



Westshore Estates

0 Scenic Lake Drive
Harriman, Tennessee 37748

Property Highlights

- 229 Undeveloped lots in Westshore Estates
- Unincorporated Roane County
- Water is available through Roane Central Utility District.
- Sewer can be made available to the site, according to Roane County Public Utility.
- Natural gas is available through Harriman Utility Board.
- Platted lots, but undeveloped. Zoned R-1.
- No roads have been developed on the right-of-ways.
- Lots range in size from .35 acre, to over an acre.

Property Overview

Offering Summary

Sale Price:	\$2,375,000
Location:	30 minutes from West Knoxville
Lot Size:	0.35 - 1.2 acres

Demographics 5 Miles 10 Miles 20 Miles

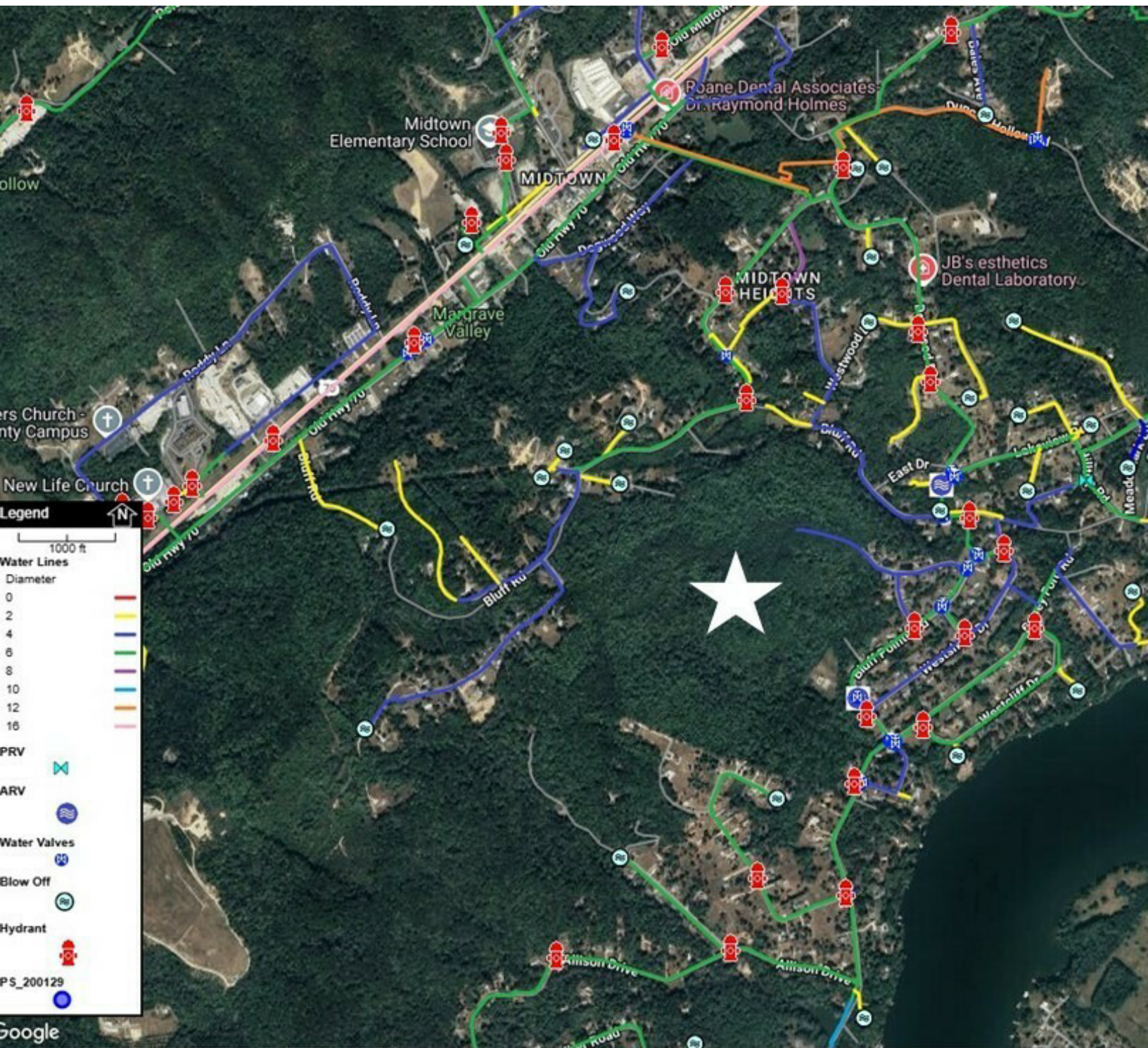
Total Households	8,580	19,675	70,521
Total Population	20,028	47,020	174,062
Average HH Income	\$87,066	\$90,859	\$97,932

