

Smokies Market Business Opportunity
1410 TN-90
Duff, TN 37729

\$800,000
2± Acres
Campbell County



Smokies Market Business Opportunity Duff, TN / Campbell County

SUMMARY

Address

1410 TN-90

City, State Zip

Duff, TN 37729

County

Campbell County

Type

Commercial, Lot, Business Opportunity

Latitude / Longitude

36.5348 / -84.0338

Acreage

2

Price

\$800,000

Property Website

<https://arrowheadlandcompany.com/property/smokies-market-business-opportunity-campbell-tennessee/96285/>



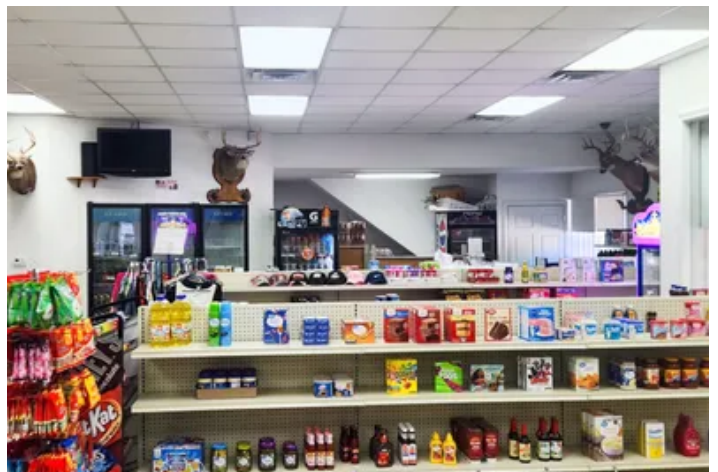
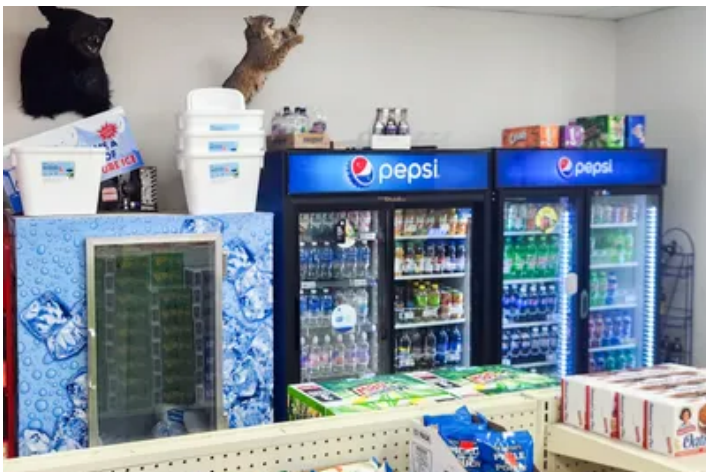
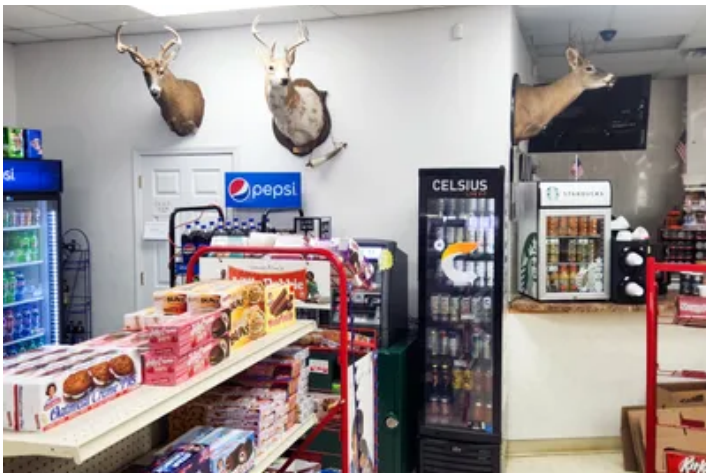
Smokies Market Business Opportunity Duff, TN / Campbell County

