



FOR SALE | LAND

37.98+- ACRES AVAILABLE IN HORIZON CENTER - HIGHWAY 58 - LOT 2

HORIZON CENTER - Highway 58 Lot 2, Oak Ridge, TN 37830



#### SALE OVERVIEW

**SALE PRICE:** \$1,499,000

**LOT SIZE:** 37.98 Acres

**APN #:**

**MARKET:** Oak Ridge

#### PROPERTY DESCRIPTION

37.98 +- acres located in Horizon Center located off of Highway 58, Lot #2 in Oak Ridge, Roane County, Tennessee. Horizon Center is the Southeast's premier new business and industrial park located on nearly 1,000 acres in Oak Ridge, Tennessee. Horizon Center is planned to house the development of research and development, medical technology, manufacturing, distribution and corporate headquarter office facilities.



All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

#### MICHELLE GIBBS

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#### ROGER MOORE, JR., SIOR

Managing Director  
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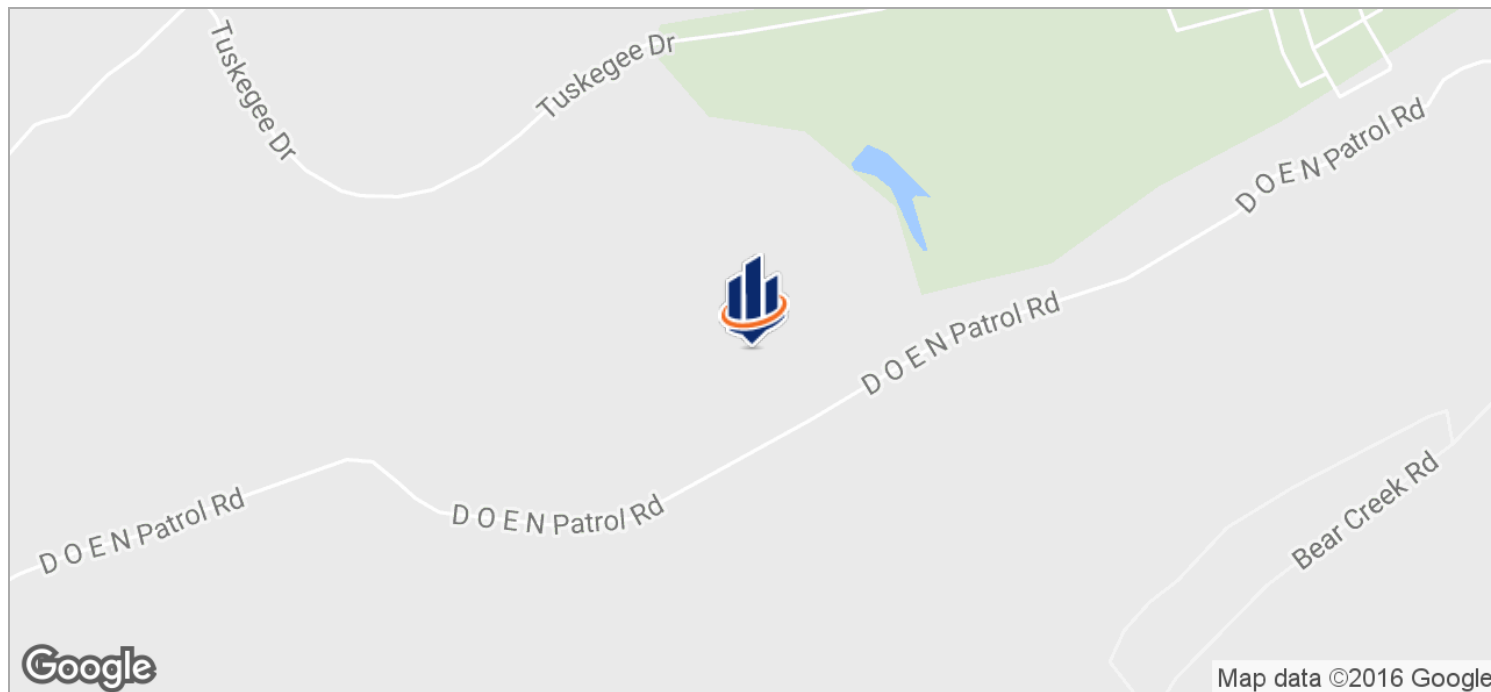
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R.M. MOORE, LLC

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#### LOCATION OVERVIEW

The property is located in Horizon Center off of Highway 58, Lot #2, Oak Ridge, Roane County, Tennessee. Horizon Center located in East Tennessee Technology Park provides direct access to Interstates 40 and 75, major east-west, north-south corridors and is approximately a 40 minute drive to Knoxville's McGhee Tyson Airport.



