

LAND FOR SALE



Is proud to offer...

HIGHLANDS BUSINESS PARK

Elizabeth Lee Parkway, Loudon, TN 37774

Highlands Business Park encompasses a total of 335 acres of I-75 frontage strategically located 12-miles from the I-40 and I-75 Interchange on the outskirts of Knoxville, Tennessee. The location at the intersection of HWY 72 and I-75 provides immediate access to these interstate systems which connect the entire Eastern United States. Two-thirds of the U.S. population is within a days drive. Highlands Business Park is 35 minutes from the Knoxville Airport and Highway 72 is the primary link to four lakefront golf resort communities, each only minutes from the location, representing over \$1-billion in investment and infrastructure.

Louise R. Frazier, CCIM, SIOR

Blue Ridge Realty, Inc. | Commercial Real Estate Services

865-719-1486 | l.frazier@blueridgecos.com

HIGHLANDS BUSINESS PARK

VACANT LAND FOR SALE

ADT = 112,256

A

157 Acres

Subject Property

B

178 Acres

Property Type: Industrial

Gross Land Area: 335 Acres

Sale Price: \$35,000 Per Acre

Total Price: \$11,620,000

Subdivide: Yes

Sale Terms: Cash to Seller

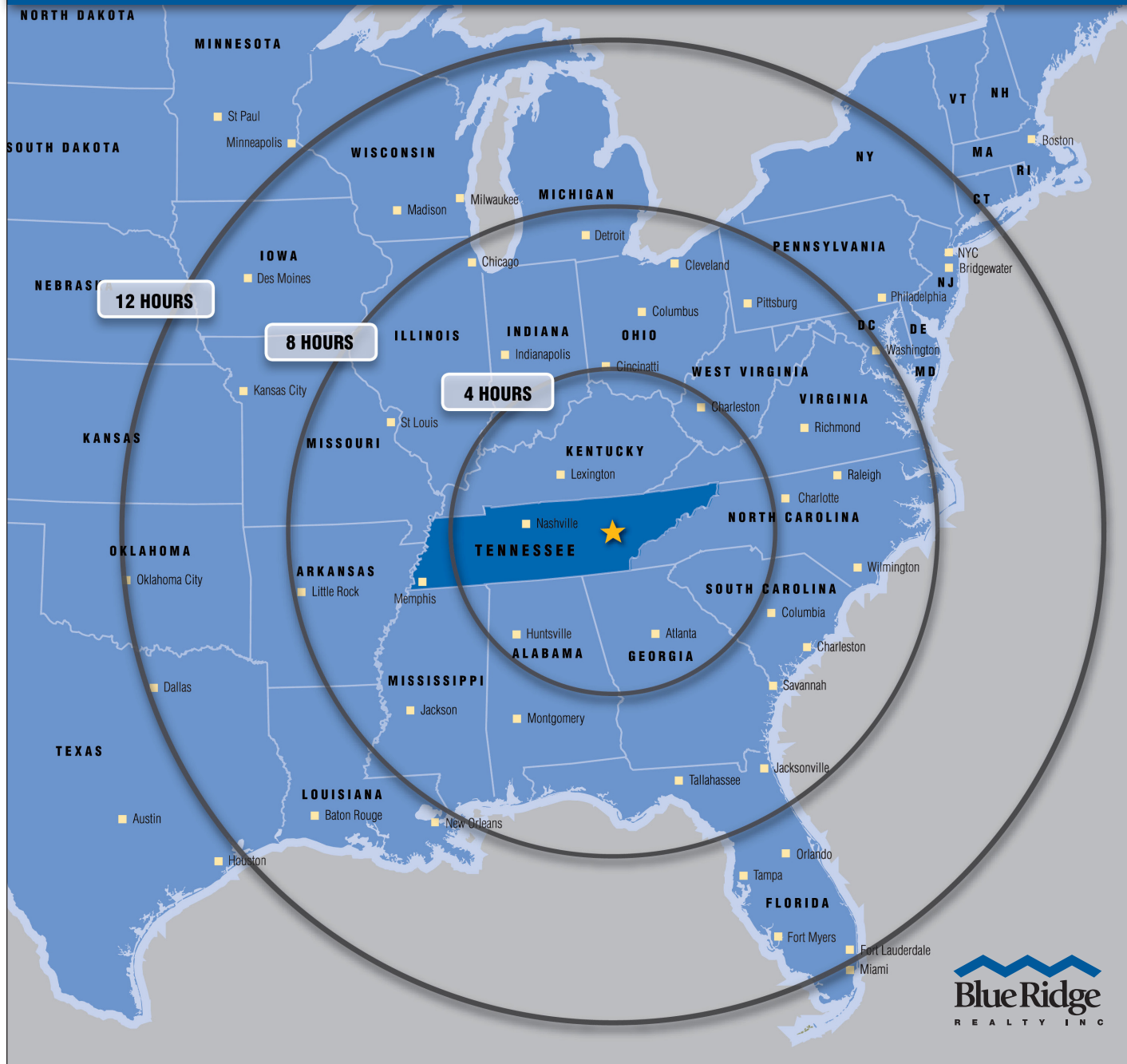


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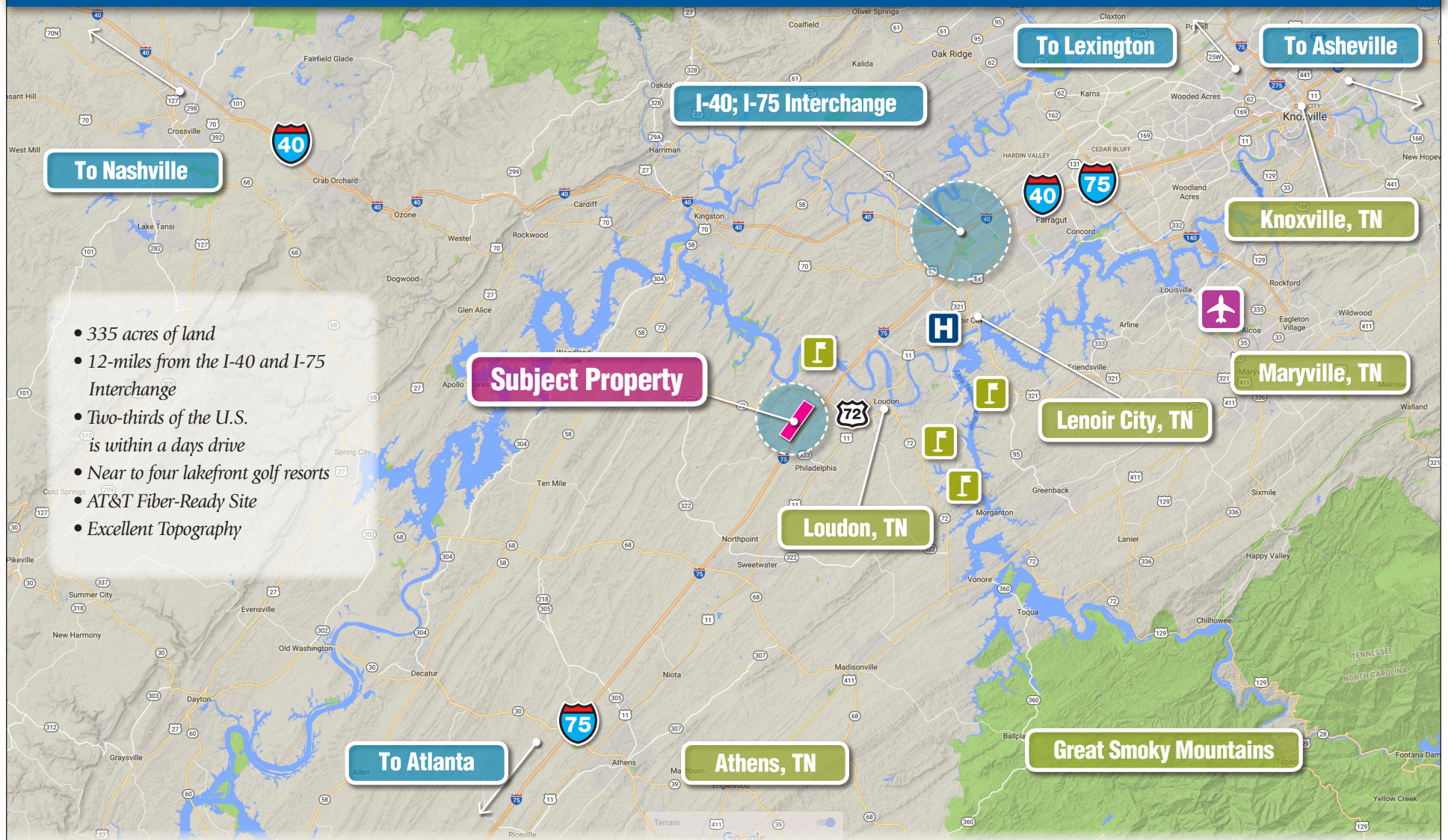
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HIGHLANDS BUSINESS PARK



Atlanta	3 hr
Birmingham	3.5 hr
Cincinnati	4 hr
Charleston	7 hr
Charlotte	4 hr
Columbus	6.5 hr
Chicago	8.5 hr
Dallas	12 hr
Detroit	8 hr
Houston	12 hr
Indianapolis	6 hr
Jacksonville	7.5 hr
Miami	12.5 hr
NYC	10.5 hr
Nashville	2.5 hr
Philadelphia	10.2 hr
Pittsburgh	8 hr
Savannah	6.5 hr
St Louis	7.5 hr
St Paul	14 hr
Wilmington	7.25 hr
Washington DC	8 hr

