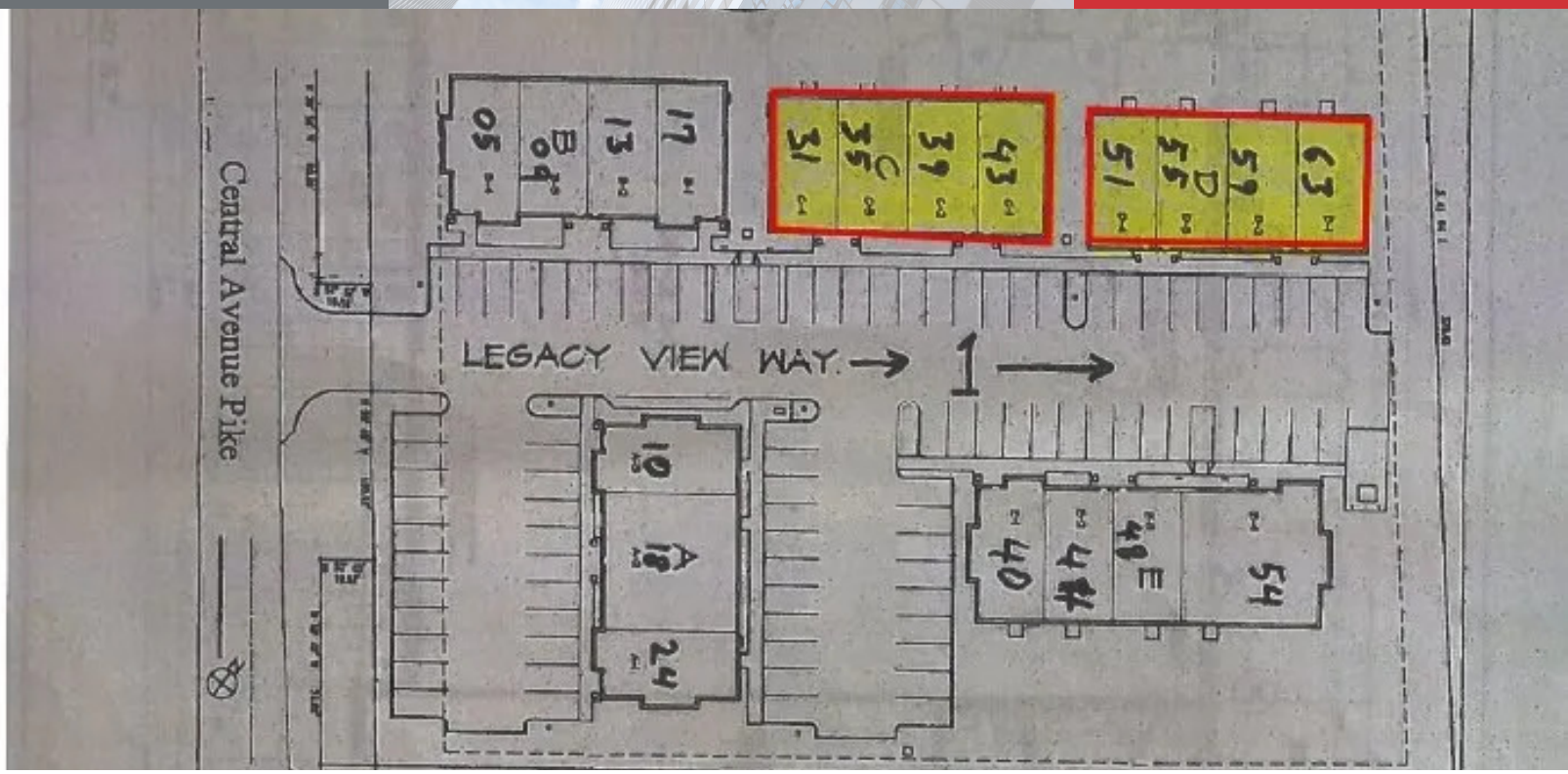
Koella RM Moore

For Sale

LEGACY SQUARE OFFICE PARK
Building Pads Available



Legacy Square Office Park - BUILDING PADS

Legacy View Way, Knoxville, TN
Knoxville, Tennessee 37918

Property Highlights

- Two proposed building pads within a condo office development
- Planned for two 5,000 square foot office buildings
- Distinctive land investment opportunity
- Clear path for future office-oriented development
- CA zoning in place
- Configured with 8 units
