



AVAILABLE PROPERTY

PROPERTY NAME: Aunt Reba Property

ADDRESS: Hwy 68-Old Hwy 411 CITY: MADISONVILLE ZIP: 37354

COUNTY: MONROE CITY LIMITS: {X} YES [] NO

ZONED: COMMERCIAL

ACRES/PRICES

TOTAL AVAILABLE ACRES: 38.80

DIVISIBLE: YES

SALE PRICE: \$1.9 Million

CITY TAX RATE: \$45.00 Per Year COUNTY TAX RATE: \$719.00 Per Year

ACRES/PRICES

TERRAIN: [X] LEVEL [] LEVEL TO ROLLING [] ROLLING [] ROLLING TO HILLY [] HILLY

UTILITIES INFO

SEWER PROVIDER: CITY OF MADISONVILLE

WATER PROVIDER: CITY OF MADISONVILLE

ELECTRICAL PROVIDER: FORT LOUDOUN ELECTRIC COOPERATIVE

NATURAL GAS PROVIDER: CITY OF MADISONVILLE

TRANSPORTATION

DISTANCE TO I-75: 13 MILES

DISTANCE TO MAJOR HIGHWAY: Adjacent to Hwy 68

RAIL ACCESS: [X] YES [] NO [] FEASIBLE RAIL LINE: CSX

DISTANCE TO MCGHEE TYSON AIRPORT: 35 MILES

DISTANCE TO MONROE COUNTY AIRPORT: 9 MILES

DISTANCE TO PORT OF TELLICO: 15 MILES

ADDITIONAL INFORMATION:

Wonderful Visibility - Property fronts Hwy 68 at the intersection of Hwy 68 and Old Hwy 411. Property is level and perfect for restaurants and stores.