

| Knoxville, TN

For Sale | \$600,000



Offering Highlights

300 feet of Kingston Pike frontage.

Location with extremely high traffic counts.

Conveniently located in the heart of Farragut.

Catherine Hodges
Advisor
865.531.6400
caty.hodges@svn.com

Kingston Pike and Chaho Rd. • Knoxville, TN 37934

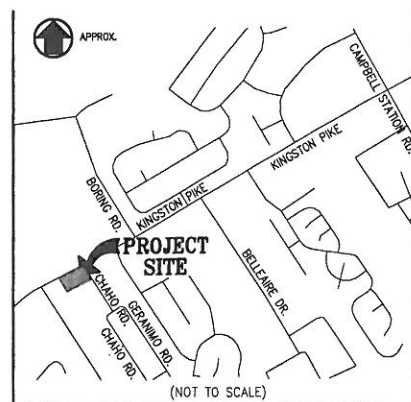


Sale Overview

Sale Price	\$600,000
Lot Size	1.38 Acres
Market	Farragut
Sub Market	Knoxville
Cross Streets	Chaho
Traffic Count	

Property Overview

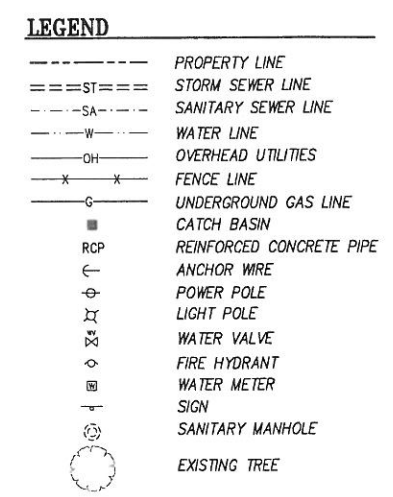
Property	This property features 1.38 acres of level, undeveloped land, with 300 feet of Kingston Pike frontage. This property is conveniently located in the heart of Farragut and is one of the last remaining vacant parcels of land along Kingston Pike.
Location	The town of Farragut is Knoxville's premier district for new development and commercial growth. This property features Kingston Pike frontage with excellent visibility,, extremely high traffic counts, and is located in an area which is experiencing continual expansion and new construction.
Presented by	CATHERINE HODGES 865.531.6400 caty.hodges@svn.com

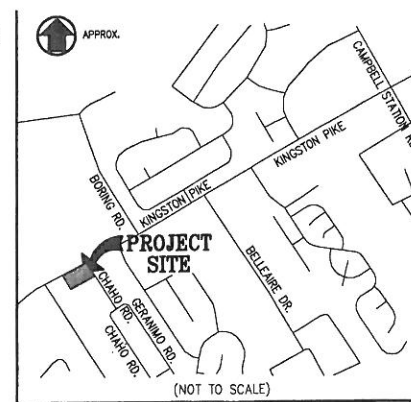


REVISIONS	DATE

PROJECT: PARCELS 1.00, 1.01, AND 1.02
OF CLT MAP 152
KNOXVILLE, TENNESSEE

	001 000 1000
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EXHIBIT



ISSUANCE	DATE

Cannon & Cannon, Inc.
Consulting Engineers • Field Surveyors
8550 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-8555 • Fax: (865) 670-8866
www.cannon-cannon.com

