

Rutledge Pike Commercial Property
6501 Rutledge
Knoxville, TN 37924

\$2,700,000
17± Acres
Knox County



Rutledge Pike Commercial Property Knoxville, TN / Knox County

SUMMARY

Address

6501 Rutledge

City, State Zip

Knoxville, TN 37924

County

Knox County

Type

Residential Property, Undeveloped Land, Commercial, Lot,
Business Opportunity

Latitude / Longitude

36.041215 / -83.831494

Dwelling Square Feet

3640

Bedrooms / Bathrooms

4 / 3

Acreage

17

Price

\$2,700,000

Property Website

<https://arrowheadlandcompany.com/property/rutledge-pike-commercial-property-knox-tennessee/60554/>



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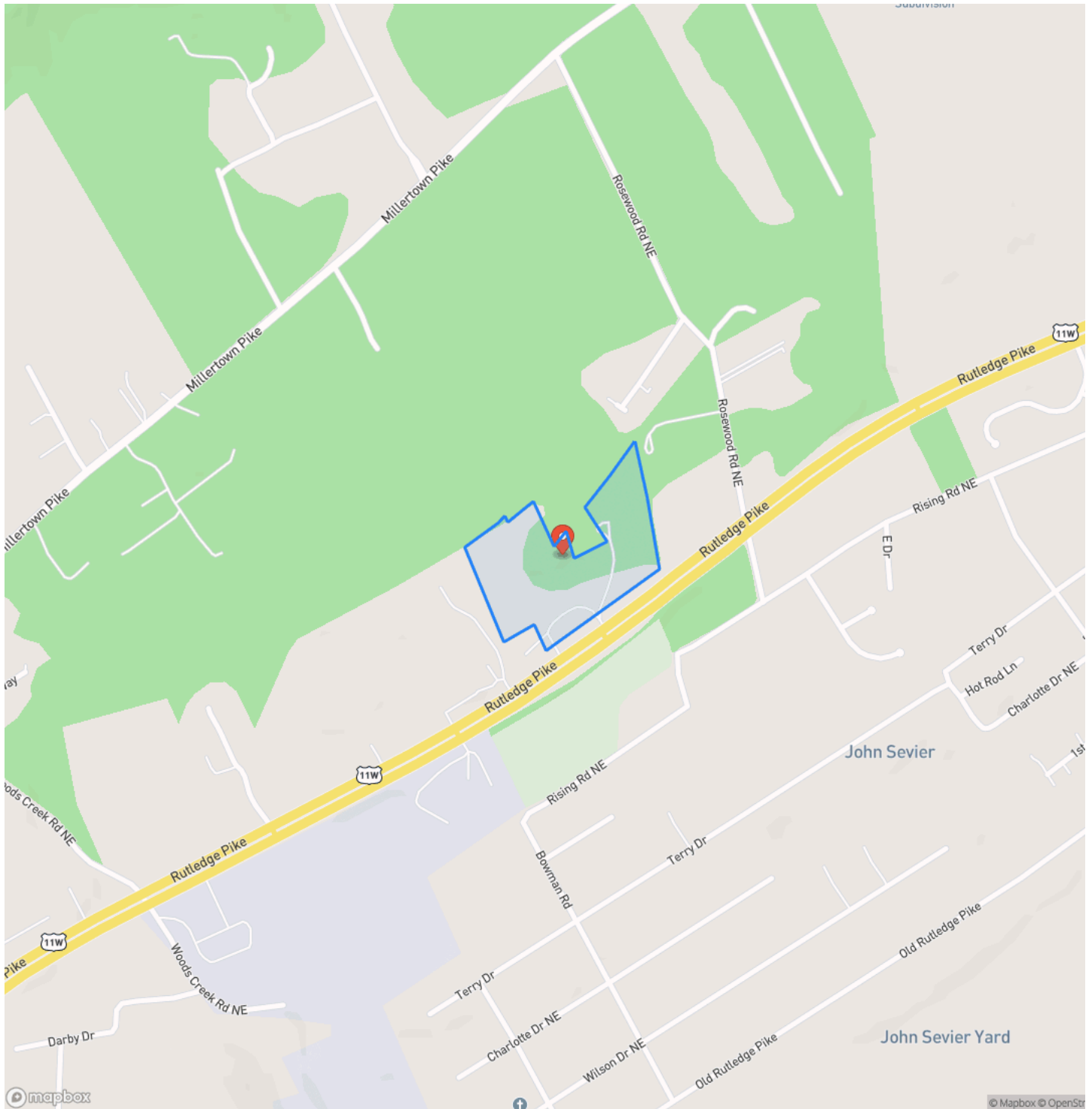
PROPERTY DESCRIPTION

