



For Sale
Land
 48.77 Ac

424 N Watt Rd
 Knoxville, TN 37934

Property Highlights

- Average Household Incomes exceeding \$200k
- Multi-family, retail, office, mixed-use development
- Adjacent high-density PR Planned Residential land
- Also adjacent PC Planned Commercial zoned land
- Many nearby parcels have successfully rezoned
- 228 Class-A units built in 2024 at Farragut Junction
- Rezoning counsel willing to help buyer with concept
- Frantz, McConnell & Seymour, LLP counsel retained
- Publix, Dunkin, Advance Auto under construction

For more information

Sam Tate, CCIM

O: 865 777 3035 | C: 865 806 6517
 state@koellamoore.com

Ryan McElveen, MBA

O: 865 531 6400 | C: 865 567 0232
 rmcelveen@koellamoore.com

OFFERING SUMMARY

Lot Size	48.77 Acres
Traffic Counts	11,000 +/-
Watt Rd Frontage	1,311 Feet
Rezoning Counsel	Ben C. Mullins
Growth Policy Plan	Planned Growth
Comprehensive Plan	Town Gateway
Mixed-Use Town Center	8+ DU's / Acre
Mixed-Use Neighborhood	6-8 DU's / Acre

ALL UTILITIES AVAILABLE AT SITE

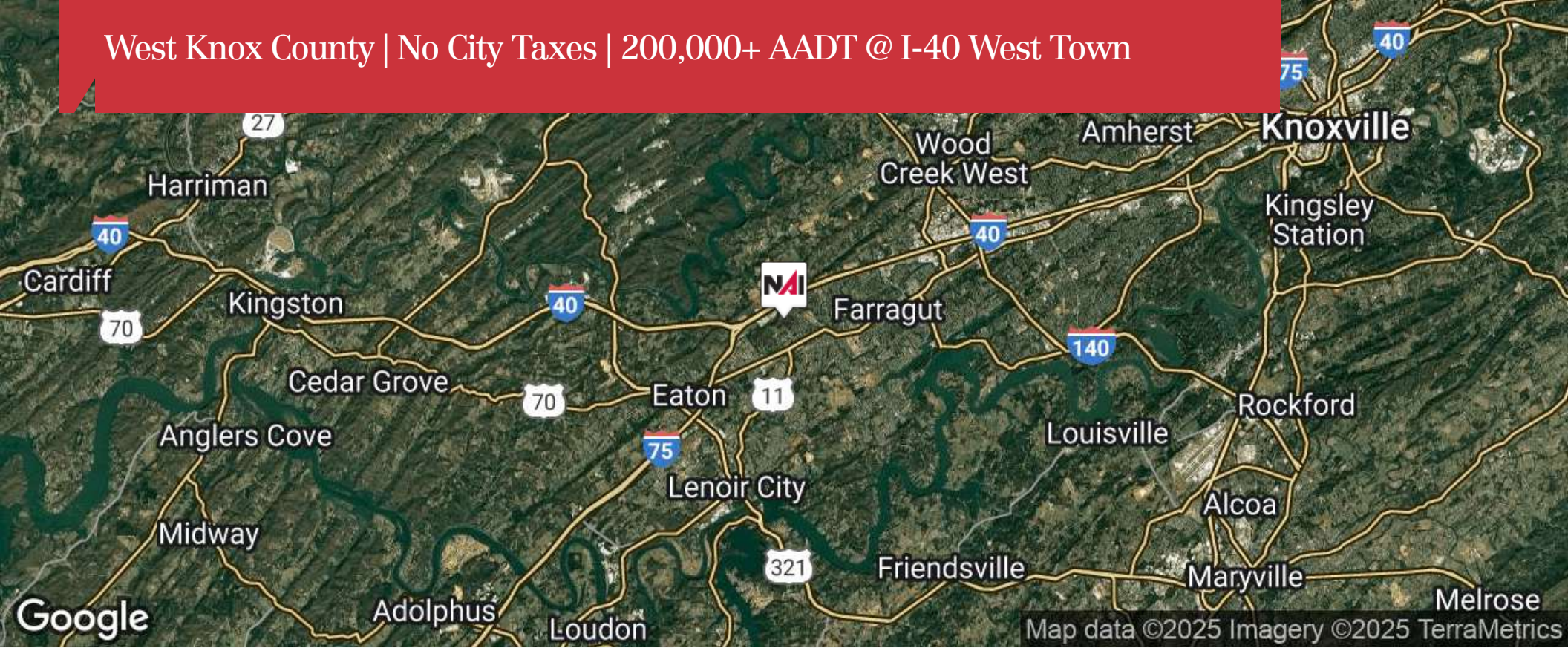
Sewer/Water	First Utility District of Knox County
Electric	Lenoir City Utility Board
Gas	Knoxville Utilities Board



