



Investment For Sale
Hwy 321 Land
 .92 Acre | 2,202 SF GBA

1240 Simpson Rd W
 Lenoir City, TN 37771

Property Highlights

- Great redevelopment opportunity
- Occupied by WLIL radio station MTM
- C-3 allows for wide variety of possible uses
- Excellent location next to CVS on Hwy 321 N
- Multi-family, industrial, retail/office, or owner-user
- Approximately 332' frontage on Simpson Rd W

For more information

Sam Tate, CCIM

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Ryan McElveen, MBA

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

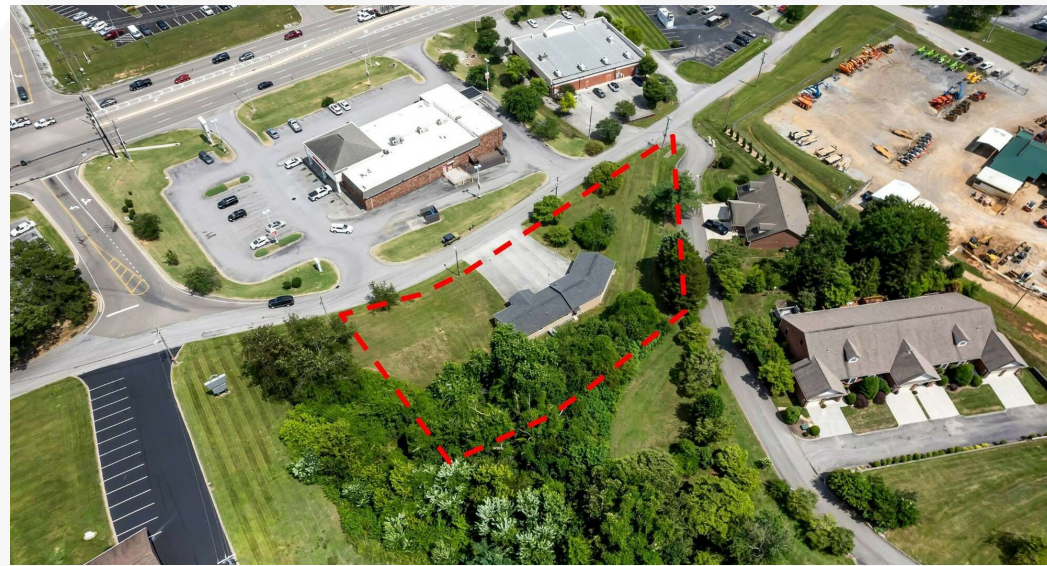
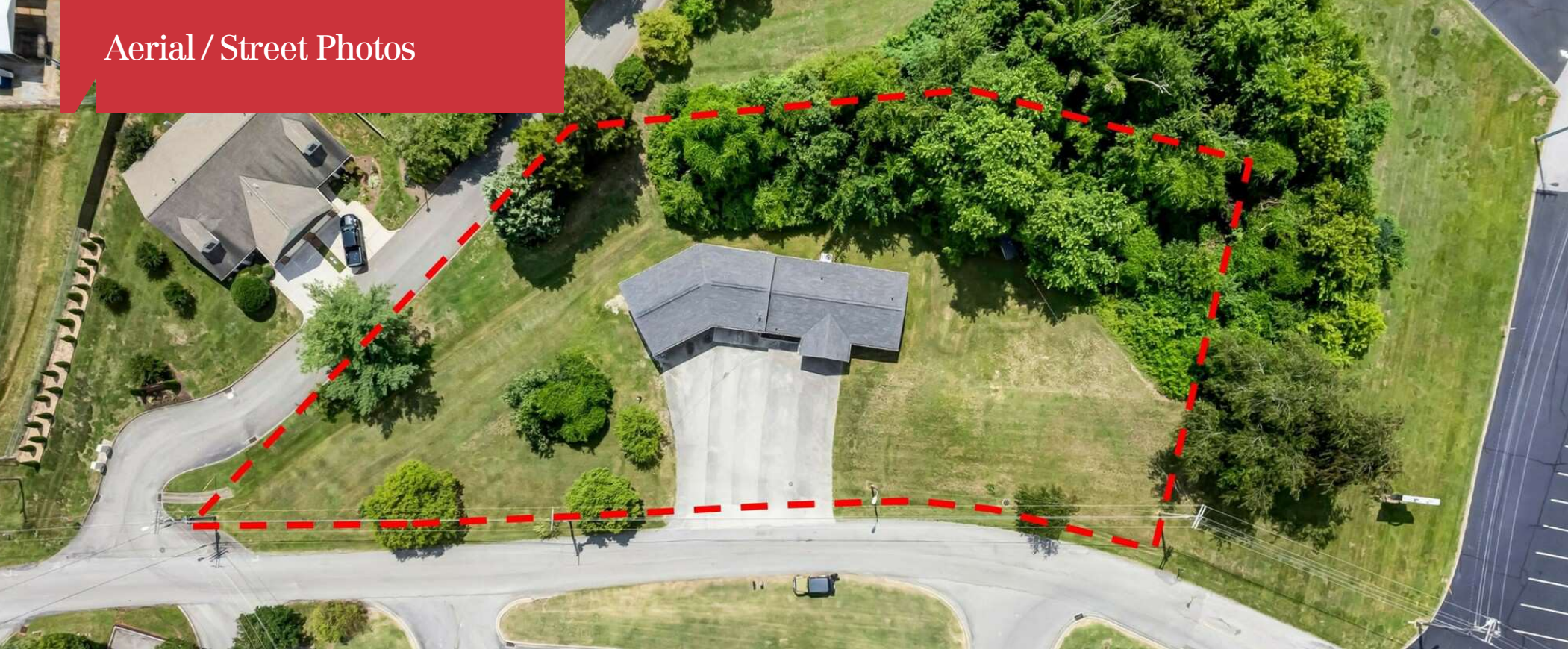
OFFERING SUMMARY

