

FOR SALE

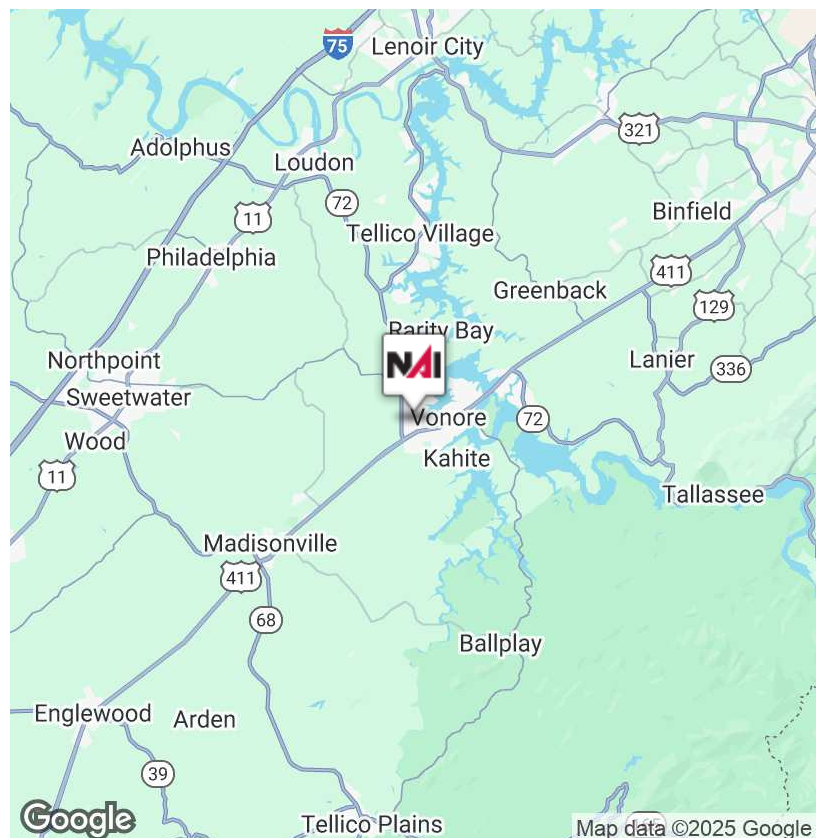
U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

NAI Koella
RM Moore



Land | 1.79 Acres

- No retail fuel or quick serve restaurants permitted
- Over 14,000 cars per day - U.S. Hwy 411
- Over 13,000 cars per day - Hwy 72
- Lot is graded level. Detention basin has been created.
- Zoned C-3 Highway Business District - Town of Vonore
- \$495,000.00



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Street View Across Front of Property

