

Commercial Land / Hotel Site

0 Whitaker Rd, Athens, TN 37306

Listing ID: 30193496
Status: Active
Property Type: Vacant Land For Sale
Possible Uses: Hospitality, Retail
Gross Land Area: 2.35 Acres
Sale Price: \$235,000
Unit Price: \$100,000 Per Acre
Sale Terms: Cash to Seller

Overview/Comments

PROPERTY CAN BE SOLD WITH THE ADJACENT PROPERTY TO MAKE A TOTAL OF 8 ACRES OF BEAUTIFUL LAND TO DEVELOPE. PLEASE LOOK AT LISTING ATTACHEMENT FOR MORE DETAILS. ALL OF THE DUE DILLIGENCE HAS BEEN DONE FOR CLIMATE CONTROL STORAGE.

ACCESS FROM HWY 30!

Demographics

McMinn County, Tennessee encompasses 430.13 square miles. Incorporated areas within McMinn County include the City of Athens, Town of Calhoun, Town of Englewood, City of Etowah, and the City of Niota. The City of Athens is the largest incorporated area and a Metropolitan Statistical Area. The Athens Metropolitan Area is part of the larger Chattanooga — Cleveland — Athens Combined Statistical Area. The 2010 Census of Population shows the population in McMinn County is 52,341, a 6.8 percent (6.8%) increase from the 2000 Census of Population.

Taxes:

Taxes Overview

McMinn County and Tennessee maintains a favorable low cost business climate.

McMinn County has the 3rd Lowest Property Tax Rate in State of Tennessee.

Debt Free County While Continuing to Fund Capital Projects.

McMinn County has Lowest Debt Per Capita in State of Tennessee.

The State of Tennessee has the Lowest Debt Per Capita in the nation.

Tennessee's State and Local Tax Burden Below National Average (Tax Foundation).

General Information

Taxing Authority: McMinn
Tax ID/APN: 046 252
Possible Uses: Hospitality, Retail, Retail-Pad, Self Storage



More Information Online

<http://commercial.gcar.net/listing/30193496>

QR Code

Scan this image with your mobile device:



Area & Location

Property Located Between:	Whitaker and Hwy 30	Highway Access:	Ingress and Egress to Hwy 30 from a road going directly to the property.
Property Visibility:	Excellent	Airports:	Chattanooga Metropolitan Airport / Athens / Knoxville
Legal Description:	01 053 053 00500 000	Site Description:	Level lot and Public Utilities are Available.
Largest Nearby Street:	Hwy 30		
Feet of Frontage:	400		
Traffic/Vehicle Count:	14,000		

Area Description ACCESS FROM HWY 30! Vacant track located to the rear of Burger King and adjacent to Motel. Ideal for motel, multi-family or travel related development. Front on Whitaker Rd. Public water, sewer, and electricity available. Growing industrial/commercial area. Easy access to Interstate I-75 and direct access to Decatur Pike/ Highway 30. High traffic area.

Land Related

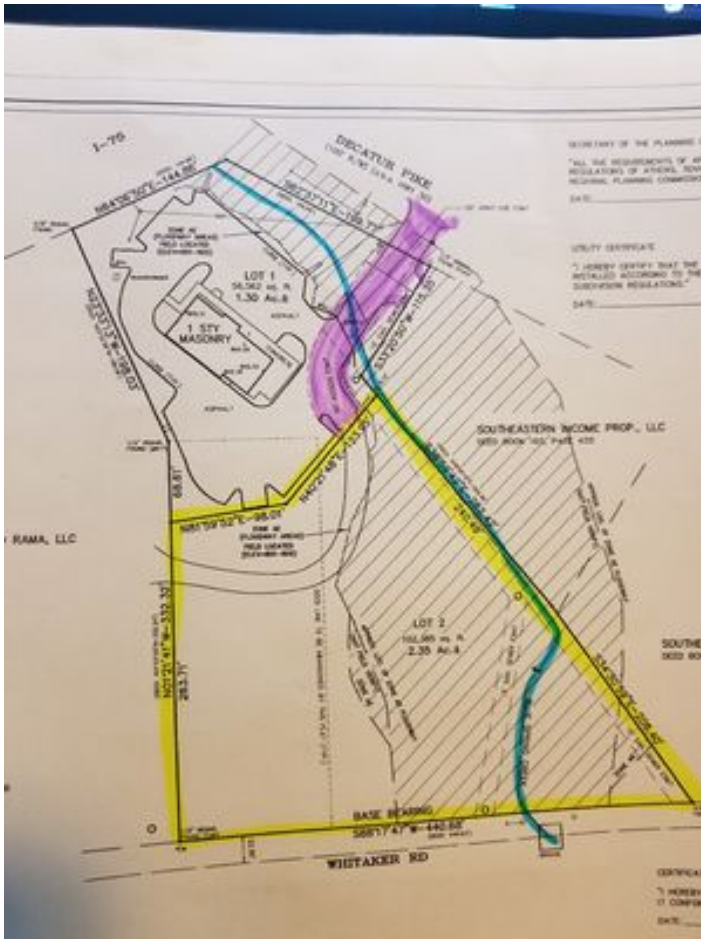
Lot Frontage:	400	Easements Description:	Easement from Hwy 30 will be sold with the property! Adjacent to a new Burger King.
Zoning Description:	C1	Soil Type:	Mixed
In Flood Plain?:	Yes	Available Utilities:	Electric, Water, Gas, Sewer
Topography:	Level	Water Service:	Municipal
Easements:	Ingress/Egress	Sewer Type:	Municipal

Location

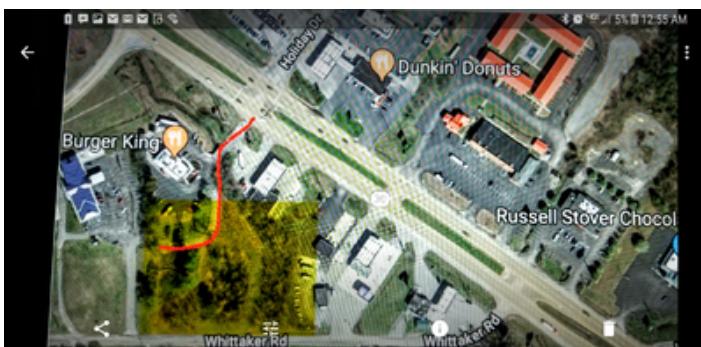
Address:	0 Whitaker Rd, Athens, TN 37306	MSA:	Athens
County:	McMinn	Submarket:	L



Property Images



survey in color



Screenshot_20180125-005521



picture 3



picture 6



picture 5

Property Contacts



Wendy J Elliott

Stonecrest Properties

386-481-8439 [M]

423-267-1900 [O]

wendy@stonecrestproperties.com