255 N Peters Road, Suite 101
 Knoxville, TN 37923
 865 531 6400 tel
 koellamoore.com



West Knox County | No City Taxes | 200,000+ AADT @ I-40 West Town




Additional Photos



0-15% Slope	2.71	100%	2.71
15-25% Slope	6.84	50%	3.42
25-40% Slope	1.33	20%	0.27
Greater than 40% Slope	0.01	10%	0.001
Ridgetops			
Hillside Protection (HP) Area	10.90	Recommended disturbance budget within HP Area (acres)	6.4





Parcel 151 007 (part of)
SLOPE ANALYSIS

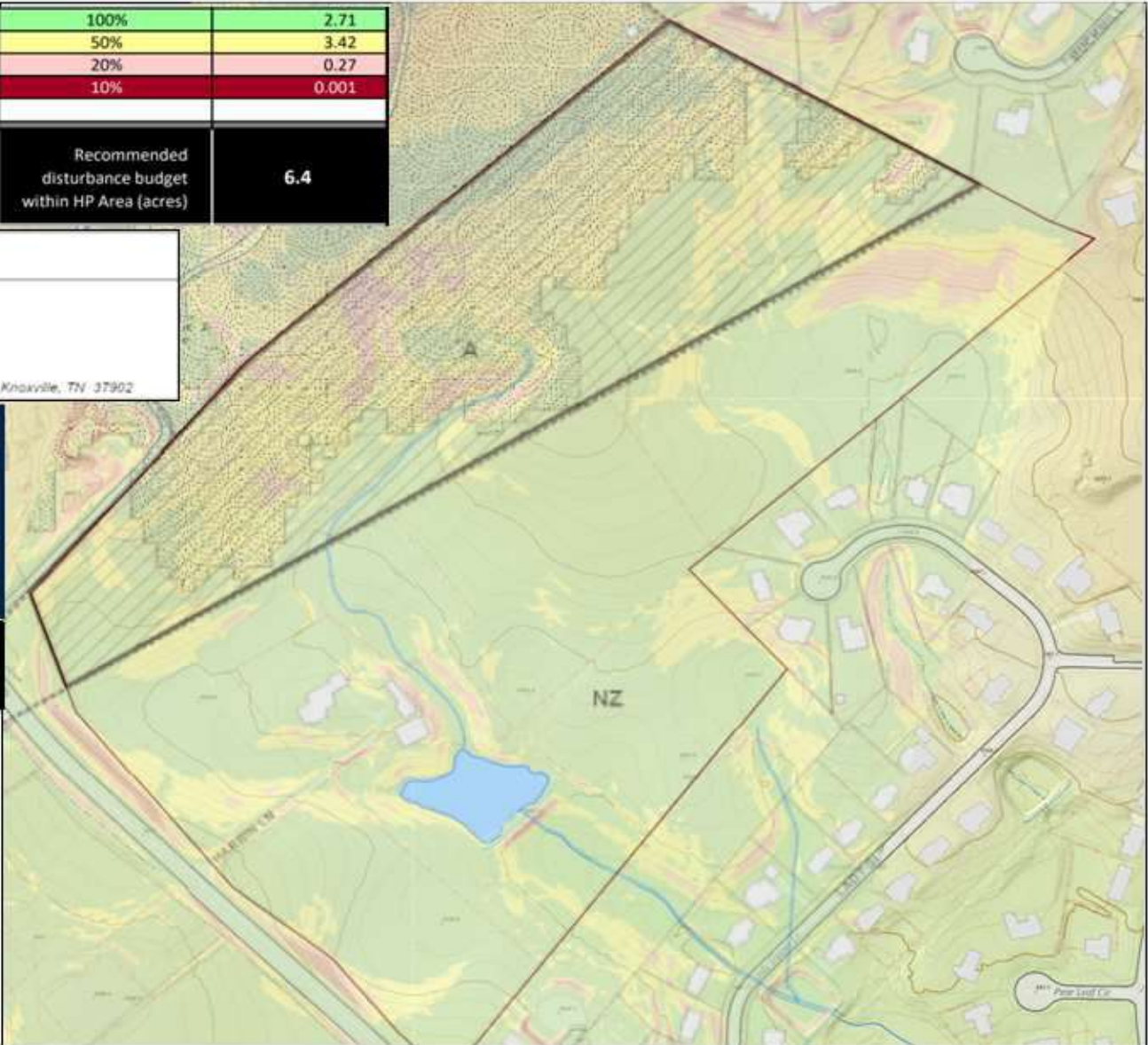
 Subject Property

Original Print Date: 3/13/2023 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Percent Slope

	0.0% - 15%
	15.1% - 25%
	25.1% - 40%
	> 40%



DEVELOPMENT REQUEST APPLICATION



Average Household Incomes

\$200,000+

Average Home Value



0.3 Miles	0.5 Miles	1 Mile
\$224,596	\$220,759	\$211,765
\$606,580	\$600,281	\$593,904





THE UNIVERSITY OF
TENNESSEE
KNOXVILLE

38,728 Students in Fall 2024

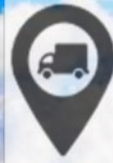
\$1.63 Billion Under Construction



CITY OF KNOXVILLE

CENTRALLY LOCATED

Knoxville is within a one day's drive of 75% of the US population



Tennessee ranks #3 in the nation for trucking employment and #9 in the nation for transportation and logistics employment



Three major interstate highways I-40, I-60, and I-75 run through Knoxville connecting to other major metros throughout the US

7.5 million visitors stayed overnight in 2023, resulting in \$2.04 billion in travel-generated spending