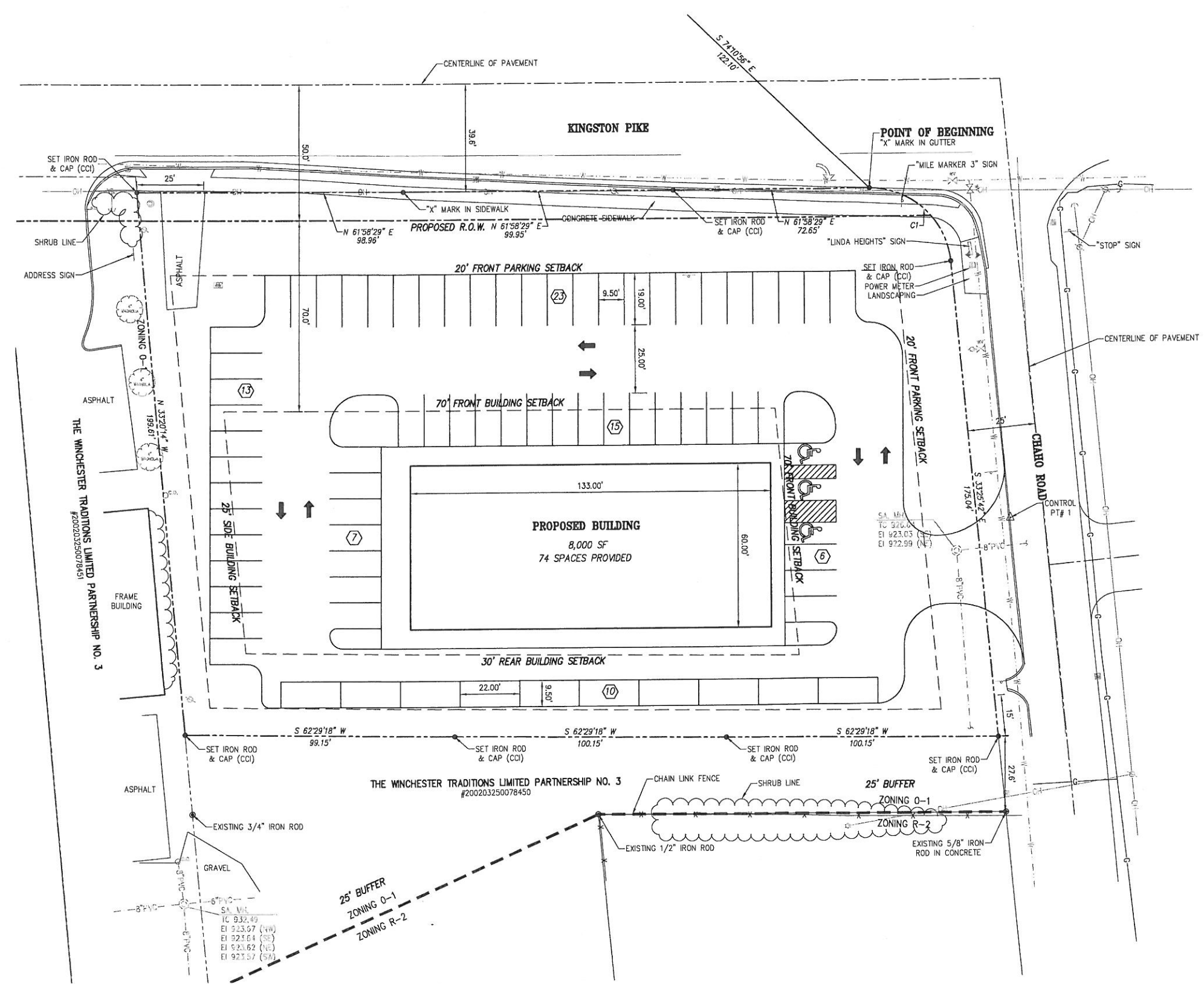
CLIENT: **BILL HODGES**
9724 KINGSTON PIKE, SUITE 1000
KNOXVILLE, TN 37922
(885) 800-5348