Sale Price	\$475,000
Lot Size	.92 Acre
Gross Building Area	2,202 SF
Zoning	C-3

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	20,516	\$77,070
5 Miles	35,879	\$92,917
10 Miles	112,289	\$107,983

Aerial / Street Photos

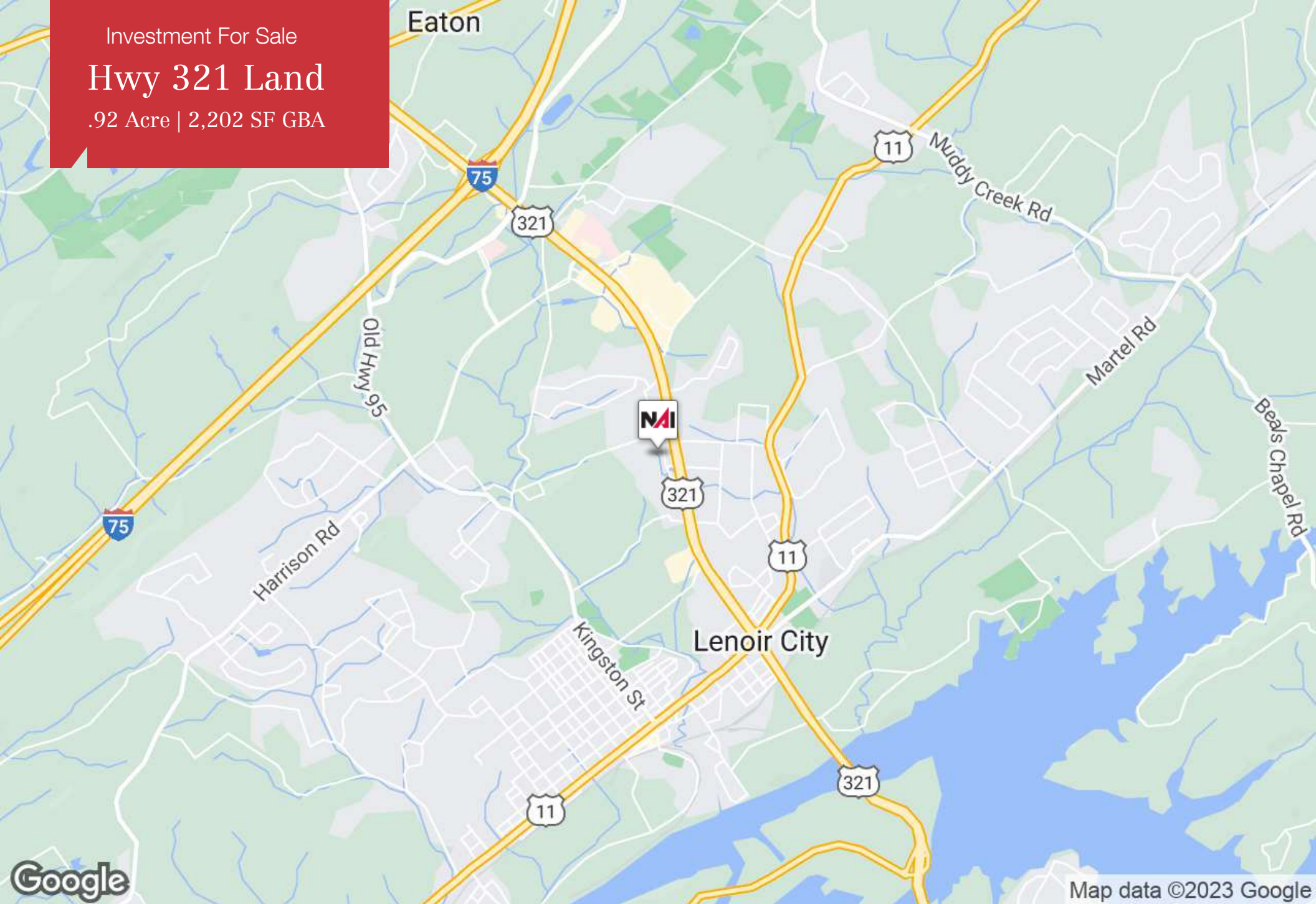




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Map data ©2023 Google

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SAM TATE, CCIM

Senior Advisor

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Direct: 865.777.3035 | Cell: 865.806.6517

TN #207699

PROFESSIONAL BACKGROUND

Sam Tate serves as a Senior Advisor at NAI Koella | RM Moore having started his real estate career in 1980 and specializes in the sale and leasing of commercial properties. Sam is also a member of East TN CCIM.

Selected clientele includes: U.S. Department of Energy, Boeing Realty Corporation, First Tennessee Bank, Tennova, Charter Communications, Clayton Homes, The Bosch Group, Sanford, Hiwassee College, Friehtliner Corporation, Oak Ridge Associated Universities, Walgreen Company, Pitney Bowes, U.S. Postal Service, BASF, Georgia-Pacific, Nova Information Systems, SunTrust Bank, Key Safety Systems, Kindred Healthcare, Lucent Technologies, Interstate Brands Corporation, Jones Brothers, Cumberland Materials, International Paper, Mastec North America, Advance Auto, Food Lion, Robertshaw Industries, Universal Tire, The Venator Group, Air Products, Eckerd, Girl Scouts of the Southern Appalachians, Aisin World Corporation of America, Cumberland Materials, Aaron Rents, Michigan Bulb Company, and Magneco/Metrel.

EDUCATION

B.S.B.A., Real Estate & Urban Development, University of Tennessee, Knoxville, 1981
CCIM Institute, Certified Commercial Investment Member

NAI Koella | RM Moore
255 N Peters Road, Suite 101