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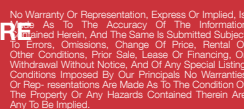
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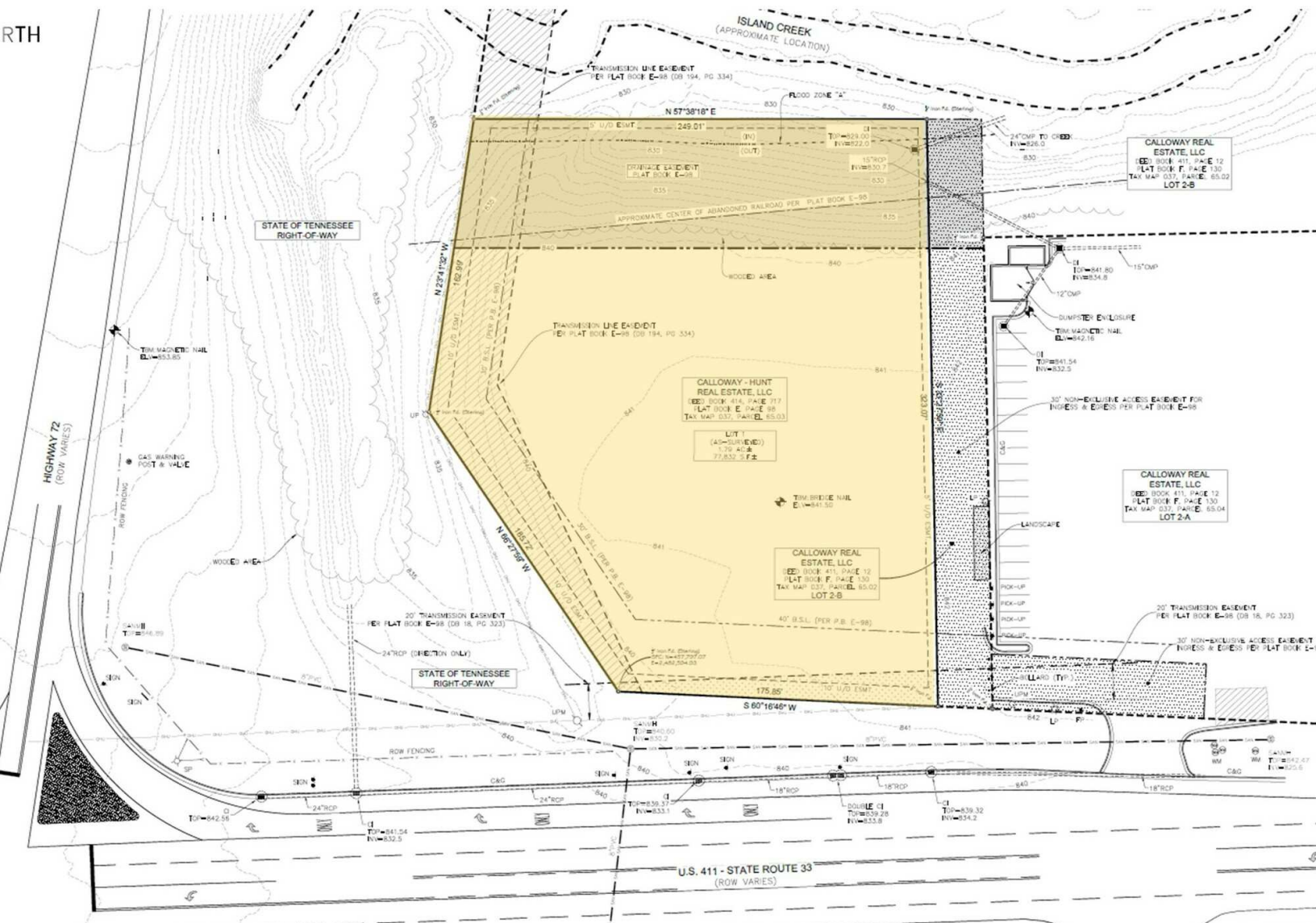
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View of Property from U.S. Hwy 411



View from Property toward U. S. Hwy 411

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Property Photos and Neighboring

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Adjoining property is developed with an Exxon EZ Stop Market, with McDonald's co-operator



Entrance to Property and to EZ Stop Market and McDonald's. Looking to NE.



Entrance to Property.

