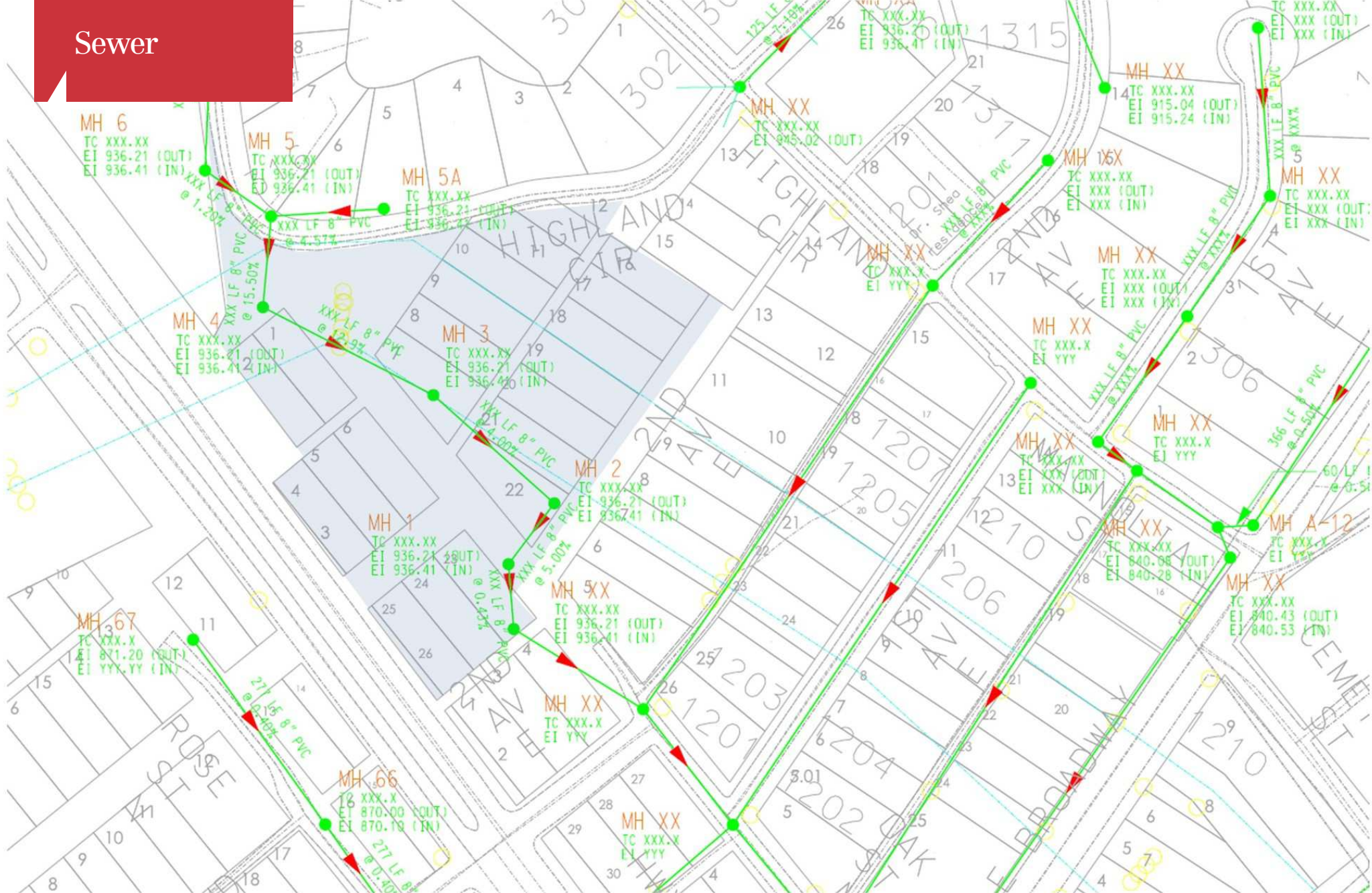
For Sale and Lease
Concept Plans
Hwy 321 Development