- Two-lot offering with defined development potential
- Well suited for specialized office project planning
- Flexible layout within an established office park concept

Offering Summary

Sale Price:	$580,000
Available SF:	
Lot Size:	1.11 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	125	502	1,770
Total Population	297	1,219	4,463
Average HH Income	$70,759	$76,169	$84,122

For More Information

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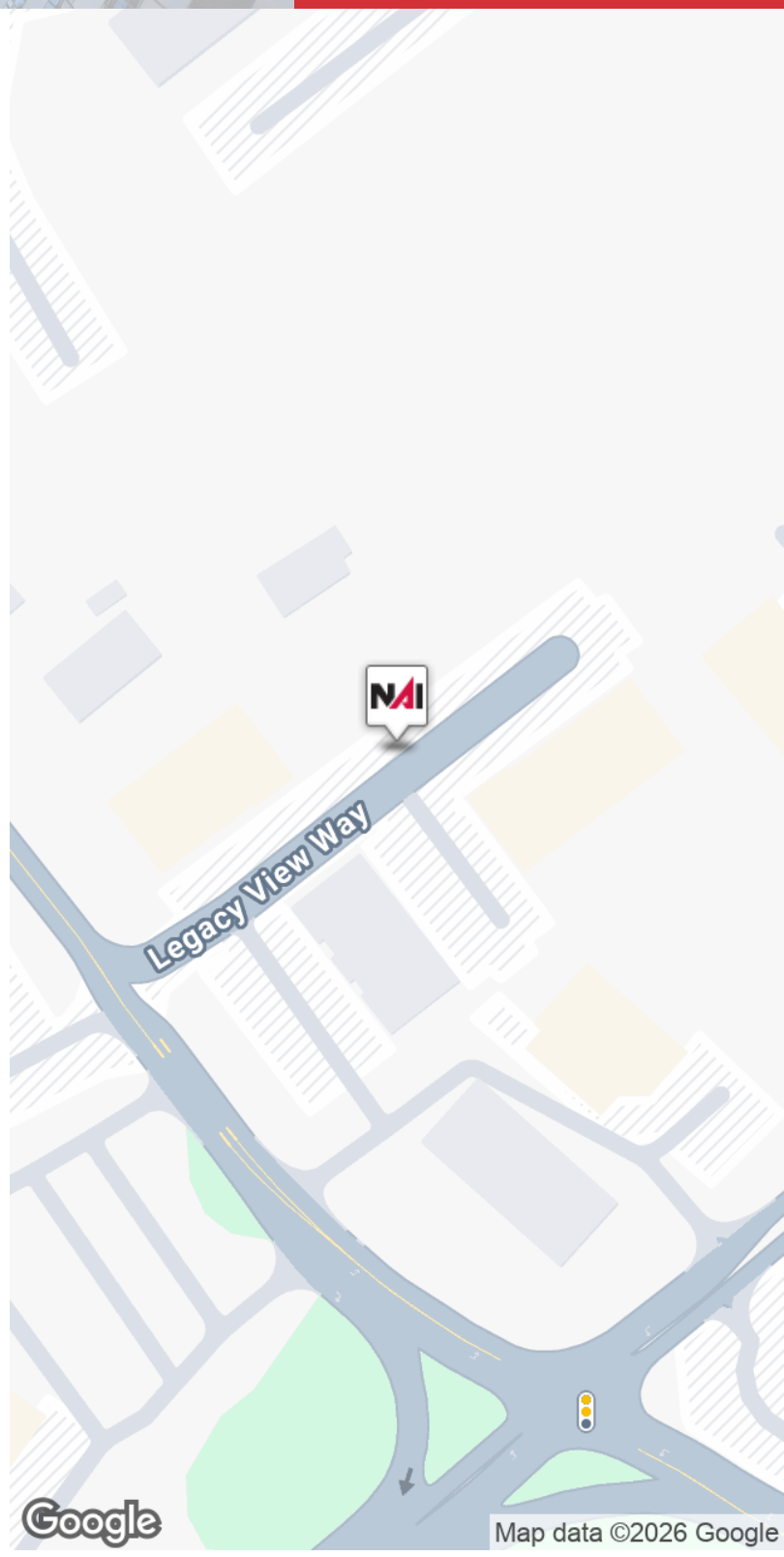
Legacy Square Office Park
Building Pads Available