PROJECT: PARCELS 1.00, 1.01, AND 1.02
OF CLT MAP 152
KNOXVILLE, TENNESSEE

CONCEPT LAYOUT
OPTION 2

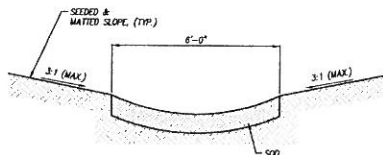
	CCI PROJECT NO. 00892-0000	
	DATE SEPTEMBER 5, 2013	
	P.I.C. RJS	OC
	DRAWN WGW	

EXHIBIT

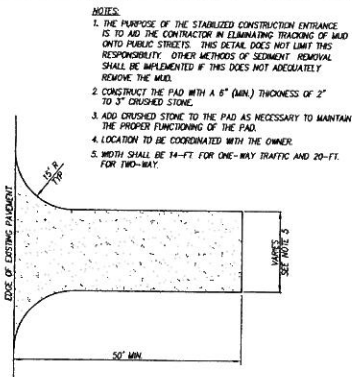


LEGEND

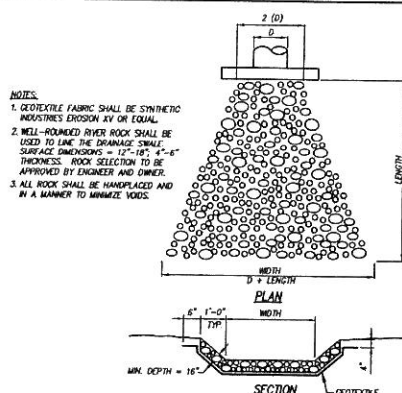
- | | |
|----------|--------------------------|
| ---- | PROPERTY LINE |
| ==ST== | STORM SEWER LINE |
| --SA-- | SANITARY SEWER LINE |
| ---W--- | WATER LINE |
| ---OH--- | OVERHEAD UTILITIES |
| —X—X— | FENCE LINE |
| —G— | UNDERGROUND GAS LINE |
| ■ | CATCH BASIN |
| RCP | REINFORCED CONCRETE PIPE |
| ← | ANCHOR WIRE |
| ⊕ | POWER POLE |
| ⊗ | LIGHT POLE |
| ⊗ | WATER VALVE |
| ⊙ | FIRE HYDRANT |
| ⊕ | WATER METER |
| ⊖ | SIGN |
| ⊕ | SANITARY MANHOLE |
| ⊕ | EXISTING TREE |



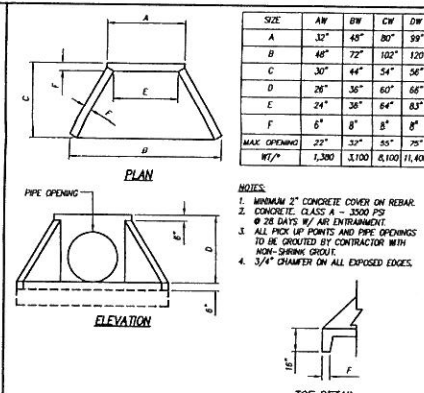
1 DRAINAGE SWALE
CL/DJ N.T.S.



2 TEMPORARY CONSTRUCTION ENTRANCE
CL/DJ N.T.S.



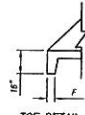
3 RIVER ROCK APRON
CL/DJ N.T.S.



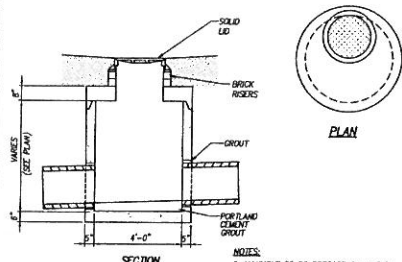
4 PRECAST CONCRETE HEADWALL
CL/DJ N.T.S.

SIZE	AW	BW	CW	DW
A	32"	48"	60"	96"
B	48"	72"	102"	120"
C	30"	44"	54"	56"
D	28"	36"	60"	66"
E	24"	36"	64"	83"
F	8"	8"	8"	8"
MAX. OPENING	22"	32"	55"	75"
WT./YD	1,300	3,100	6,100	11,400