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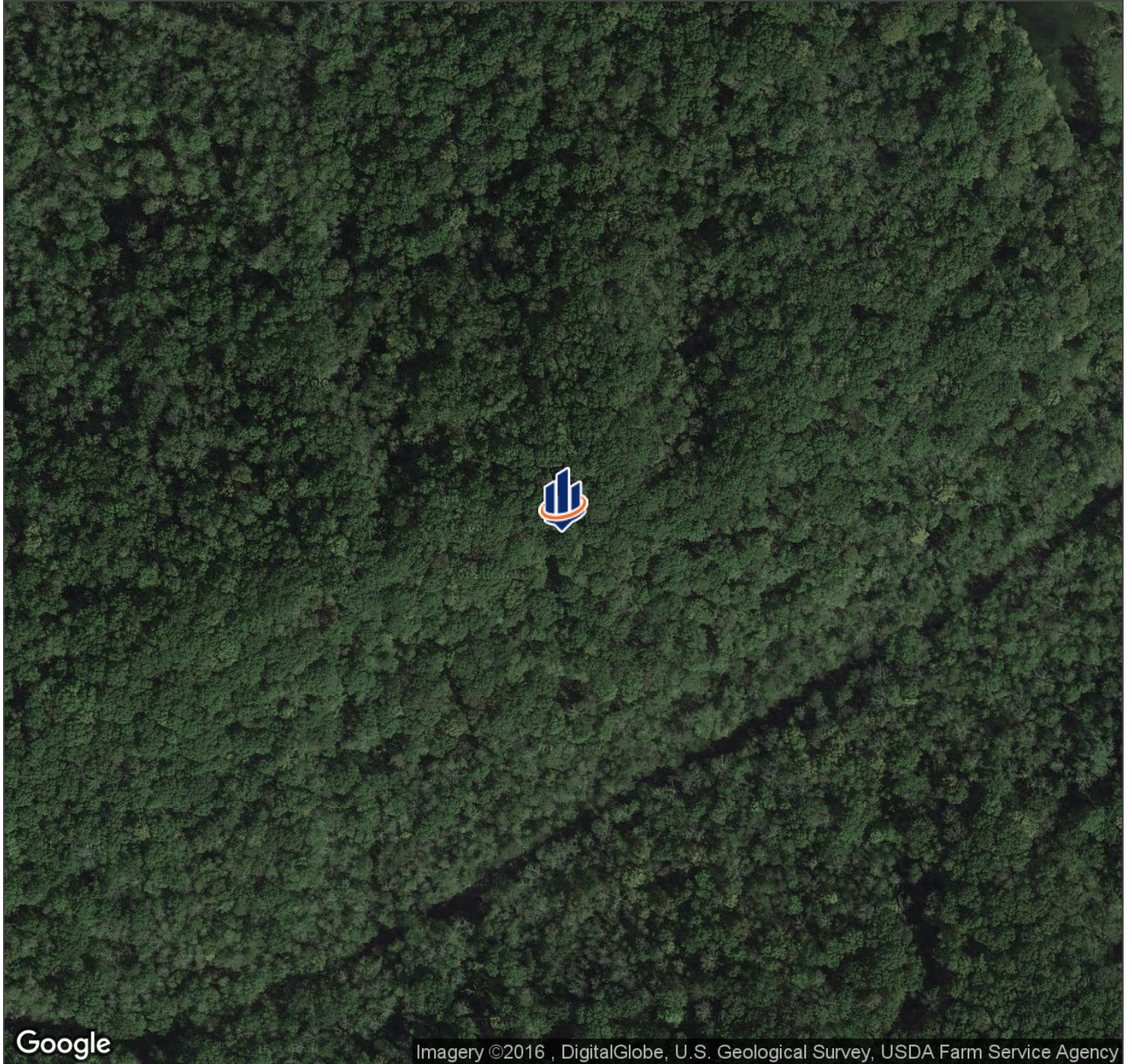




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	1 MILE	10 MILES	30 MILES
Total households	469	34,629	358,609
Total persons per hh	2.3	2.5	2.4
Average hh income	\$42,195	\$74,830	\$61,427
Average house value		\$212,342	\$196,919

	1 MILE	10 MILES	30 MILES
Total population	1,082	85,502	864,726
Median age	29.4	42.8	39.0
Median age (male)	22.5	41.5	37.9
Median age (female)	36.6	44.4	40.3