BROCHURE Legacy View Way, Knoxville, TN, Knoxville, TN 37918

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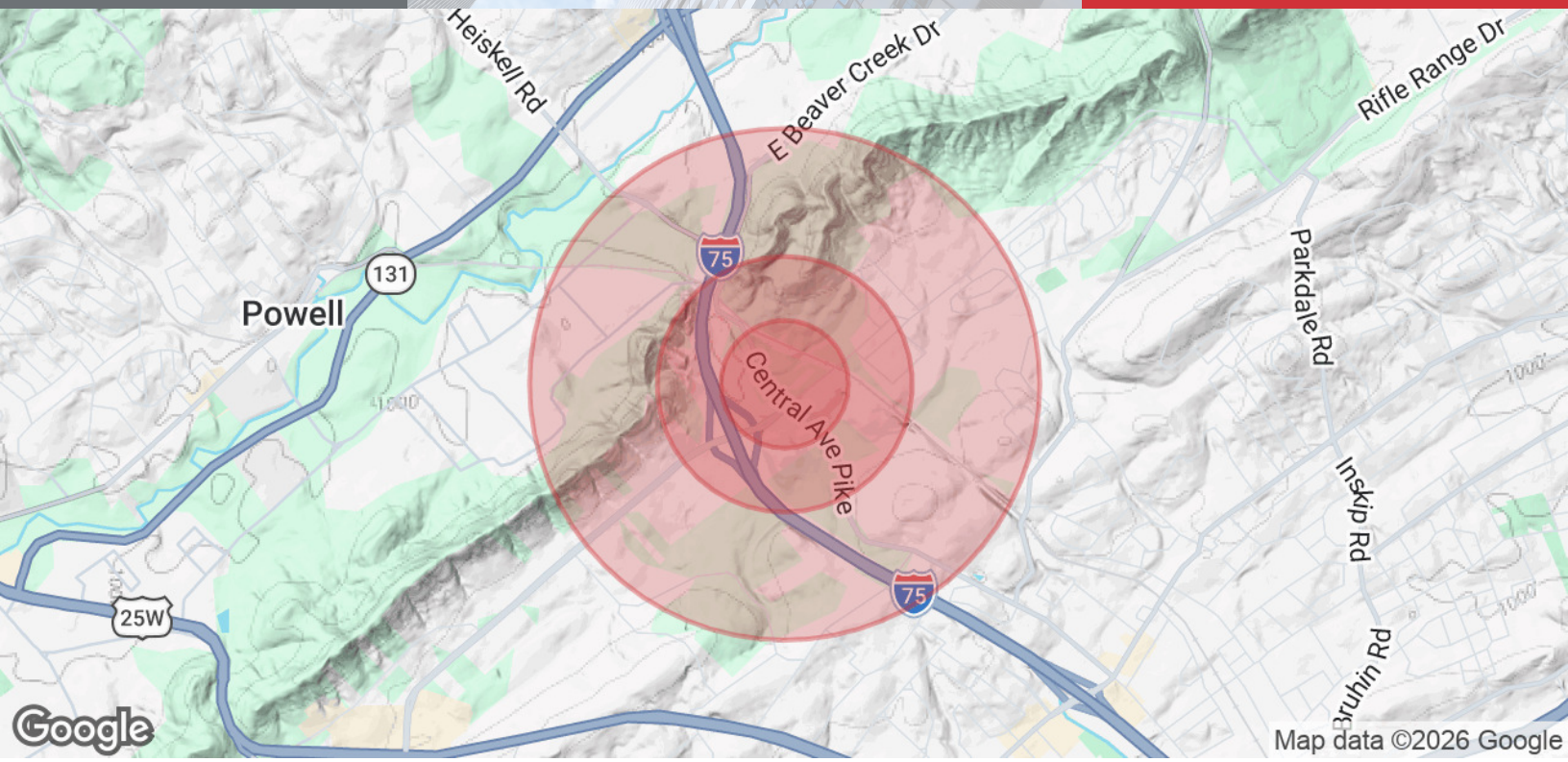