Neyland Stadium

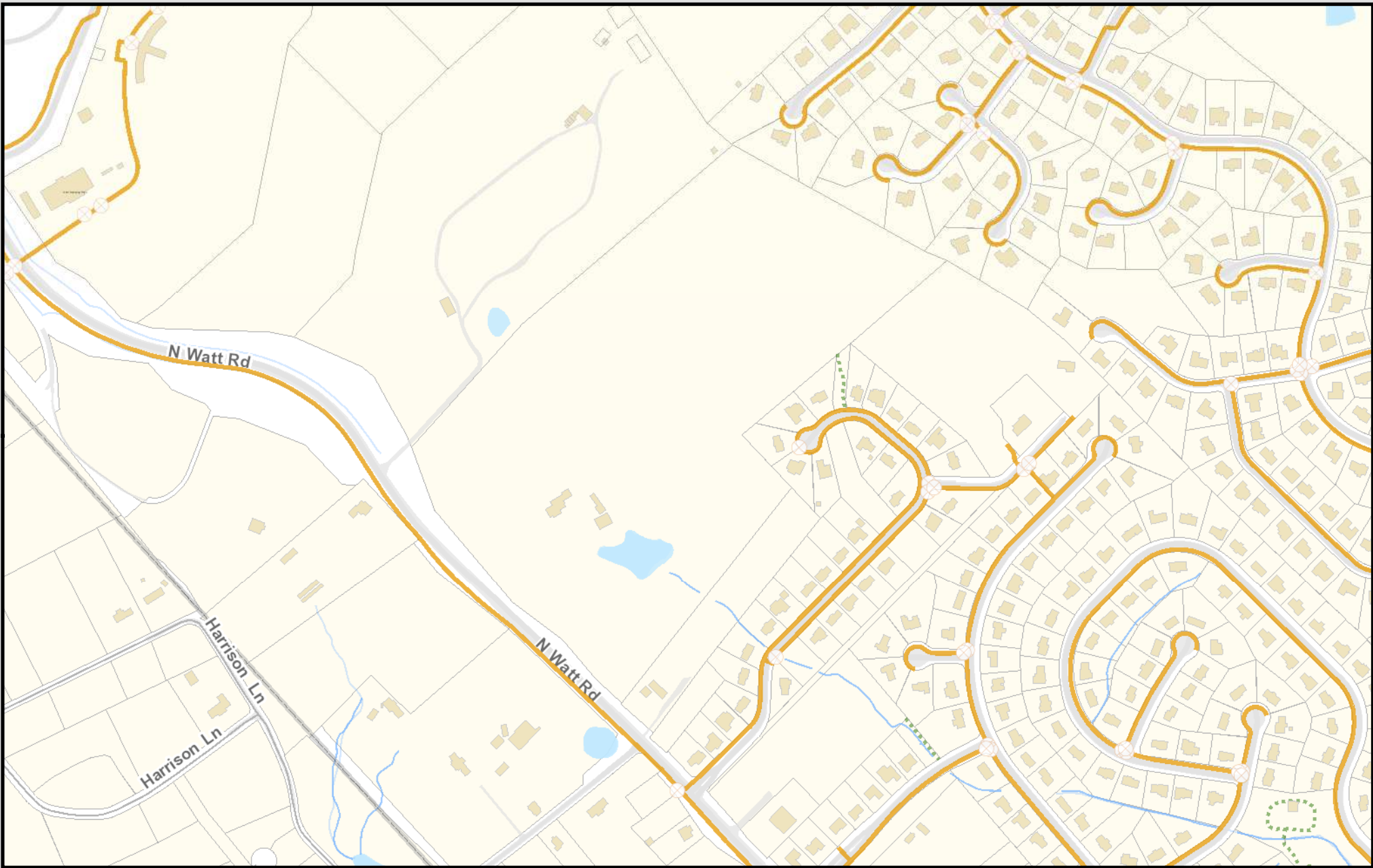
Market Square





Land Use Types	Density	Closest Existing Zone
Mixed use town center	8-15 units per acre	TCD
Mixed use neighborhood	Up to 8 units per acre	n/a
Commercial	4-7 units per acre*	C-1, C-1-3,
Regional commercial	n/a	C-2
High density	9-12 units per acre	R-6, OSMFR
Medium density	6-8 units per acre	R-4, NCC