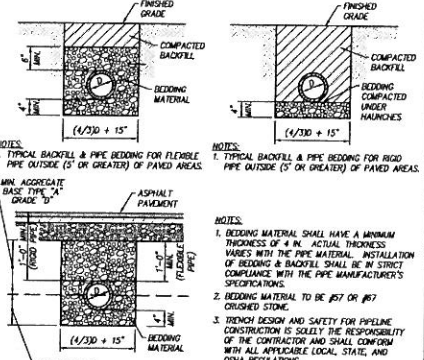
- NOTES:
- MINIMUM 2" CONCRETE COVER ON REBAR.
 - CONCRETE, CLASS A - 3500 PSI
 - ALL RICK UP POINTS AND PIPE OPENINGS TO BE GROUTED BY CONTRACTOR WITH NON-SHOWN GROUT.
 - 3/4" CHAMFER ON ALL EXPOSED EDGES.



TOE DETAIL

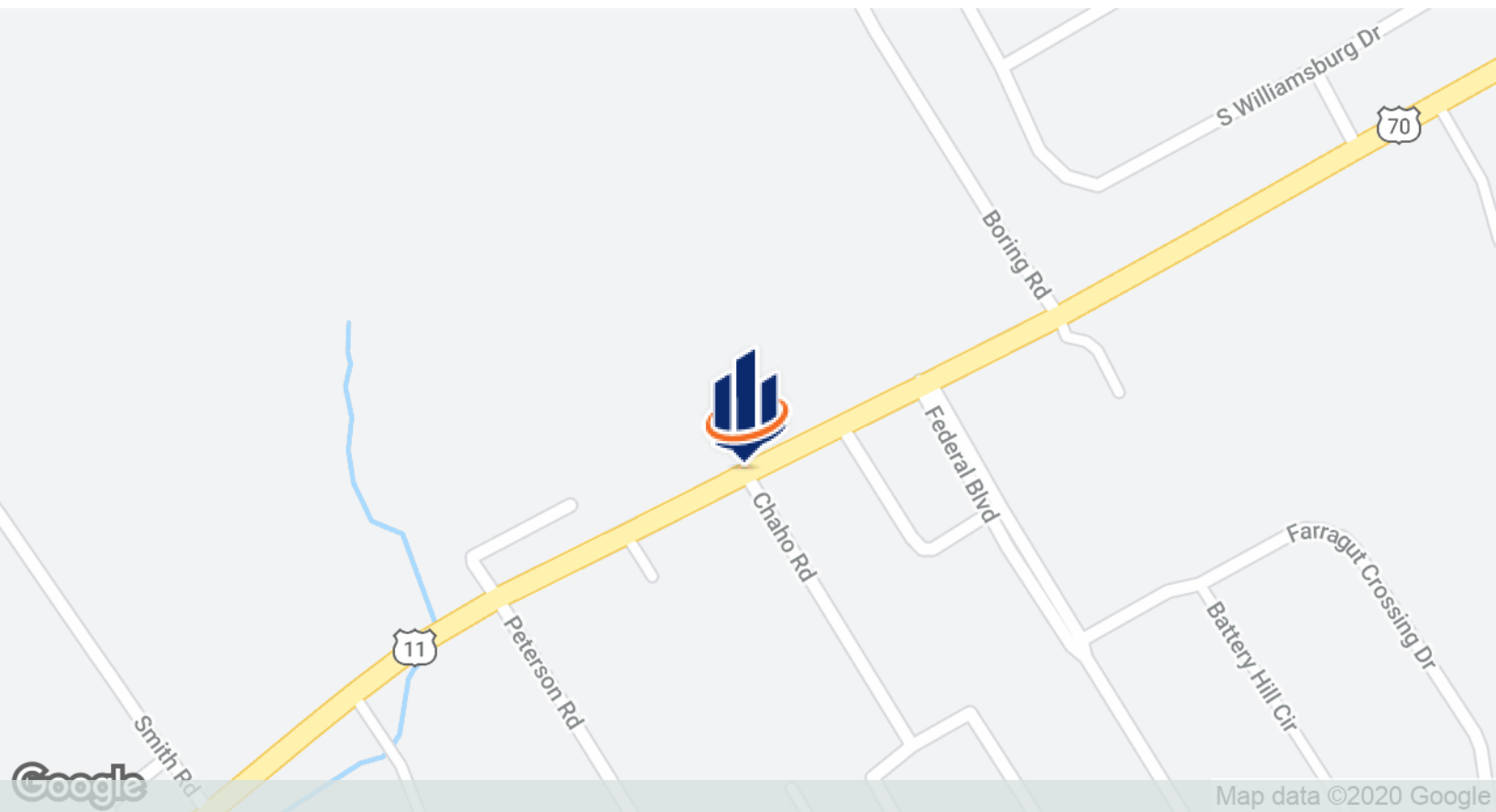
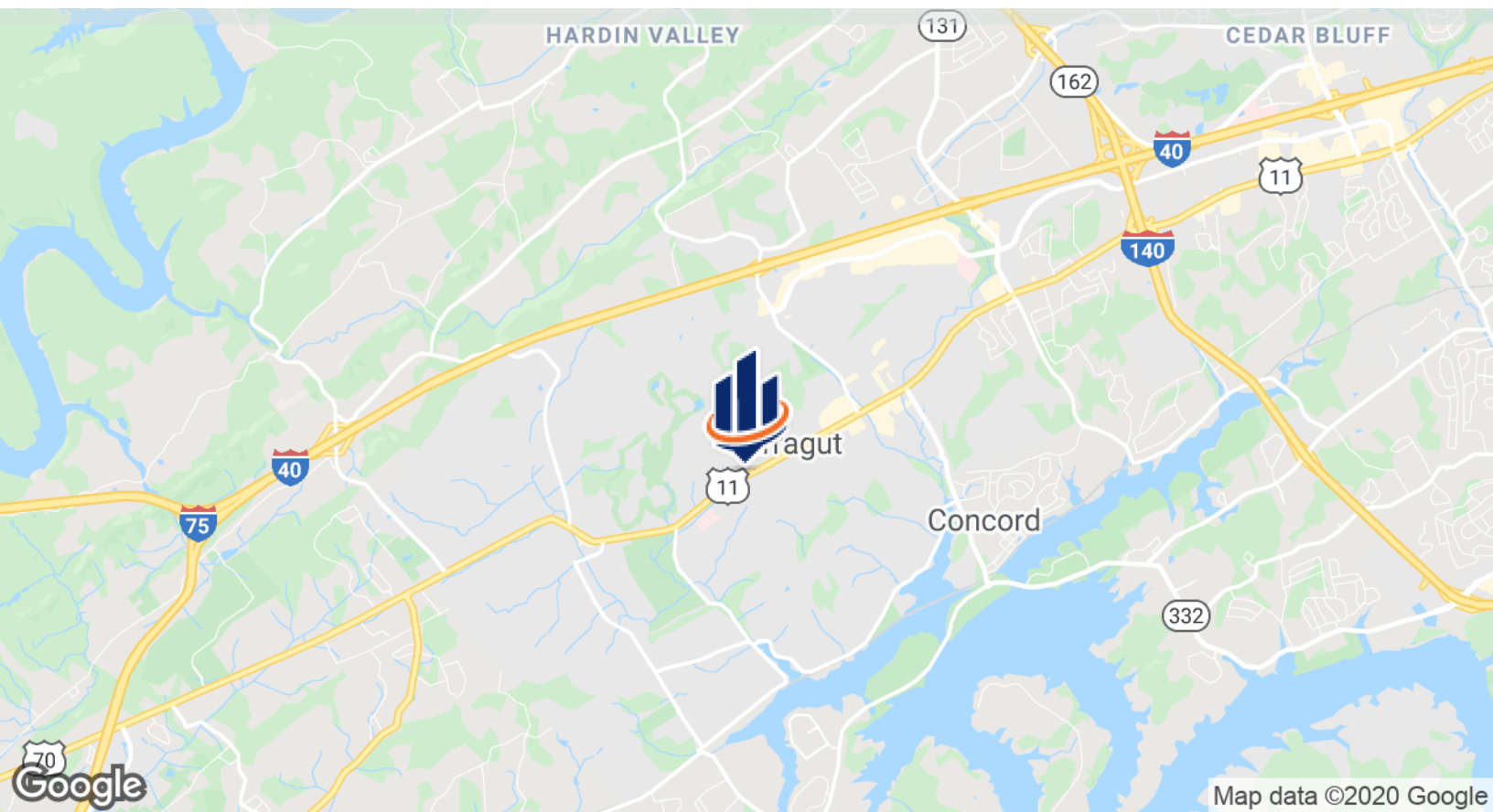


