

Tract 3 Rutledge Pike Commercial Property
6501 Rutledge Pike
Knoxville, TN 37924

\$2,400,000
12± Acres
Knox County



Tract 3 Rutledge Pike Commercial Property Knoxville, TN / Knox County

SUMMARY

Address

6501 Rutledge Pike

City, State Zip

Knoxville, TN 37924

County

Knox County

Type

Undeveloped Land, Timberland, Commercial, Lot, Business Opportunity

Latitude / Longitude

36.0397 / -83.8317

Acreage

12

Price

\$2,400,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-rutledge-pike-commercial-property-knox-tennessee/89223/>



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PROPERTY DESCRIPTION

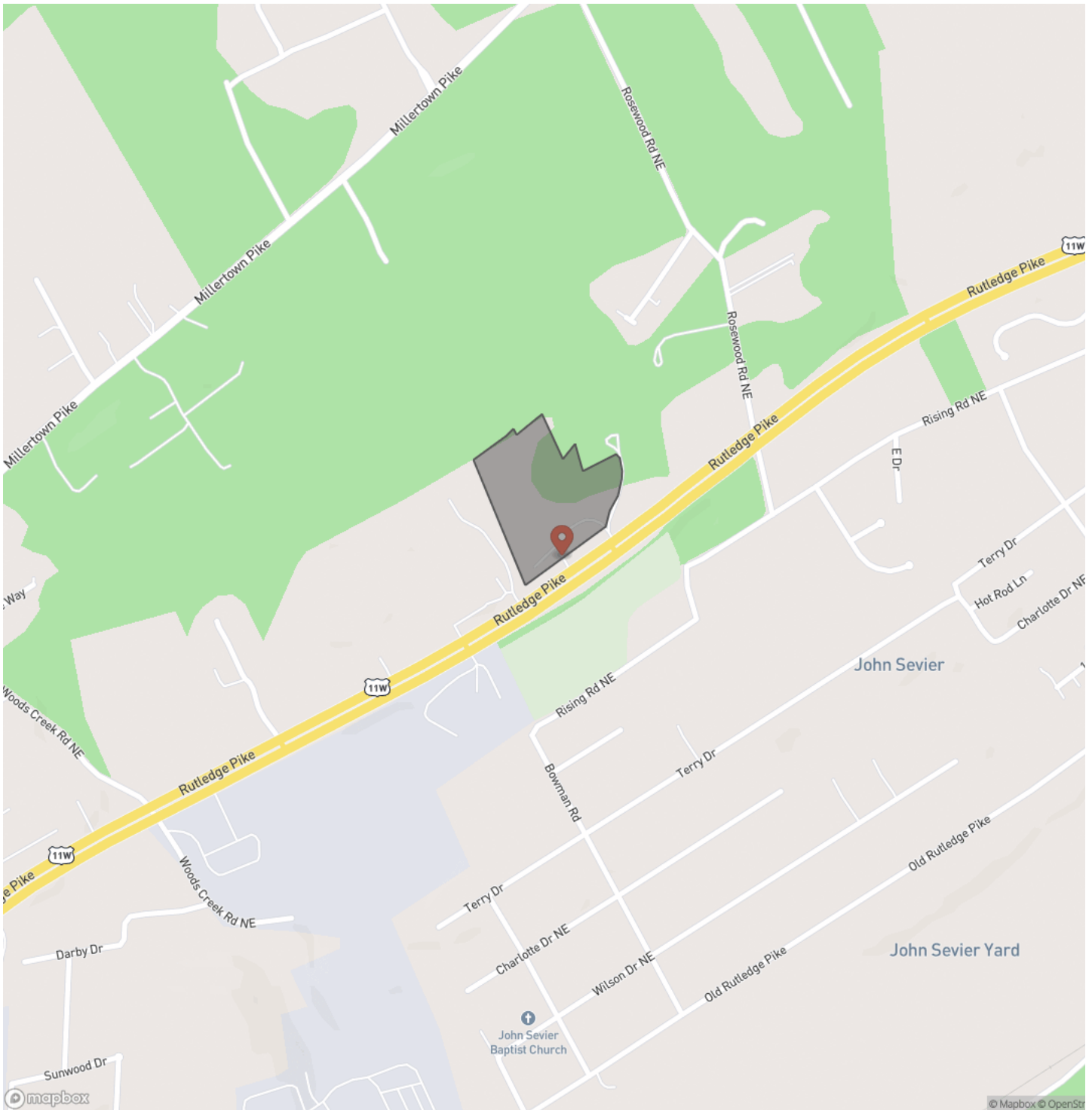
This commercial property, known as Tract 3 of the Rutledge Pike Commercial Property is part of the larger commercial tract of land that is being sold. It has been subdivided off for the smaller commercial investor. Knoxville, Tennessee, is full of potential for investors but as time goes on it is getting 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:4234947793) or Faith Whitt at [\(937\) 477-4716](tel:9374774716).