For More Information

Sam Tate, CCIM

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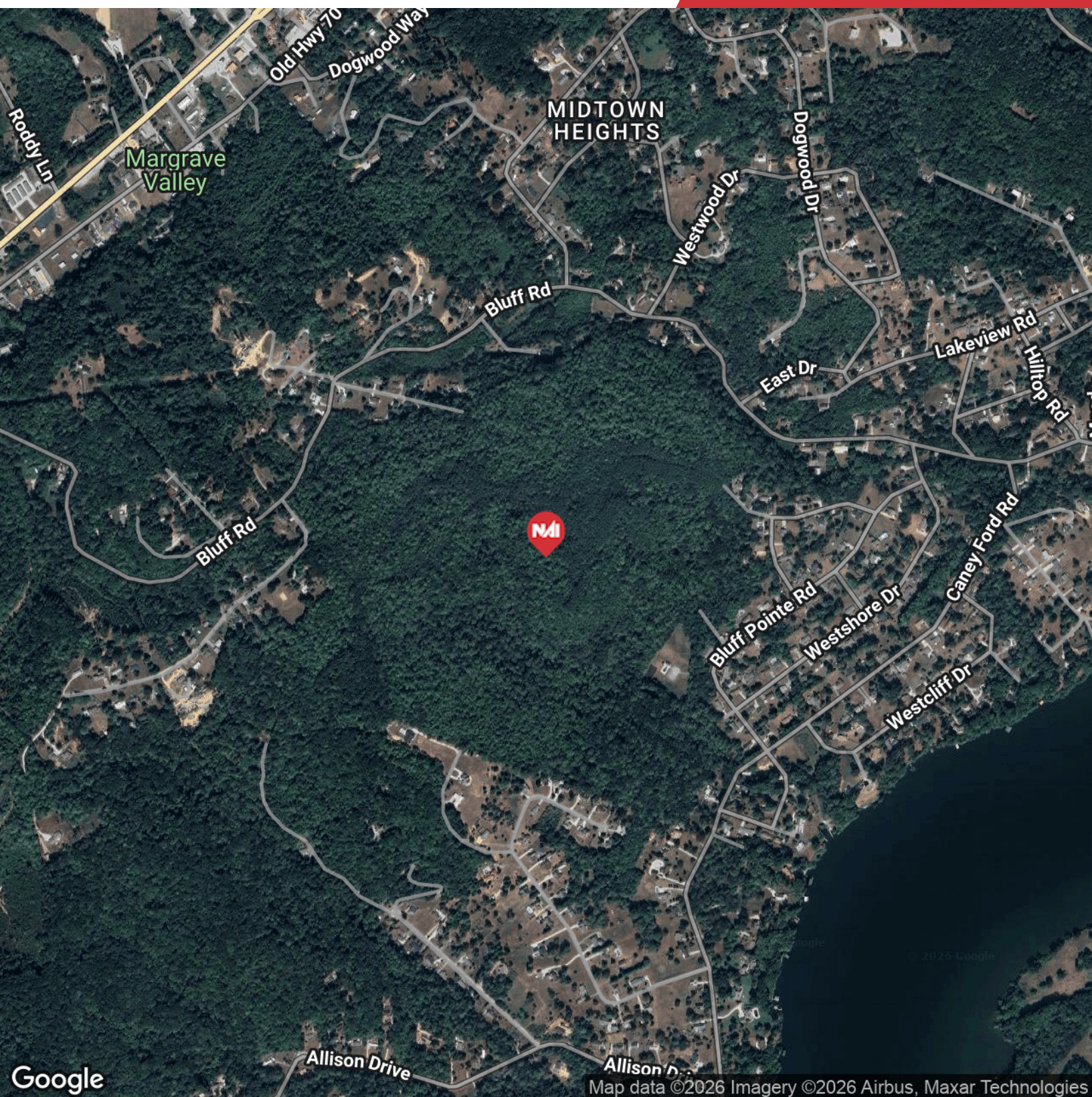
Roane Central Utility District - Water lines map