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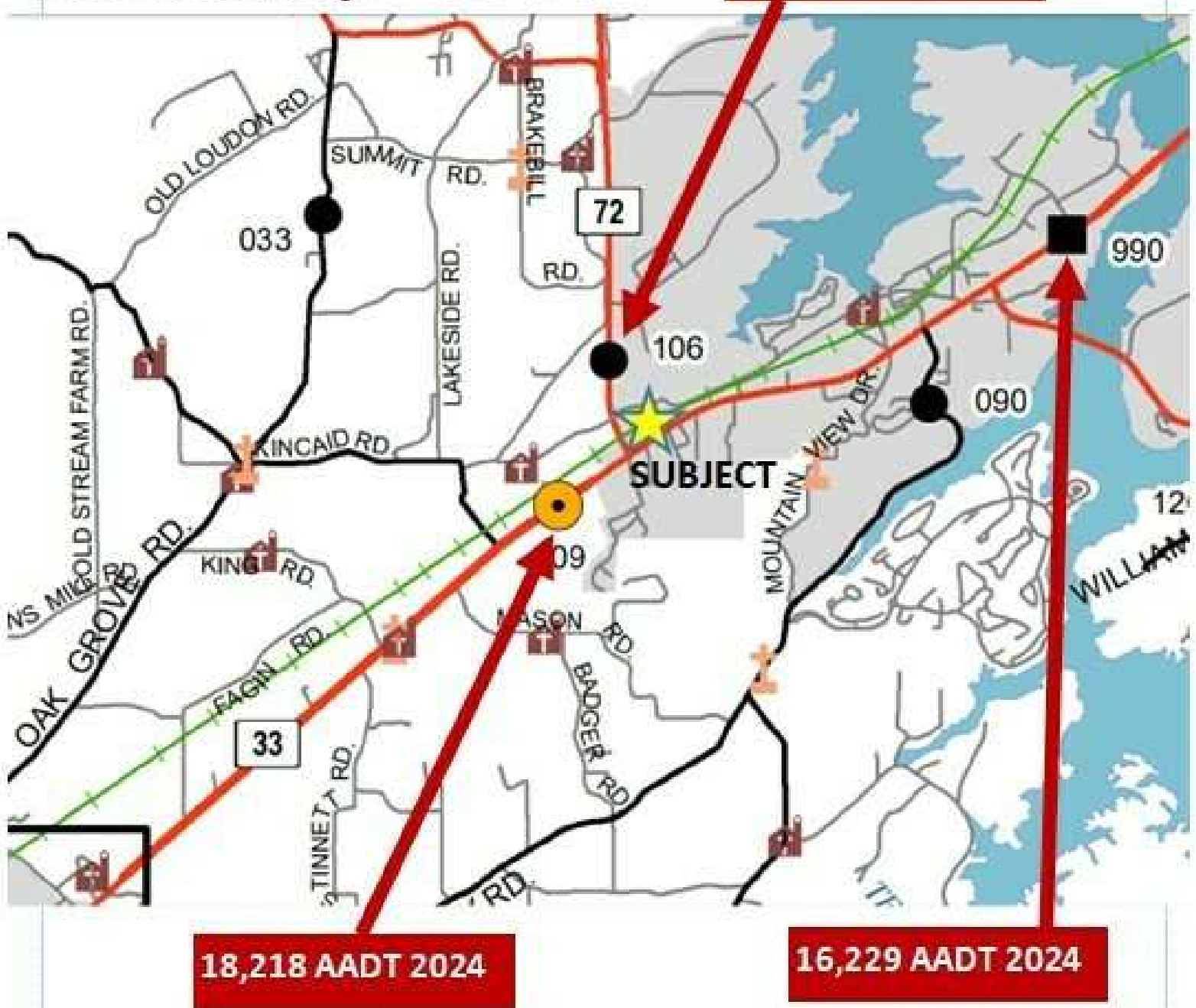
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Traffic Map