5 STORM SEWER MANHOLE
CL/DJ N.T.S.



PIPE BEDDING & BACKFILL
CL/DJ N.T.S.

REVISIONS		DATE
Cannon & Cannon, Inc. Consulting Engineers & Field Surveyors 8150 Highway 100 Knoxville, Tennessee 37919 Telephone: (865) 470-8833 • Fax: (865) 470-8844 www.cannon-cannon.com		
CLIENT:	BILL HODGES 9784 KINGSTON PIKE, SUITE 1000 KNOXVILLE, TN 37922 (865) 690-5548	
PROJECT:	DRAINAGE IMPROVEMENTS KINGSTON PIKE @ CHABO DRIVE KNOXVILLE, TENNESSEE	
SITE DETAILS		
	(3) PROJECT NO. 00093-0001 DATE: AUGUST 16, 2008 P.L. NO. 100 DRAWN: [Signature] CHECKED: [Signature]	
C2.01 SHEET 2 OF 2		



Kingston Pike and Chaho Rd. | Knoxville, TN 37934



Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	4,821	29,907	56,754
Total Number of Households	1,837	11,057	20,994
Total Number of Persons per Household	2.6	2.7	2.7
Average House Value	\$268,557	\$310,064	\$315,715
Average Household Income	\$111,661	\$108,569	\$107,884
Median Age	45.1	42.8	41.9
Median Age - Male	43.6	41.7	41.3
Median Age - Female	46.2	43.7	42.3
Total Population - White	4,279	27,076	51,900
Total Percent - White	88.8%	90.5%	91.4%
Total Population - Black	239	1,000	1,645
Total Percent - Black	5.0%	3.3%	2.9%
Total Population - Asian	235	1,445	2,424
Total Percent - Asian	4.9%	4.8%	4.3%
Total Population - Hawaiian	0	0	21
Total Percent - Hawaiian	0.0%	0.0%	0.0%
Total Population - Indian	30	81	101
Total Percent - Indian	0.6%	0.3%	0.2%
Total Population - Other	6	68	146
Total Percent - Other	0.1%	0.2%	0.3%
Total Population - Hispanic	101	743	1,618
Total Percent - Hispanic	2.1%	2.5%	2.9%

* Demographic information provided by BuildOut, LLC



Catherine Hodges

Advisor

SVN | R.M. Moore, LLC

Catherine Hodges serves as an associate advisor for SVN/R.M. Moore, LLC. in Knoxville, Tennessee. After obtaining her real estate license in 2007, she began assisting in marketing and administrative tasks and then began pursuing the brokerage and leasing side of the business. Catherine specializes in office and retail leasing, bringing two centers to near full occupancy in 2012.

In her free time, she enjoys the natural beauty of East Tennessee though hiking, spending time on the lake, and is an avid runner. She is also active in fund raising charities such as SOAR Youth Ministries, Big Brothers/ Big Sisters, and the American Heart Association.

Memberships & Affiliations

Catherine is a member of the International Council of Shopping Centers (ICSC) and has completed courses from the Certified Commercial Investment Member (CCIM) Institute. As a Knoxville native and graduate of West High School, Catherine is a member of Girls Cotillion Club and the East Tennessee Presentation Society.

Catherine Hodges

Advisor

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Knoxville, TN 37934

Disclaimer | Confidentiality