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.

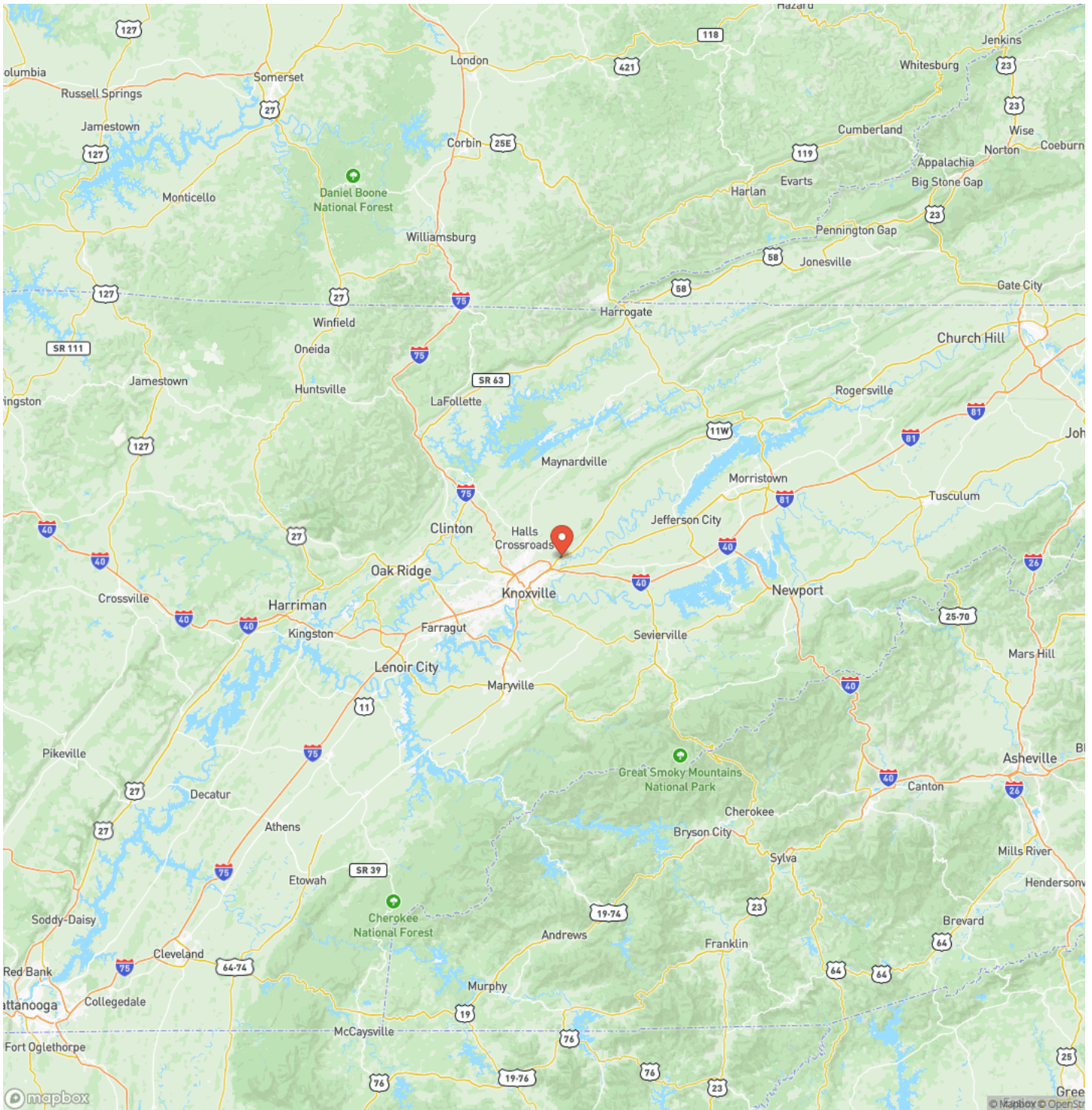
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Knoxville, TN / Knox County



Locator Map



Locator Map



Satellite Map



Tract 3 Rutledge Pike Commercial Property
Knoxville, TN / Knox 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.

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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