

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$1,800,000

**LOT SIZE:** 6 Acres

**APN #:** 105-086,087,087.01

**MARKET:** Knoxville

**SUB MARKET:** Cedar Bluff

**CROSS STREETS:** Middlebrook And  
Glenmora Grove

## PROPERTY DESCRIPTION

6 acre property located directly on Middlebrook Pike. Recognized by incredible visibility, this is one of the rare and last C/A zoned properties available in this popular area. With a high traffic volume and over 400 feet of road frontage, any retail center or office building stands to maximize business at this location.

## PROPERTY HIGHLIGHTS

- Located in the Heart of Cedar Bluff, just east of Kroger
- Over 400 feet of road frontage and visibility on Middlebrook
- Land lays well for Retail Center, Bank, or Office Building
- Office or Self Storage on the Back



# Location Maps



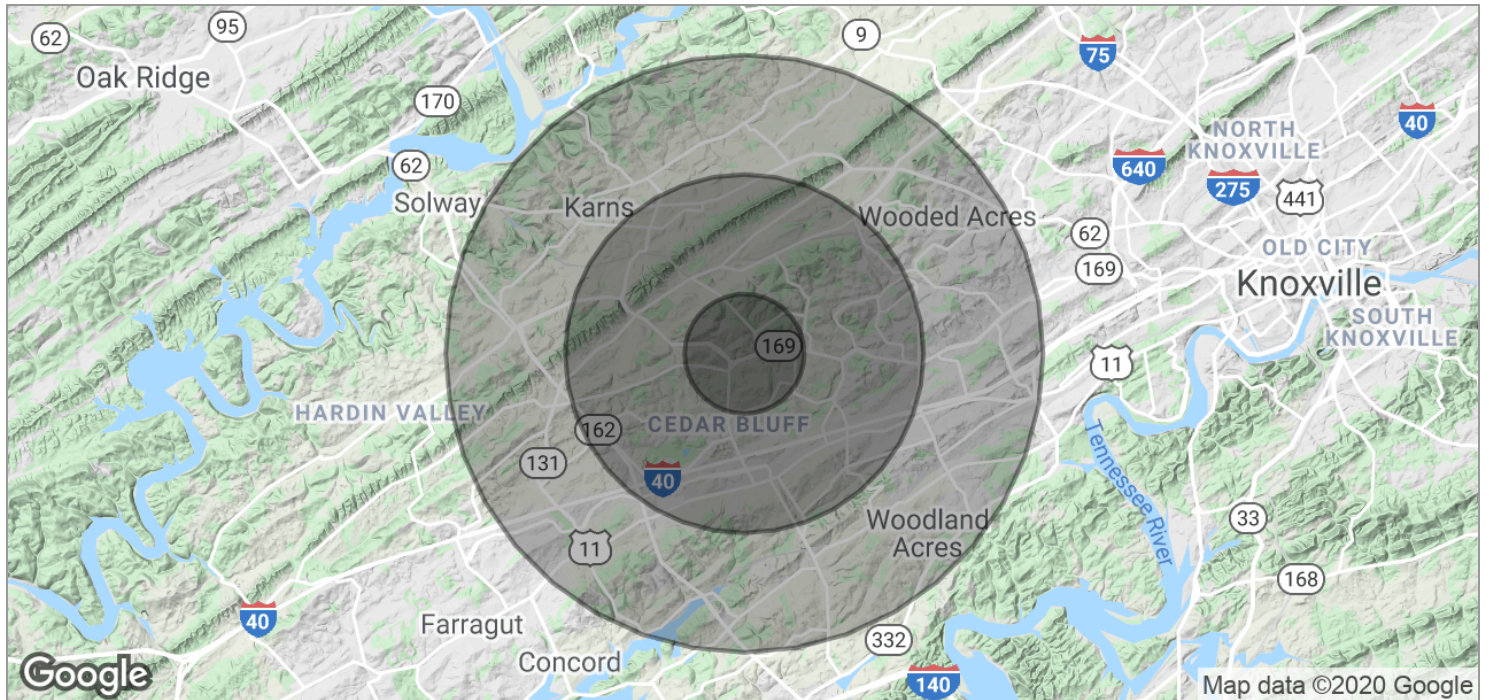


# Additional Photos





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,404	52,829	119,753
MEDIAN AGE	37.4	35.8	36.5
MEDIAN AGE (MALE)	35.1	34.3	35.5
MEDIAN AGE (FEMALE)	39.1	37.1	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,109	23,034	50,679
# OF PERSONS PER HH	2.4	2.3	2.4
AVERAGE HH INCOME	\$75,503	\$70,674	\$77,106
AVERAGE HOUSE VALUE	\$187,553	\$183,252	\$209,871

# Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	3,109	23,034	50,679
Total persons per hh	2.4	2.3	2.4
Average hh income	\$75,503	\$70,674	\$77,106
Average house value	\$187,553	\$183,252	\$209,871

	1 MILE	3 MILES	5 MILES
Total population	7,404	52,829	119,753
Median age	37.4	35.8	36.5
Median age (male)	35.1	34.3	35.5
Median age (female)	39.1	37.1	37.5

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact 1



## Roger Moore, Jr., SIOR

Managing Director  
SVN | R.M. Moore, LLC

Roger M. Moore, Jr., serves as the managing director for SVN/R.M. Moore, LLC. Moore entered the real estate industry in 1980 as a licensed real estate agent selling real estate for his father, who, at the time, had the largest real estate company in Tennessee. Following in the footsteps of his father and prior to affiliating with SVN, R.M. Moore was named on the INC 5000 list of the fastest growing companies in 2007 and 2008. In February of 2007, he was also named the Top 101 in Commercial Real Estate by Business TN Magazine.

In his more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience with the sale and lease of countless commercial properties. In 1995, Moore decided to continue the family tradition and opened R.M. Moore Real Estate Company, a full-service firm focusing on commercial real estate. Moore continues to take a very active role in the everyday functioning of the company. Not only does he manage the firm and its employees, but he also specializes in personally providing commercial property, tenant acquisition and property management services.

Roger and his firm consistently rank among the Top 100 Advisors affiliated with SVN.

Ranked in the Top 20 Advisors reaching Partners Circle in total in volume among the 900 Advisors affiliated with SVN International.

2008 Ranked 19th

2011 Ranked 12th

2012 Ranked 8th

2015 Ranked 17th

In addition, SVN / R.M. Moore, LLC is consistently among the Top 20 firms nationally for SVN with over 150 offices.

### Memberships & Affiliations

Farragut and West Knoxville Rotary  
The Young Entrepreneurs Organization  
Leadership Knoxville  
Boy Scouts of America  
Board of the American Red Cross  
Foster Care Board  
Knoxville Chamber of Commerce Board  
Harmony Adoptions Board Member  
Past President of Concord Sertoma  
Society of Industrial and Office Realtor (SIOR) 2008  
Has been licensed Real Estate Broker in Kentucky and North Carolina.

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