PROPERTY DESCRIPTION

Take a look at this great business opportunity in Campbell County, Tennessee! Sitting on 2 +/- acres, Smokies Market presents you with the potential to continue a business or evolve the location into how you see fit. The business is in a phenomenal location; being in an area that tends to draw hunters and outdoorsmen. Situated at the main intersection of town on Highway 90 and White Oak Road, there is plenty of traffic that is going through this area. To add to the quality of the area, there is an abundance of wildlife including whitetail deer, elk, and bear, making a business have the potential to be highly trafficked with locals and visitors. The business is also located in one of the best off-road areas: Tackett Creek Off Road Trails; drawing in numerous trail riders year round! It is located minutes from I-75 and 20 +/- minutes north of La Follette and Norris Lake. Take advantage of this great opportunity to own an established business that provides you with the freedom to run it how you see fit! All showings are by appointment only. For more information or to schedule a private viewing, please contact Brian Whitt at [\(423\) 545-7764](tel:(423)545-7764) or Vance Goad at [\(423\) 539-2137](tel:(423)539-2137).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

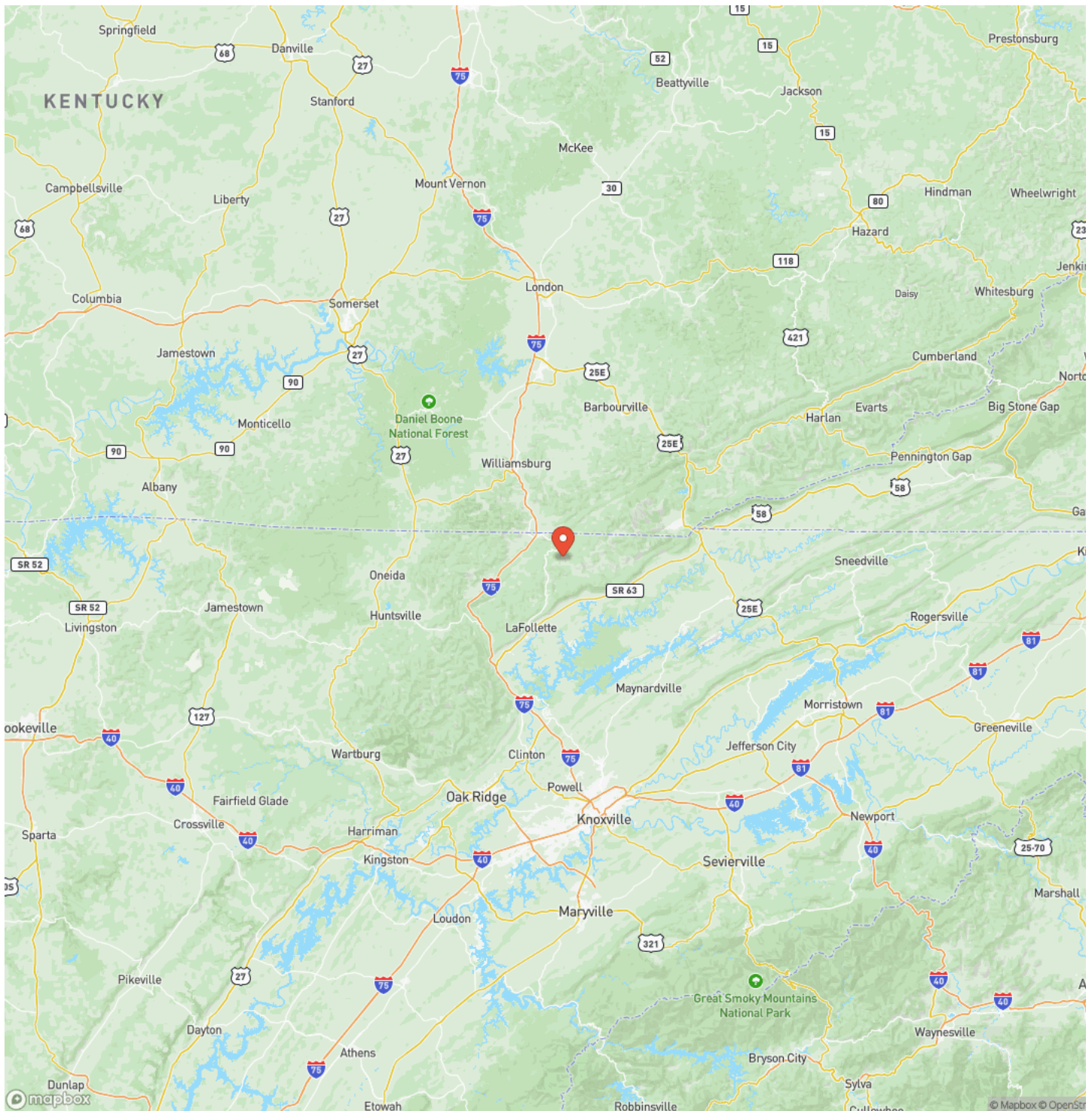
Smokies Market Business Opportunity
Duff, TN / Campbell County