Knoxville, Tennessee is full of potential for investors but as time goes on it is getting harder to find qualified investment properties that can be used and/or rezoned. Well, here is your opportunity. This property sits on the northeast side of Knoxville where land is becoming a premium for businesses and land development, especially the Rutledge Pike area. The property offers plenty of acreage for commercial growth as well as expandable residential growth into single family or vertical condominiums. Access to the property is extremely easy using Interstate 75 and the 640 Bypass, making it perfect for commercial vehicle traffic. If residential is your potential growth market then building in this area is ideal as it's minutes from downtown and minutes from other major suburbs. Utilities are located on Rutledge Pike like brand new high speed fiber optic cable. Located on the property are several existing buildings including a rustic cedar cabin that can be used for a potential business office space or rental property, adding substantial income potential and value. We do want to mention there is a one acre optional property that can be bought from the current seller adjacent to this listing. Arrowhead Land Company also has a commercial property that touches this listing on the east side that would add another five acres of land that can be bought separately. All this together adds huge potential in an ever growing opportunity zone around Knoxville. Seller is motivated and wants to see this sold and developed. All showings are by appointment. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(423\) 494-7793](tel:(423)494-7793) or Faith Whitt at [\(937\) 477-4716](tel:(937)477-4716).

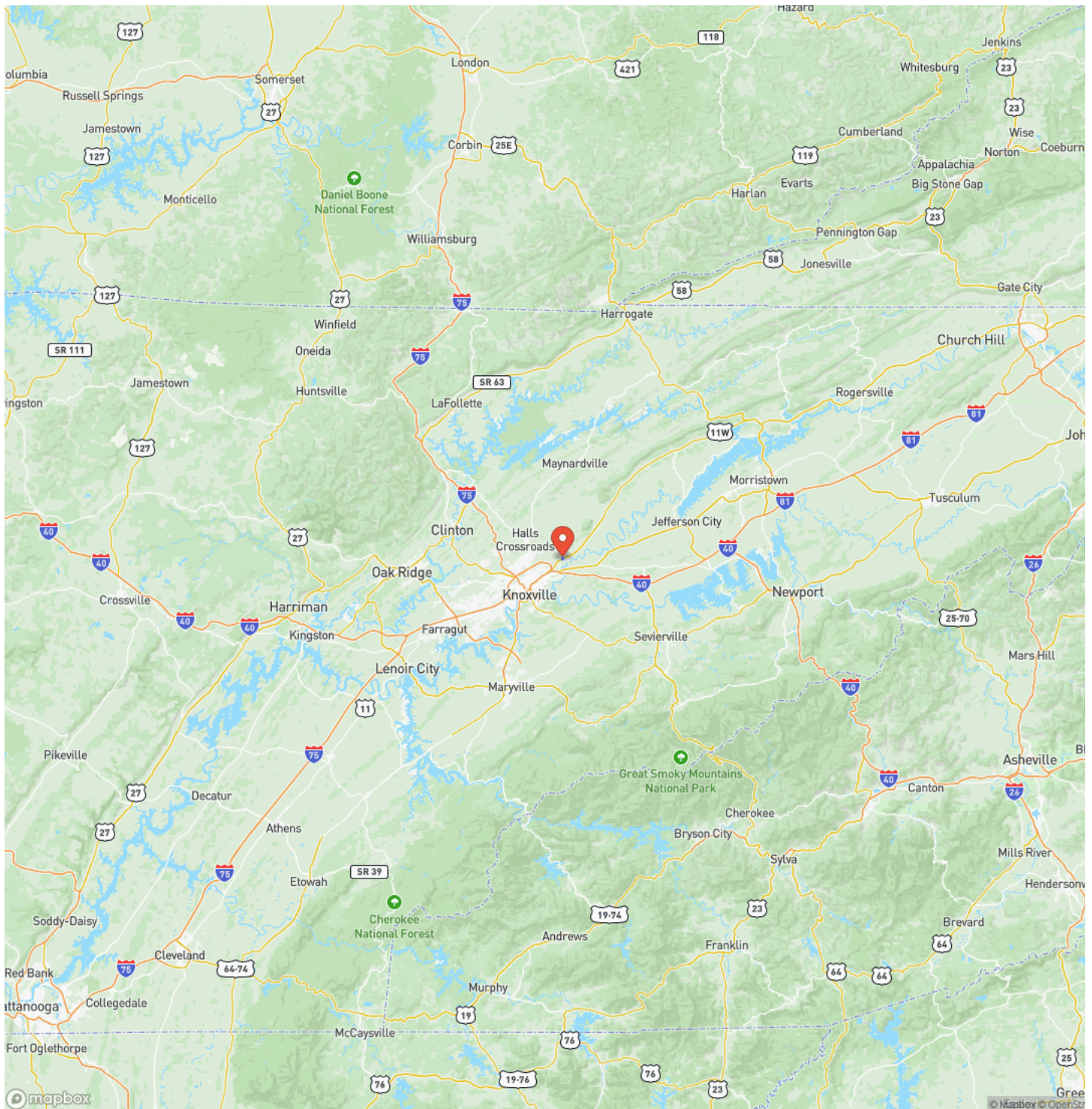
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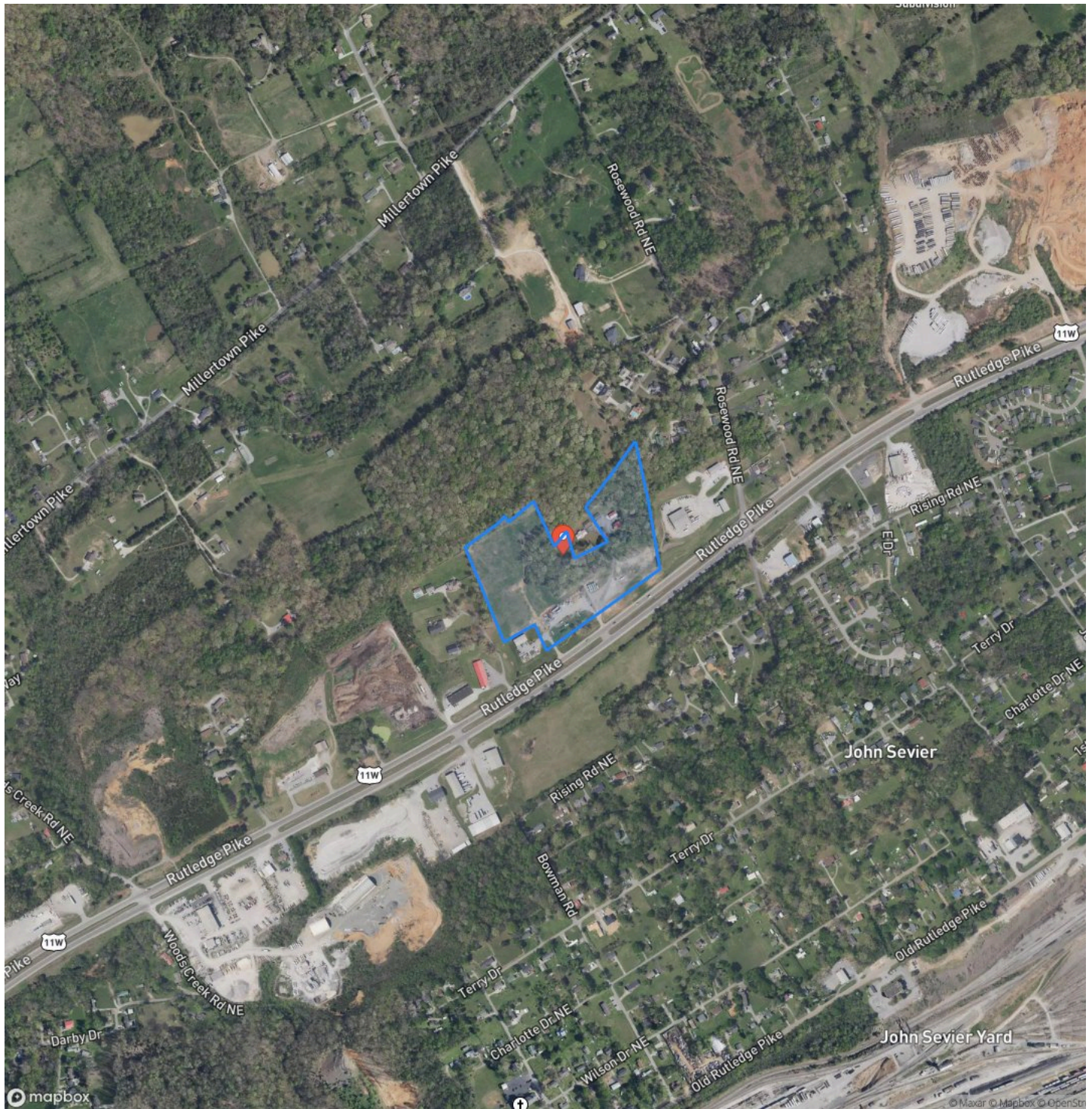
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Brian Whitt

Mobile

(423) 494-7793

Email

brian.whitt@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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.

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