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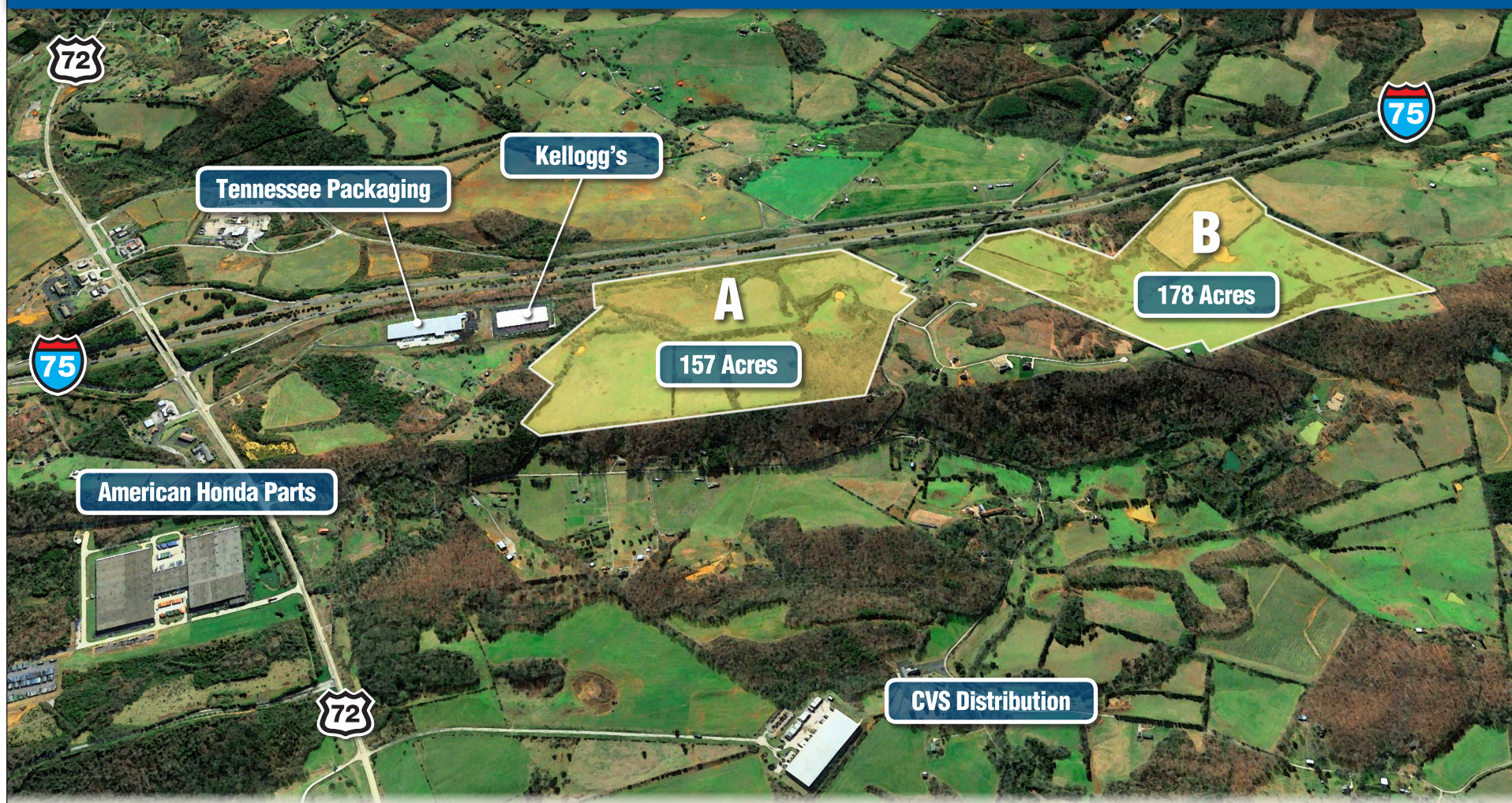


- 335 acres of land
- 12-miles from the I-40 and I-75 Interchange
- Two-thirds of the U.S. is within a days drive
- Near to four lakefront golf resorts
- AT&T Fiber-Ready Site
- Excellent Topography



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■ PROPERTY INFRASTRUCTURE

- Utilities - Loudon Utilities Phone: (865) 458-2091
- All utilities to site at east end of 155 acres
- Water 12" line
- Sewer 8" line
- Electric 3 Phase 4MW
- Gas 4" Main
- AT&T Fiber Ready Site
- 800,000 gallon water tank immediately adjacent to 178 acre site

■ INTERSTATE FRONTAGE

157 acres 2,980 feet direct frontage

178 acres 1,130 feet direct frontage

■ ZONING

M-1 Light Industrial, zoning pending for a portion of the site.

■ NEARBY INDUSTRY

- CVS Distribution :
100,000 square feet
- Honda North American Distribution:
825,262 square feet
- Tennessee Packaging:
a Division of Buckeye Corrugated:
157,920 square feet
- Kellogg Distribution:
104,000 Square Feet

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HIGHLANDS BUSINESS PARK

[Click Here for Short Movie](#)

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