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885

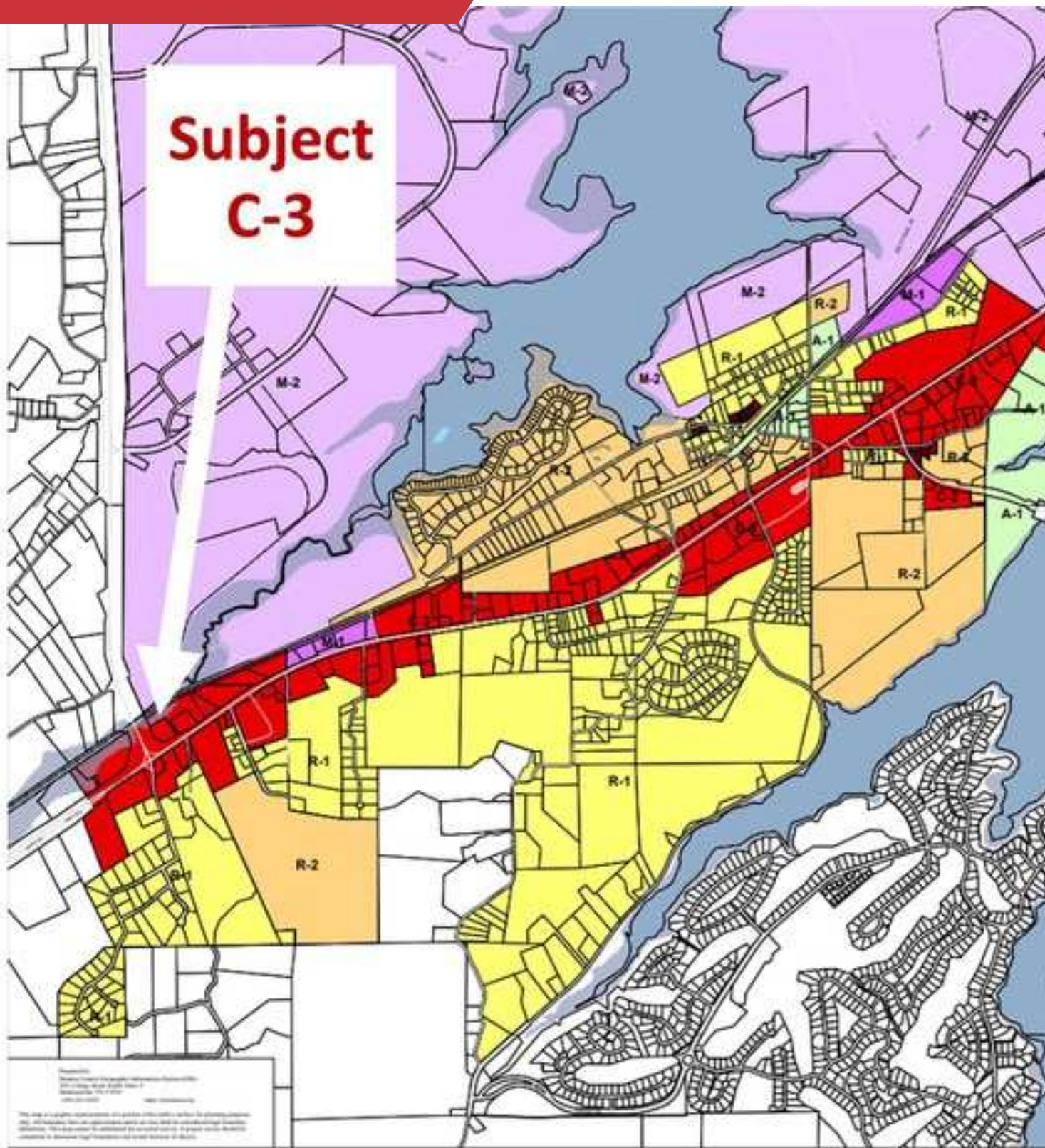
Traffic Map - TDOT

15,758 AADT 2024



Zoning Map

