# 00 Erwin Highway, Greeneville, TN 37745

**$328,900** · MLS #9977059 · www.brphomes.com/mls/9977059




**1.57**
ACRES

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Lot Acreage:** 1.57
**City Taxes:** $1,610.80
**County Taxes:** $1,468.03

## Description

Are you looking for the perfect location to move to or start your own business? What better place than Andrew Johnson Hwy and Erwin Hwy. with an extremely high daily traffic count, yes prime commercial lot. This lot is next to McDonalds, Chick-Fil-A, Waffle House, Apple Bee's, Grocery Stores, Verizon and going toward Tusculum University. With the B4 zoning it offers lots of opportunities. This land has road frontage of 275 ft., it is 250 ft. deep, and the back has 273 ft. When this area was developed there was a 6ft. tile put in that goes behind Hardies, under Wash Depot and under the 1.57 acres we are talking about and comes out at the end of the lot. There is a retention pond at the end of the lot were the surface water from Wash Depot and the 1.57 acres goes into. All of this was approved by the city. The tax map shows Flood Zone for this land but when a surveyor came out and marked the flood zone it is at the very back of the lot and most

of it is on the hill, because of all the construction that was done to prepare the land for building. This land is ready for you and your business.

## Features & Amenities

**EXTERIOR**

Cleared • Highway • Raw Land

**OTHER**

Aerial • At Road Water • Deed Restrictions • Public Sewer • Public Water • Vacant

Listing courtesy of Greeneville Real Estate & Auction Team

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9977059