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	297	1,219	4,463
Average Age	28.3	30.2	33.6
Average Age (Male)	28.2	30.0	33.2
Average Age (Female)	29.7	31.0	33.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	125	502	1,770
# of Persons per HH	2.4	2.4	2.5
Average HH Income	$70,759	$76,169	$84,122
Average House Value	$281,870	$291,781	$299,184

2023 American Community Survey (ACS)

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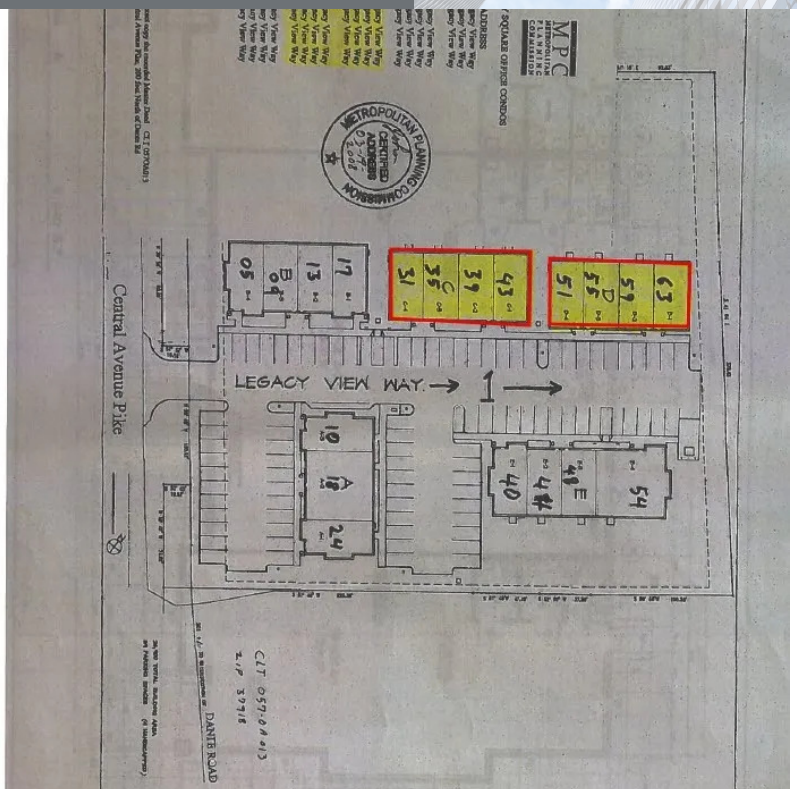
Legacy Square Office Park
Building Pads Available





Offering Summary

Sale Price:	$580,000
Available SF:	
Lot Size:	1.11 Acres
Number of Units:	8
Price / Acre:	$522,523
Zoning:	CA
Market:	North

Property Overview

Legacy Square Office Park presents a distinctive land investment opportunity featuring two proposed building pads within a condo office development. Planned for two 5,000 square foot office buildings, the property offers a clear path for buyers seeking a specialized office-oriented project with defined potential.