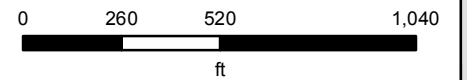


Gas

Knoxville Utilities Board

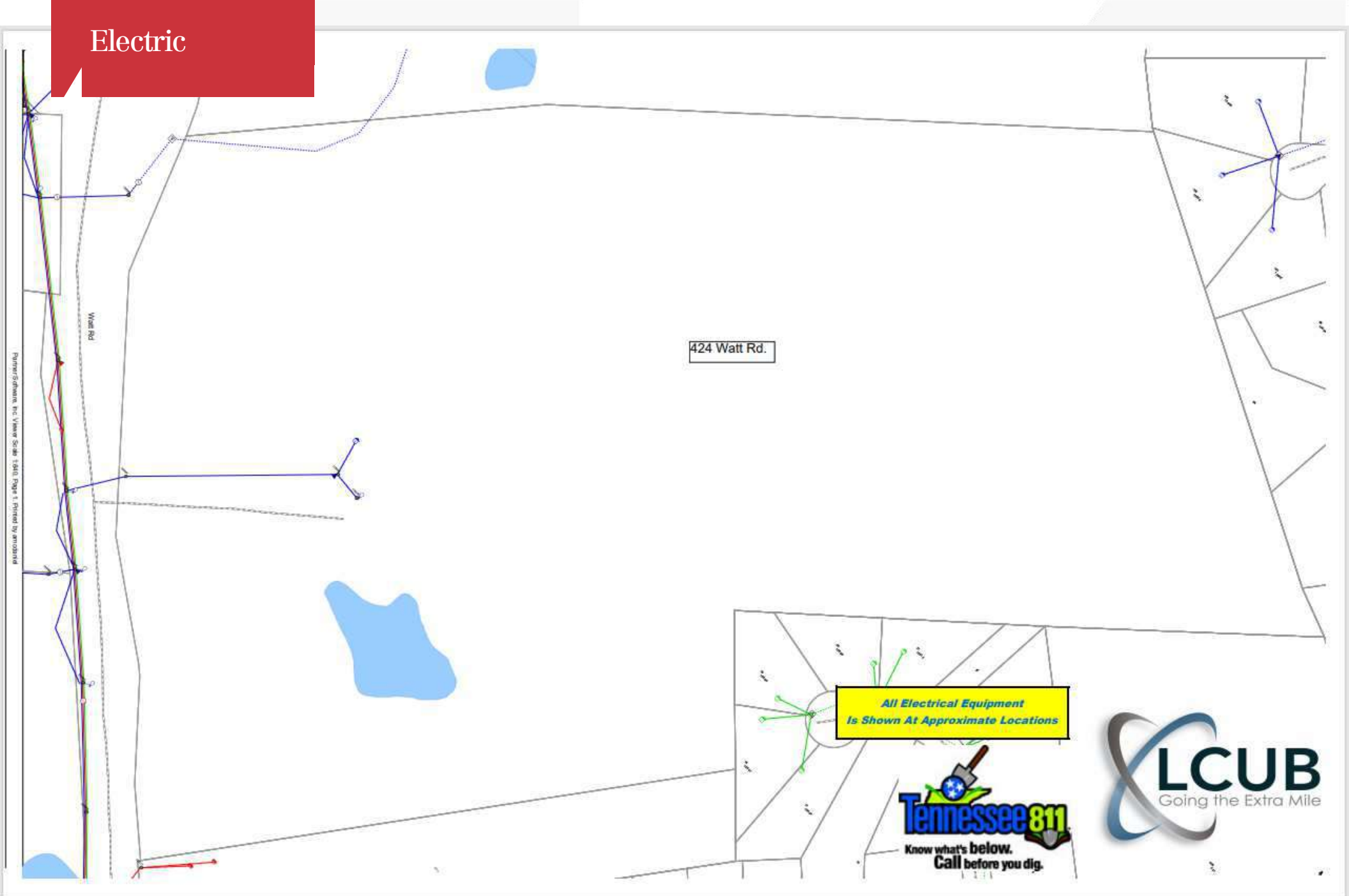


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