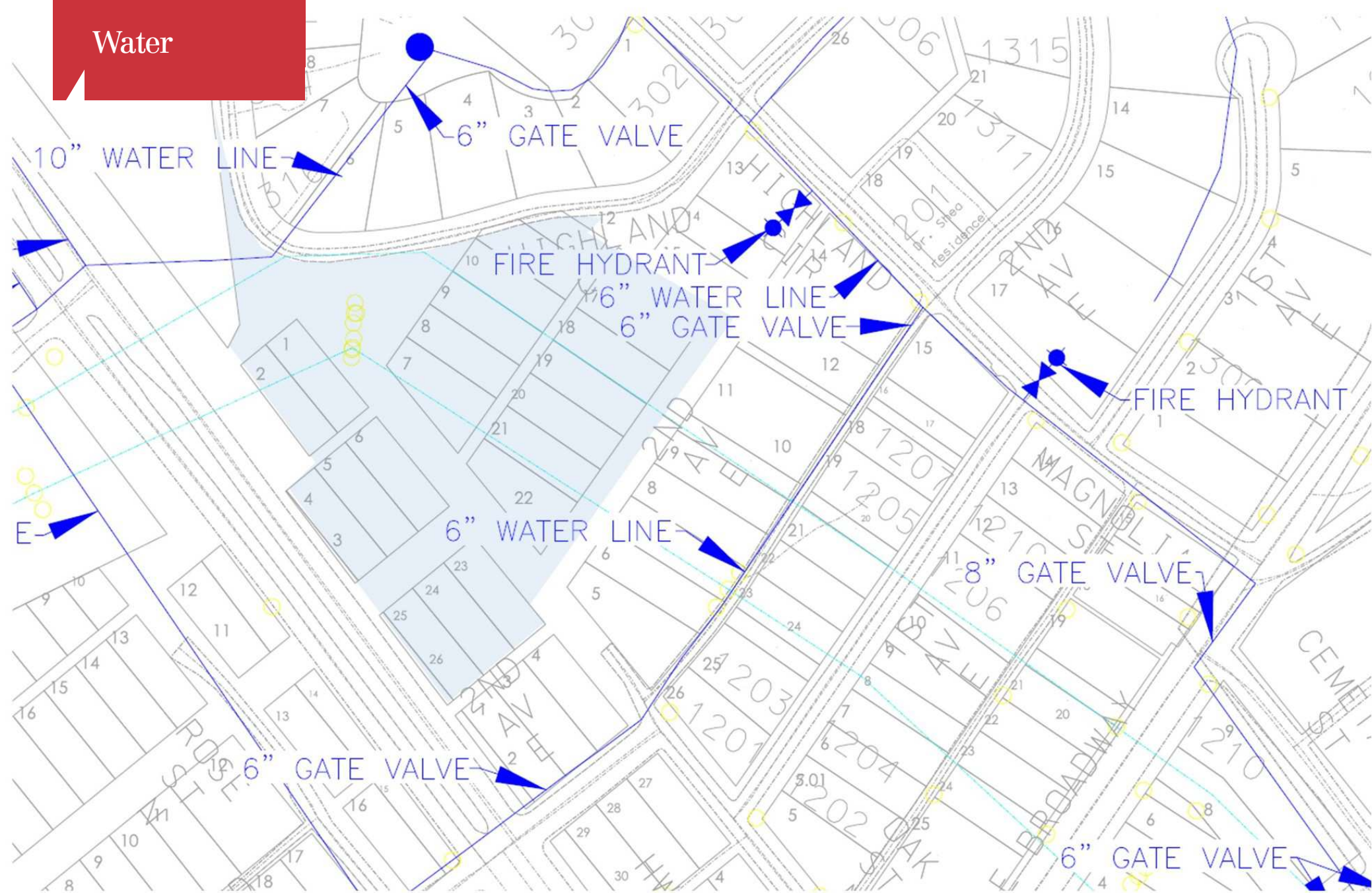
Retailers



Sewer



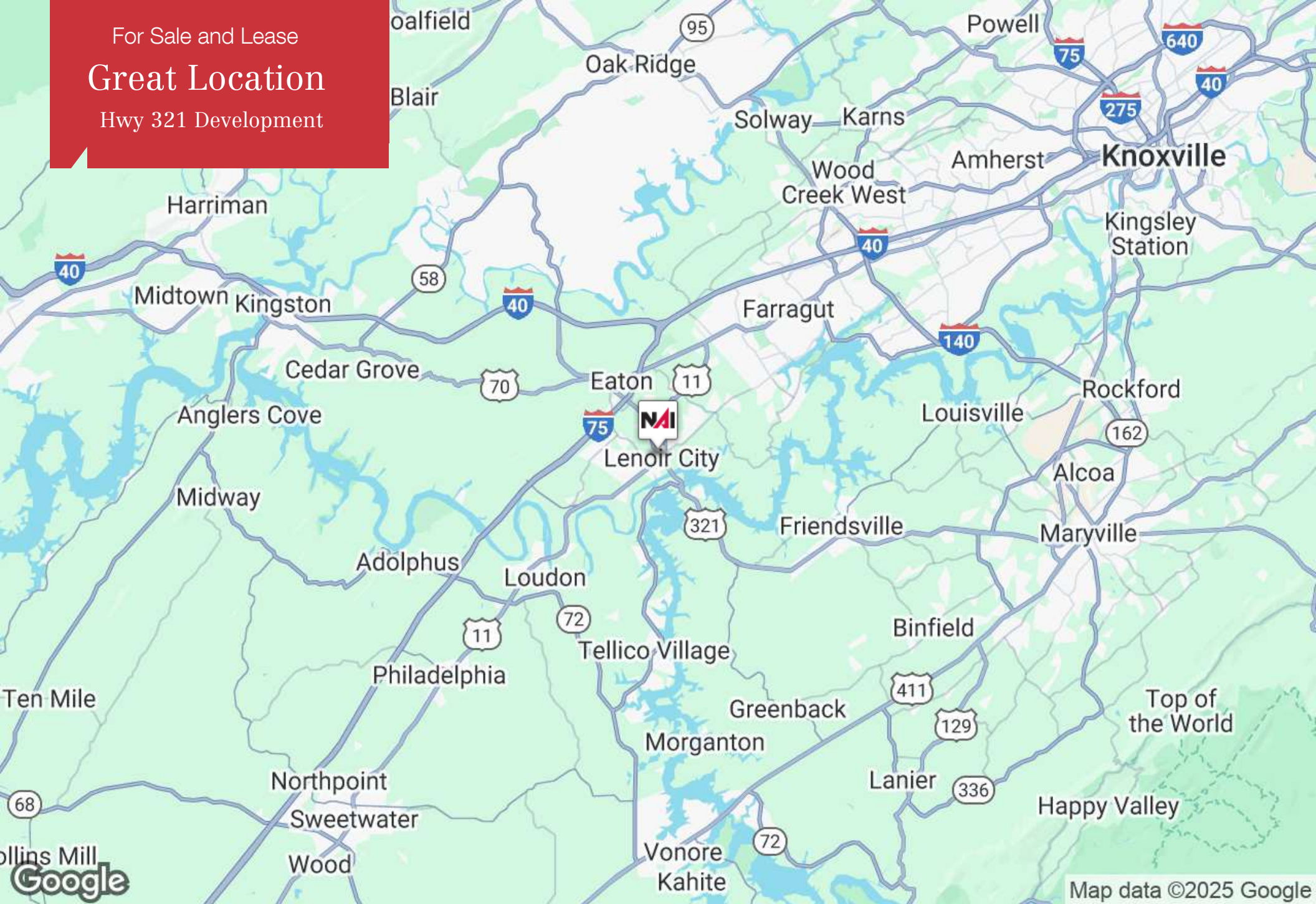
Water



Gas



For Sale and Lease
Great Location
Hwy 321 Development



Map data ©2025 Google

For Sale & Lease

Hwy 321 Development

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SAM TATE, CCIM

Senior Advisor

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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 the East Tennessee CCIM Board of Directors.

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, Freightliner 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

NAI Koella | RM Moore

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RYAN MCELVEEN, MBA

Advisor

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PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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