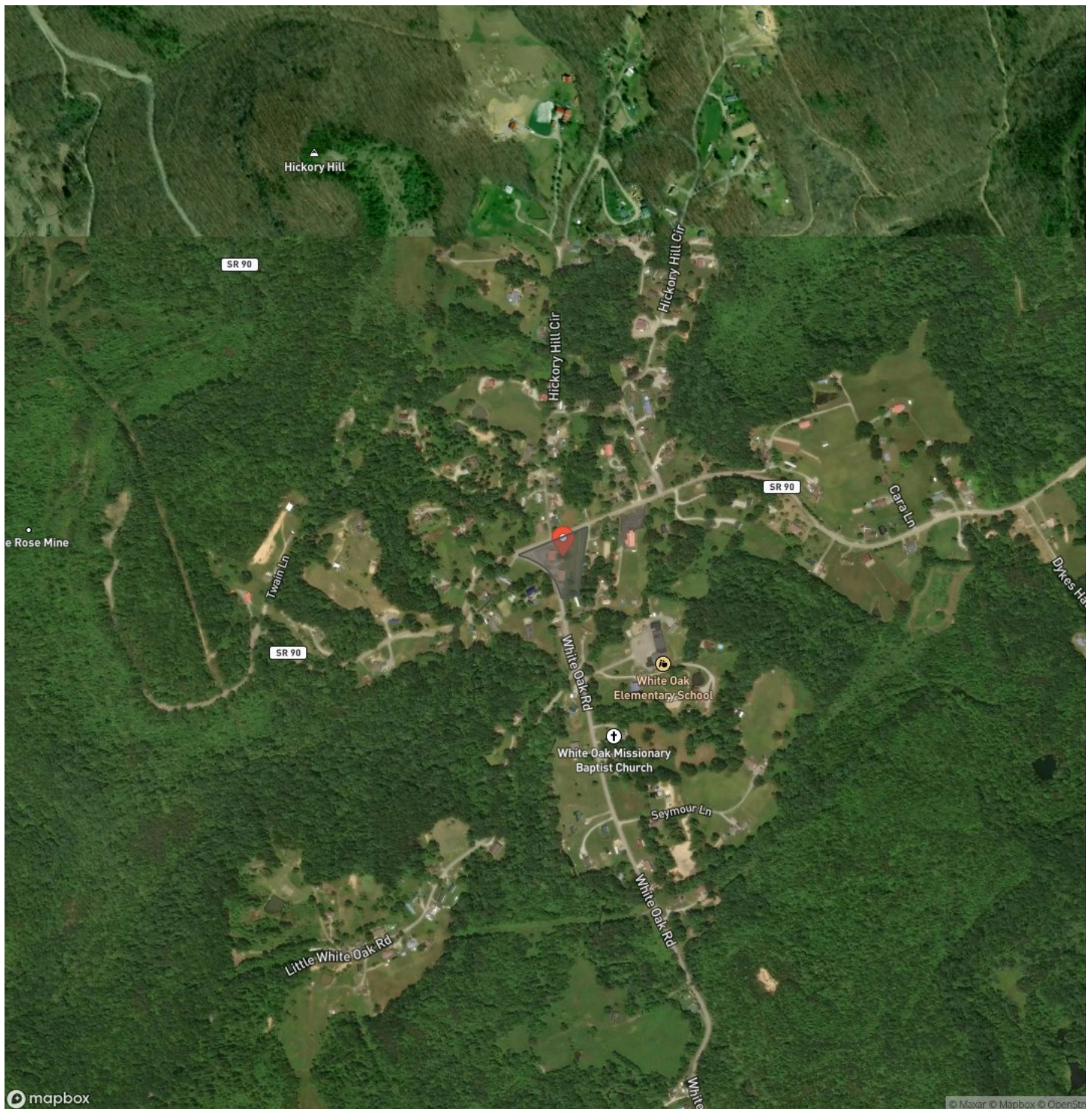
Locator Map



Locator Map



Satellite Map



Smokies Market Business Opportunity
Duff, TN / Campbell County

LISTING REPRESENTATIVE
For more information contact:



Representative
Brian Whitt
Mobile
(423) 494-7793
Email
brian.whitt@arrowheadlandcompany.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

[illegible]

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

