

808 State Street

Knoxville, TN 37902 | Knoxville Development Site



Conceptual rendering — DKLEVY Architecture + Design

PRICE

Upon Request

TOTAL LOT SIZE

1.57 Acres

ZONING

DK-G

TAX STATUS

Opportunity Zone

Investment Overview

Located one block behind Gay Street, this development site offers convenient access to Neyland Drive and the heart of Downtown Knoxville. The area experiences strong traffic flow and is easily accessible to the interstate. The property sits within a designated Opportunity Zone, offering significant tax incentives for investors looking to capitalize on Knoxville's growth — combining a centralized location, economic incentives, and high visibility in a rapidly expanding downtown market.

Investment Highlights

- Flexible zoning with no height restrictions
- Positioned in a designated Opportunity Zone
- Near Downtown Knoxville and the University of Tennessee
- Major tax benefits available to investors

Full listing: loopnet.com/Listing/808-State-St-Knoxville-TN/40491626

Property Details

Property Type	Land
Property Subtype	Commercial
Proposed Use	Commercial
Sale Type	Investment
Total Lot Size	1.57 AC
No. Lots	1
Zoning Description	DK-G

Winston Cruze

Capital Realty Group

(615) 829-0320 | winston@capitalrealtytn.com

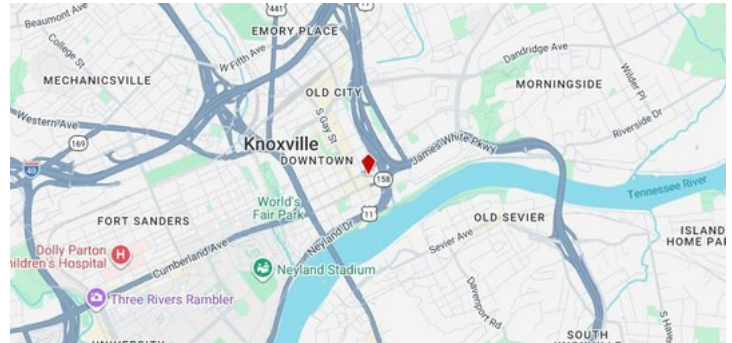
1011 Reams Fleming Blvd, Franklin, TN 37064

capitalrealtytn.com

Site Overview



1.57-acre parcel outlined — aerial context view

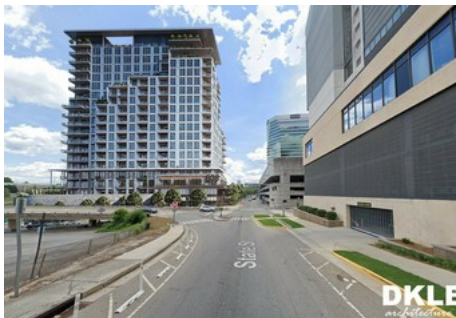


Downtown Knoxville — riverfront location

Location Highlights

- One block behind Gay Street
- Direct access to Neyland Dr & I-40
- Walking distance to UT & riverfront

Conceptual Renderings



Street View



Downtown Rendering



Golden Hour

Renderings by DKLEVY Architecture + Design

Existing Site Photos



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