Knoxville, TN 37923
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RYAN MCELVEEN, MBA

Senior Associate

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PROFESSIONAL BACKGROUND

Ryan McElveen serves as an Advisor at NAI Koella | RM Moore. With 14 years as a real estate broker, McElveen has an extensive background in sales, leasing, and creative financing of commercial properties, while predominantly focused on larger scale marketing of property.

Ryan began his career in 2008 as a licensed sole proprietor broker in California after finishing his baccalaureate at California State University, Northridge, with degrees in Real Estate and Finance. In 2010, after incorporating his brokerage and obtaining a Master's in Business Administration from Pepperdine University, Ryan had a team of 15 to 20 salespersons actively engaging clients and was focused primarily on acting as principal in seller-financed real estate transactions in California, Arizona, and Washington.

By 2015, Ryan had expanded his brokerage into Nevada and Washington and was actively pursuing transactions in each state until he joined MGR Real Estate in 2018 as a Broker Associate to better focus his talents and partner with regional commercial real estate brokers in California. In 2020, Ryan moved to Tennessee to focus on becoming a part of Celebrate Recovery at Faith Promise and to be closer to his father and family in Kingston. He later became affiliated with NAI Koella | RM Moore the following year. Previously Licensed Real Estate Broker in Nevada, Washington, and actively licensed in California (DRE #01850467).

EDUCATION

M.B.A., Pepperdine University, 2010

B.S.B.A, Real Estate & Finance, California State University, Northridge, 2008

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