U.S. Hwy 411 @ State Hwy 72 Vonore, TN 37885



Town of Vonore -

Entry to Property is shared with EZ Stop and McDonald's

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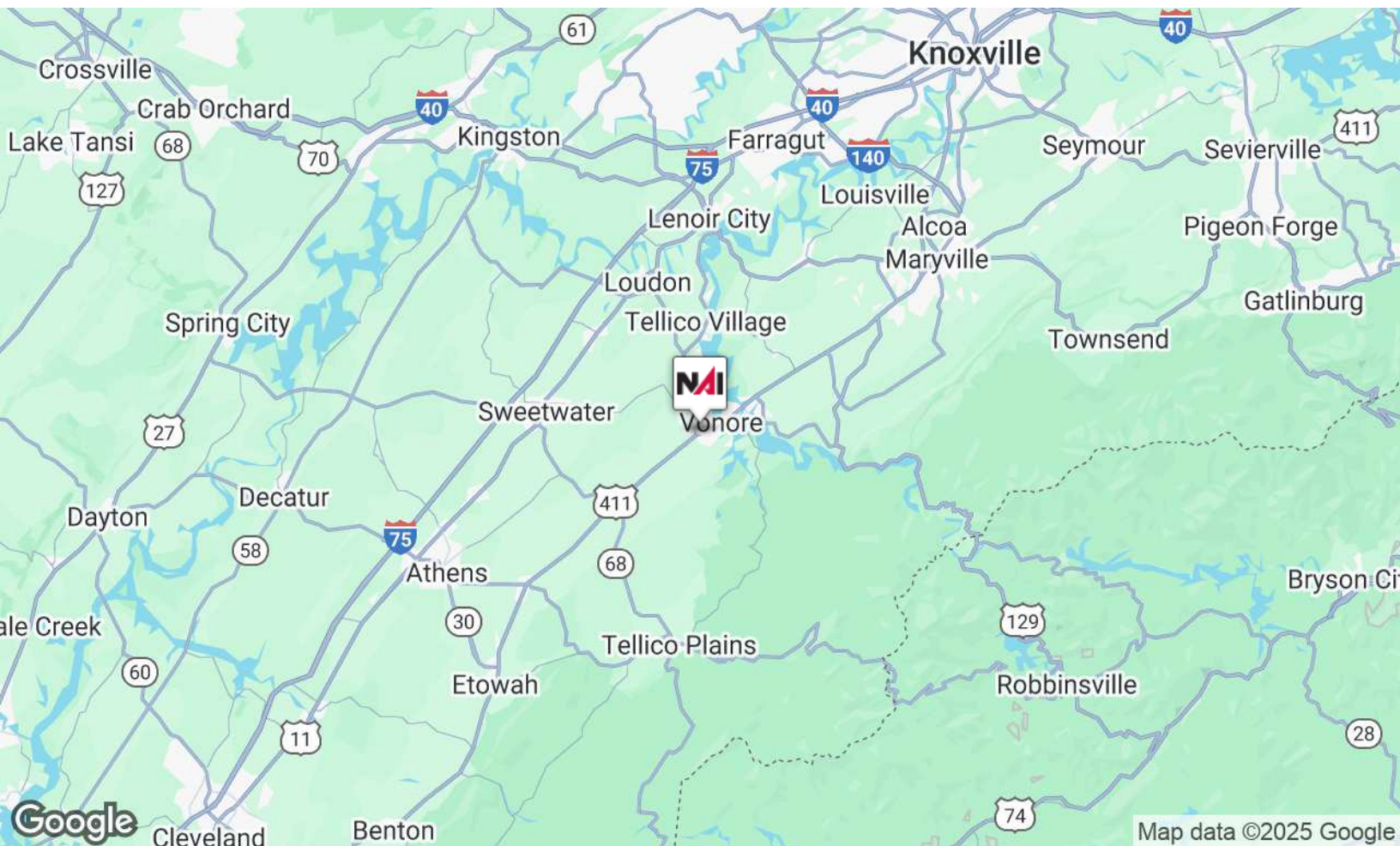
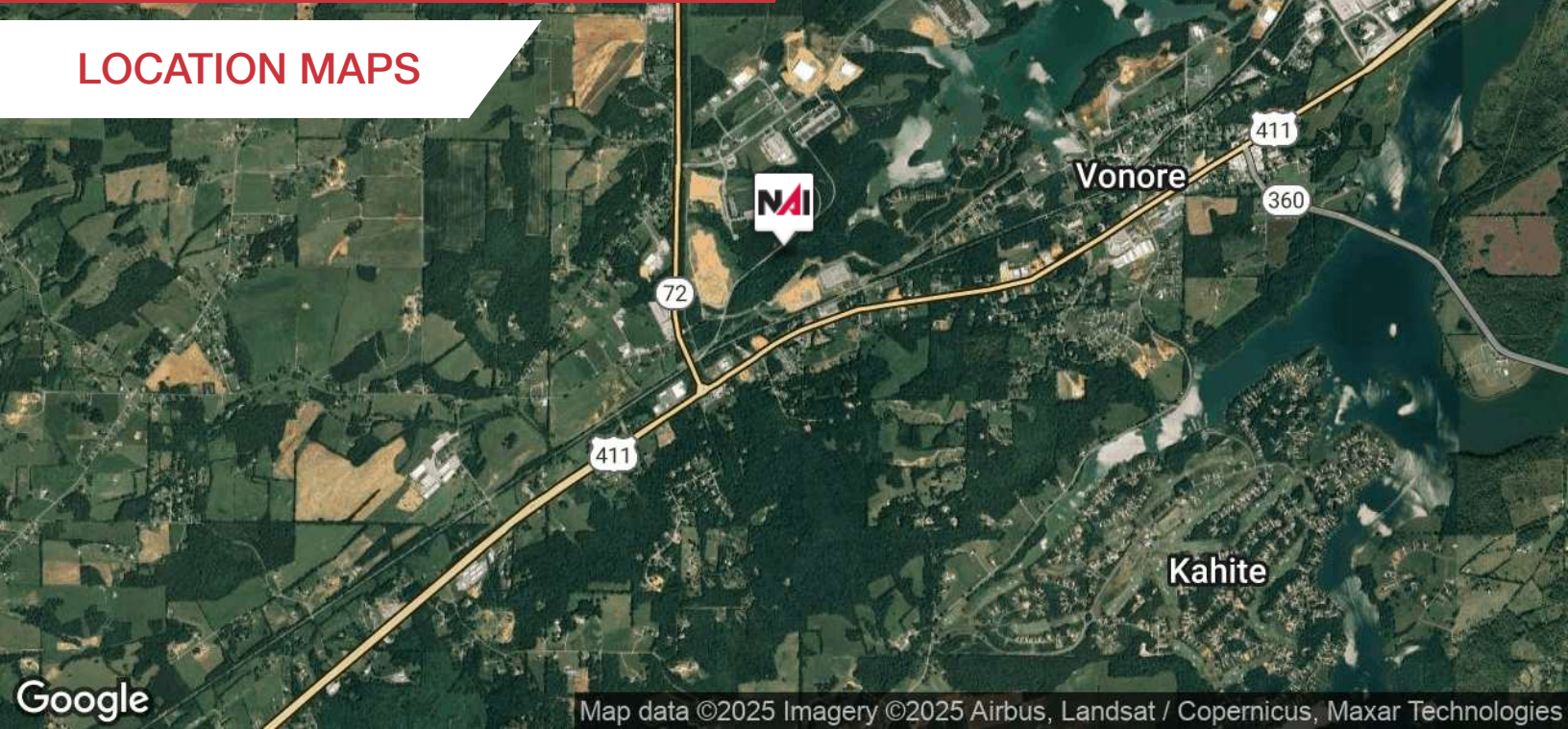
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FOR SALE - 1.79 Acres