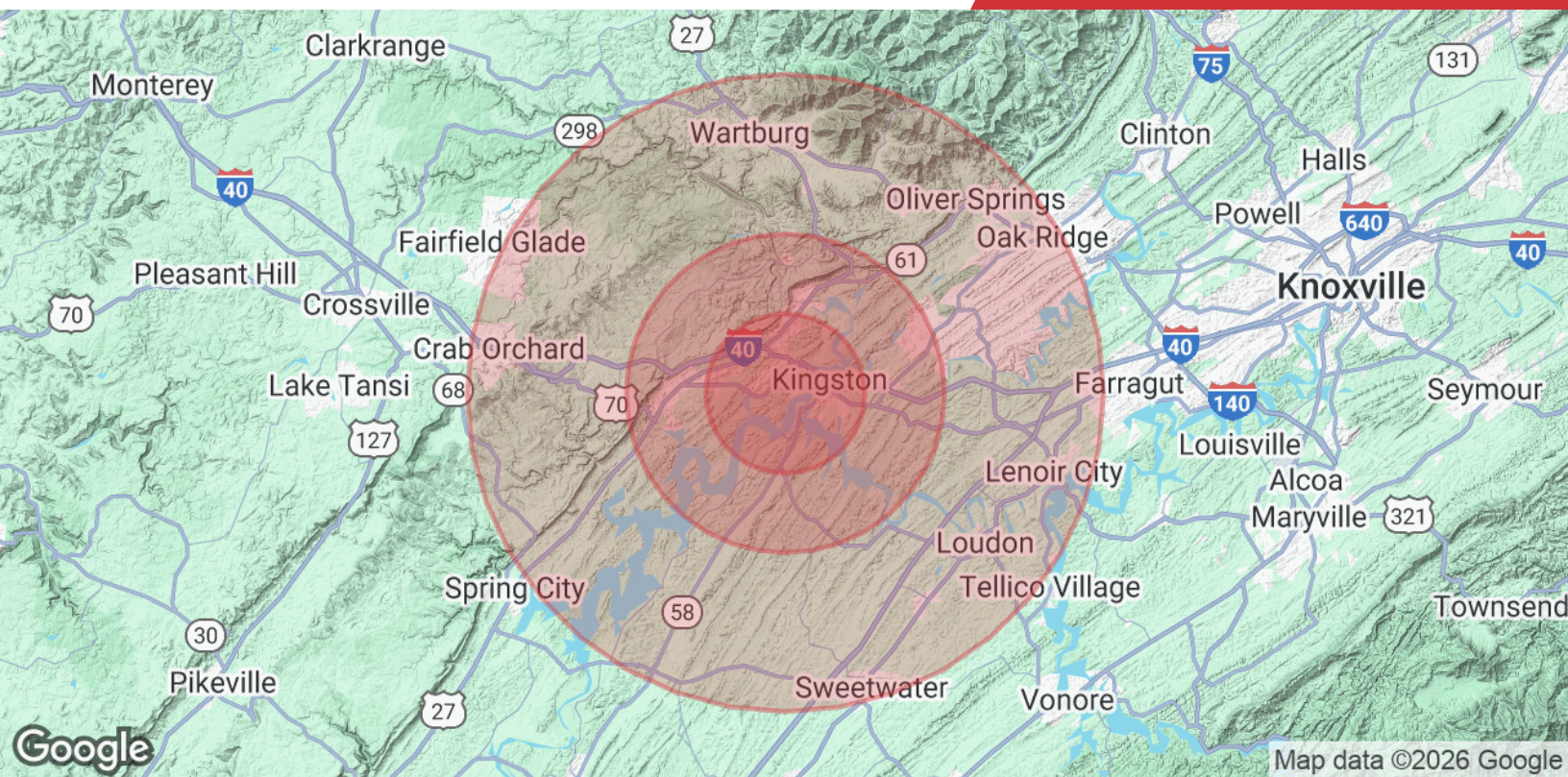


**Lot Lines Are
Approximate**









Population	5 Miles	10 Miles	20 Miles
Total Population	20,028	47,020	174,062
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	47	46	46
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	8,580	19,675	70,521
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$87,066	\$90,859	\$97,932
Average House Value	\$257,004	\$256,462	\$313,983

Demographics data derived from AlphaMap



Sam Tate, CCIM

Senior Advisor

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Professional Background

Over 40 years experience as a Realtor, specializing in the sale/leasing of commercial and industrial property

Selected Clientele

(past and/or current)

Boeing Realty Corporation

Charter Communications

Kindred Healthcare

Lucent Technologies

Walgreen Company

Pitney Bowes

Food Lion

Interstate Brands Corporation

Cumberland Materials

International Paper

SunTrust Bank

BASF

Carolina Pottery

Advance Auto Parts

U.S. Postal Service

Georgia-Pacific

Michigan Bulb Company

Freightliner Corporation

Robertshaw Industrial Products

Sanford

Key Safety Systems

Allied Plywood Corporation

Kroger Company

Lamar Advertising

Gatehouse Media

Ensafe

Habitat for Humanity

Remote Area Medical

Oak Ridge Industrial Development Board

Education

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