With 8 units and CA zoning, this offering is well suited for investors focused on land positioned for future office development. The property's layout and proposed use create flexibility within an established office park concept, making it an appealing opportunity for those looking to add a targeted development site to their portfolio in Knoxville's north area.

131-143 Legacy View Way, Proposed Building Pad C with plans for approximately 5,000 square feet to contain four office suites of 1,250 square feet per
suite.
151-163 Legacy View Way, Proposed Building Pad D with plans for approximately 5,000 square feet to contain four office suites of 1,250 square feet per suite.
The current plans and supporting documentation have been approved by the Condo Association and will transfer to buyer.

Property Highlights

- Two proposed building pads within a condo office development
- Planned for two 5,000 square foot office buildings

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For Sale

Legacy Square Office Park
Building Pads Available

Building Name	Legacy Square Office Park - BUILDING PADS
Property Type	Building Pads Available
Property Subtype	Other
Lot Size	1.11 Acres

Legacy Square Office Park presents a distinctive land investment opportunity featuring two proposed building pads within a condo office development. Planned for two 5,000 square foot office buildings, the property offers a clear path for buyers seeking a specialized office-oriented project with defined potential.

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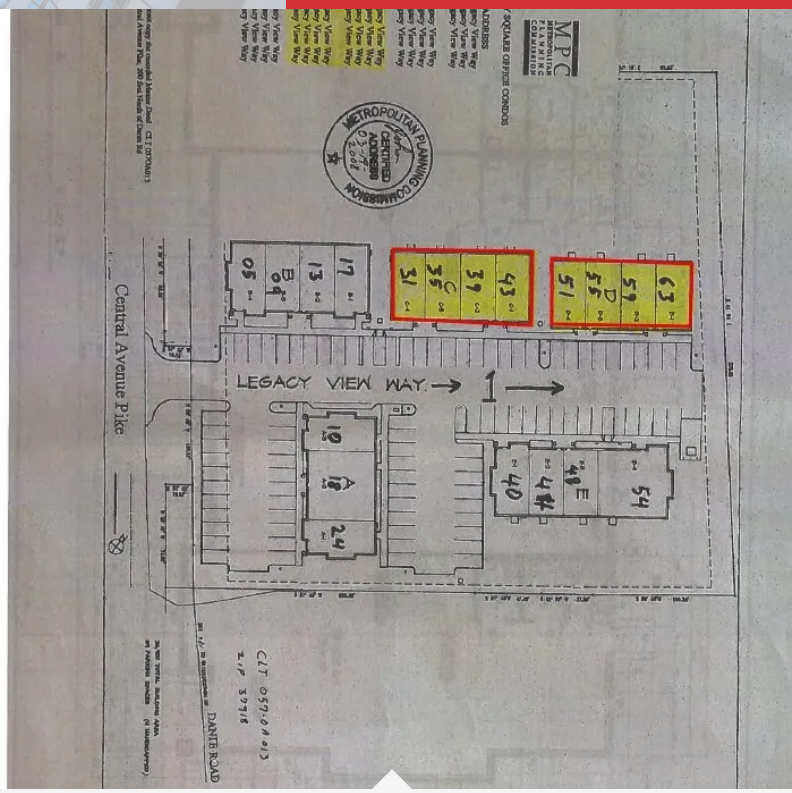

- Two proposed building pads within a condo office development
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- Distinctive land investment opportunity
- Clear path for future office-oriented development
- CA zoning in place
- Configured with 8 units
- Two-lot offering with defined development potential
- Well suited for specialized office project planning
- Flexible layout within an established office park concept
- Targeted site for buyers pursuing office development land
- Positioned for a focused addition to an investment portfolio

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Building Pads Available



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