Electric



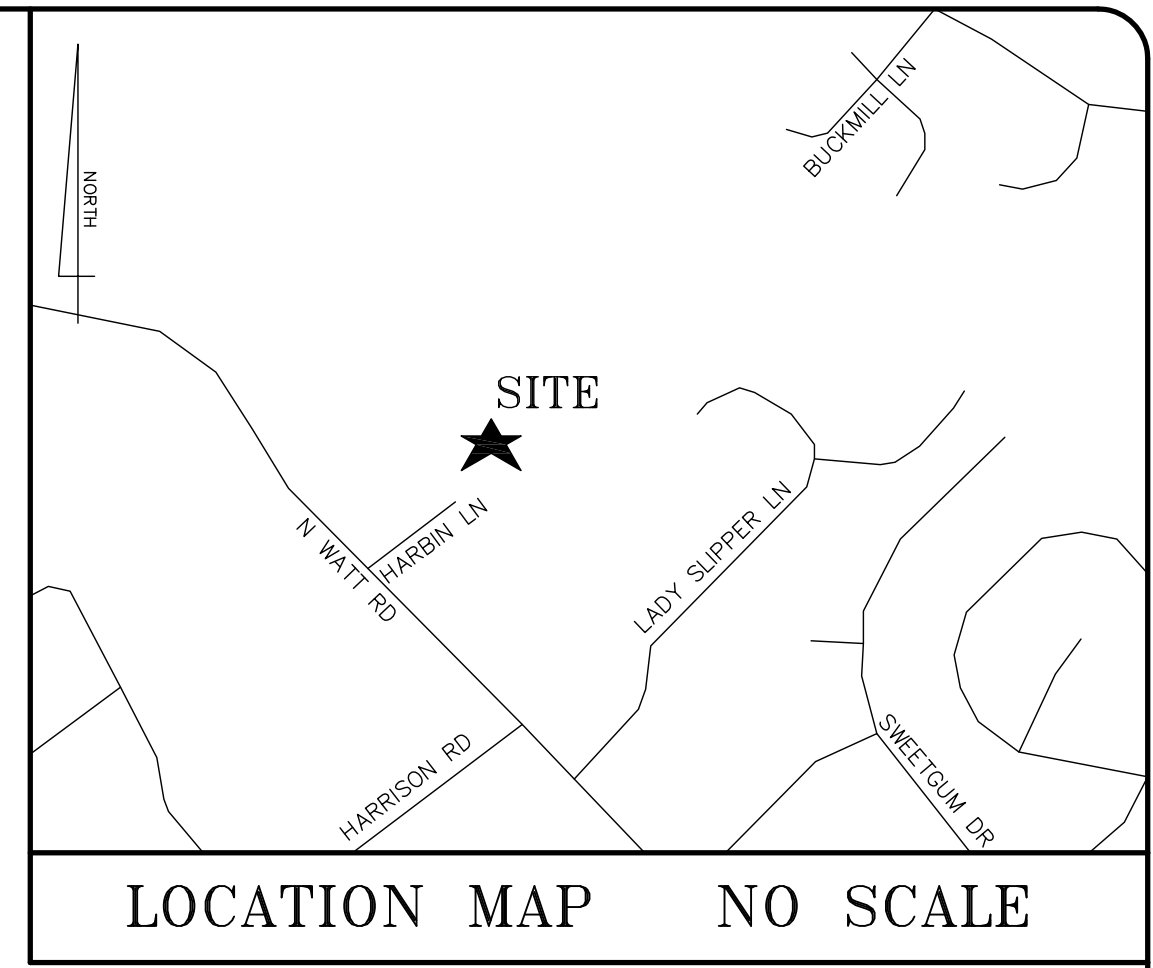
Planned by: [unreadable] Inc. View Scale: 1:500 Page 1. Printed by: [unreadable]