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LOCATION MAPS



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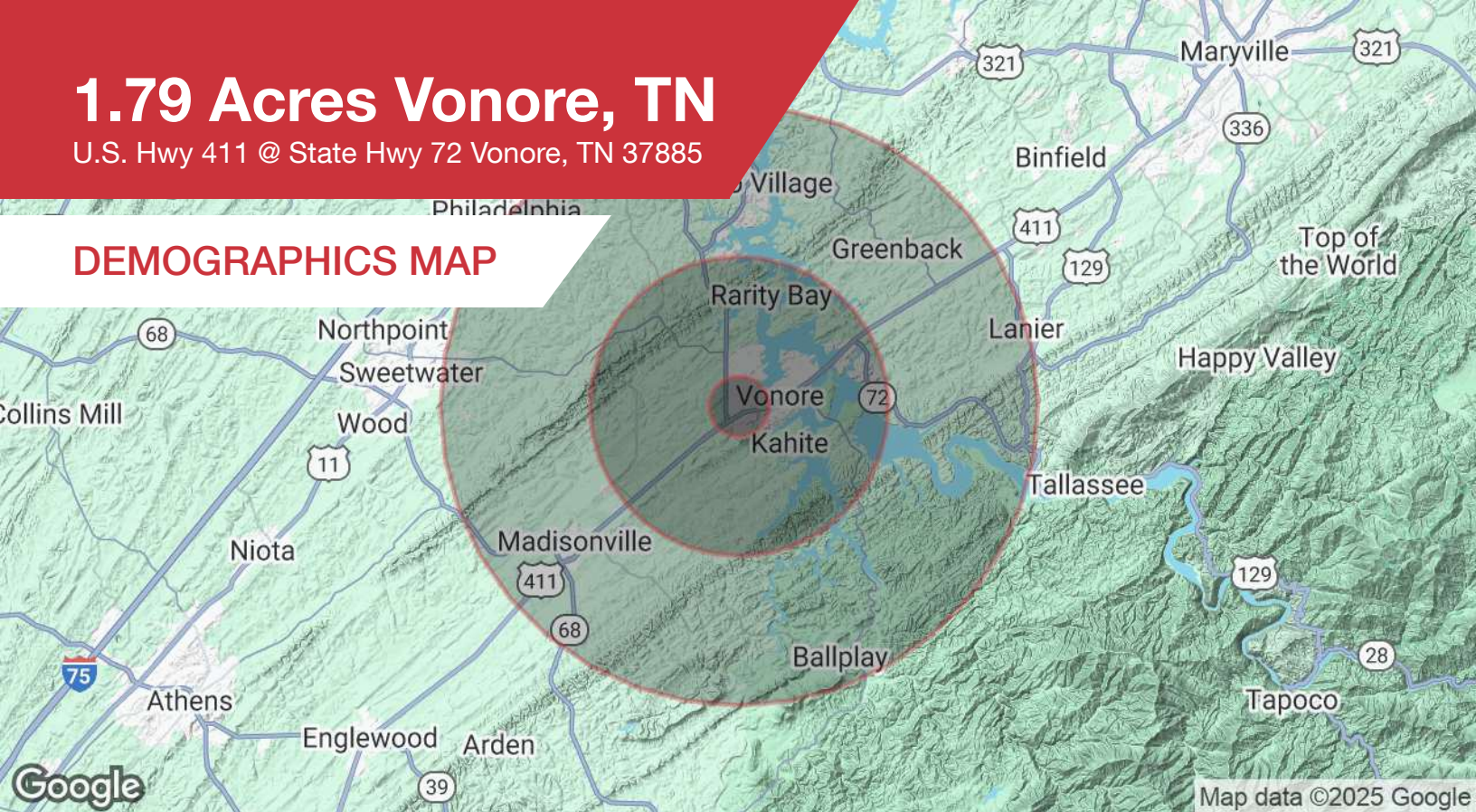
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DEMOGRAPHICS MAP



Population

1 Mile

5 Miles

10 Miles

Total population	192	6,639	36,090
Median age	43.4	44.7	45.3
Median age (male)	43.3	45.2	45.1
Median age (Female)	43.3	44.3	46.0

Households & Income

1 Mile

5 Miles

10 Miles

Total households	81	2,744	14,785
# of persons per HH	2.4	2.4	2.4
Average HH income	\$64,919	\$62,315	\$61,615
Average house value	\$248,578	\$262,903	\$260,235

* Demographic data derived from 2020 ACS - US Census