All Electrical Equipment
Is Shown At Approximate Locations



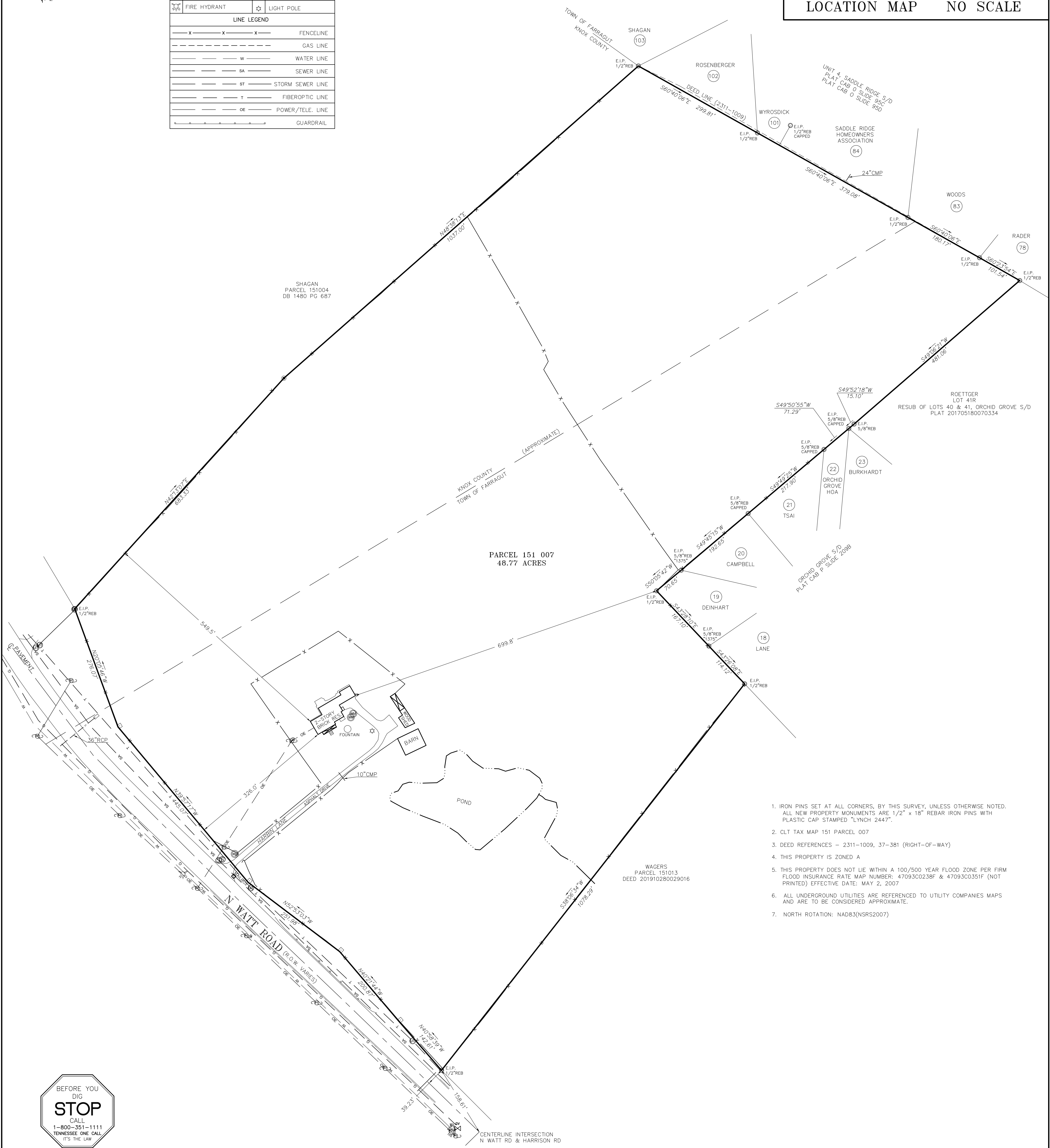
TOTAL AREA = 48.77 ACRES

GPS SURVEY NOTE:
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
 RECEIVER: TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)
 GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
 TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOD09.
 PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE
 DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT
 BEEN REDUCED TO GRID.

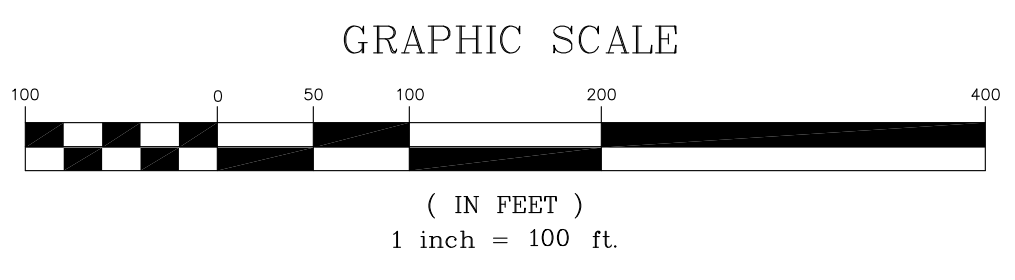


SYMBOL LEGEND			
○	IRON ROD (SIZE&TYPE)	□	CONC. MONUMENT
●	IRON ROD SET	⊗	WATER VALVE
⊕	SANITARY MANHOLE	⊕	POWER/TELE. POLE
⊕	GAS VALVE	⊕	WATER METER
⊕	SERVICE POLE	⊕	FIBEROPTIC MARKER
⊕	GAS METER	⊕	GUY WIRE
⊕	FIRE HYDRANT	⊕	LIGHT POLE

LINE LEGEND	
— x — x — x —	FENCELINE
— — — — —	GAS LINE
— w — — — —	WATER LINE
— SA — — — —	SEWER LINE
— ST — — — —	STORM SEWER LINE
— T — — — —	FIBEROPTIC LINE
— OE — — — —	POWER/TELE. LINE
— — — — —	GUARDRAIL



1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
2. CLT TAX MAP 151 PARCEL 007
3. DEED REFERENCES - 2311-1009, 37-381 (RIGHT-OF-WAY)
4. THIS PROPERTY IS ZONED A
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0238F & 47093C0351F (NOT PRINTED) EFFECTIVE DATE: MAY 2, 2007
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
7. NORTH ROTATION: NAD83(NSRS2007)



Certification of Class and Accuracy of Survey
 I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.
 LYNCH SURVEYS, LLC
 RYAN S. LYNCH
 TENNESSEE CERTIFICATE NO. 2447
 DATE: 01/25/2023



SURVEY FOR:
A G & D Millikan Properties LP
 PO Box 24014
 Knoxville, TN 37933
 Phone: 865-803-6444

BOUNDARY SURVEY OF:
Millikan Farm
 424 N Watt Road
 Tax ID: 151 007
 District 6, Knox County, Tennessee

LYNCH SURVEYS LLC
 SUBDIVISIONS | AS-BUILTS | SITE DESIGN
 4405 COSTER RD. KNOXVILLE, TENN. 37912
 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

DRAWN BY: C. VITKUS	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=100'	4
DATE: 1/25/2023	5
	6

REVISIONS	PROJECT NO.
	4727