\* Demographic data derived from 2010 US Census



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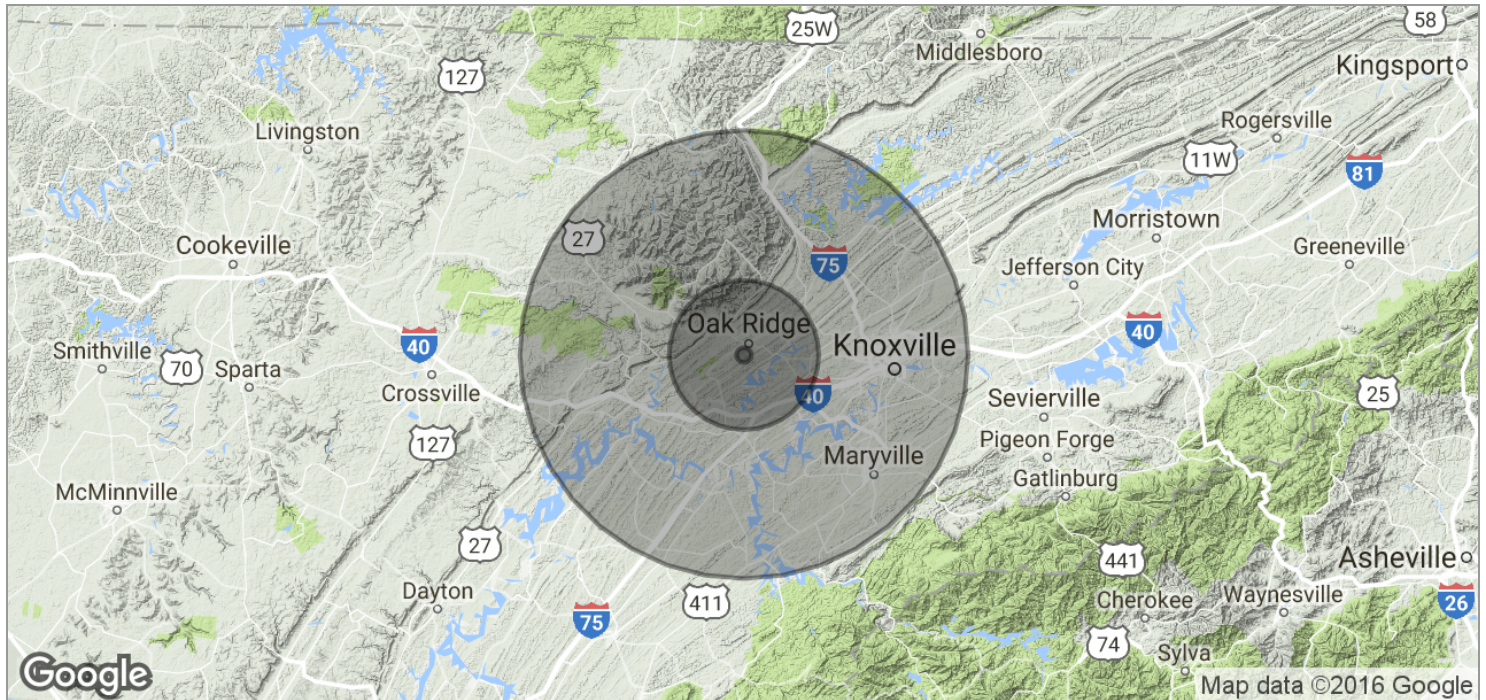




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#### POPULATION

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MEDIAN AGE	29.4	42.8	39.0
MEDIAN AGE (MALE)	22.5	41.5	37.9
MEDIAN AGE (FEMALE)	36.6	44.4	40.3

#### HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	469	34,629	358,609
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$42,195	\$74,830	\$61,427
AVERAGE HOUSE VALUE		\$212,342	\$196,919



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## Michelle Gibbs

Senior Advisor  
SVN | R.M. Moore, LLC

Michelle R. Gibbs serves as an advisor for Sperry Van Ness/R.M. Moore, LLC, specializing in the sale and leasing of office and retail property in Knoxville, Tennessee. With over twelve years of industry experience, she brings her hometown charm and knowledge of the surrounding area to the table.

Prior to joining Sperry Van Ness, Michelle worked for a property management company specializing in office property in Knoxville. She received her affiliate broker license in 1992 and began specializing in office leasing and property management. She managed and leased more than 1 million square feet of space in the Knoxville, Tellico Village and Cookeville areas of Tennessee, which also included more than 200,000 square feet of retail space.

In 2005, Michelle managed the development of Phase II of the Jackson Plaza shopping center located in Cookeville, for a total expansion of 80,000 square feet. She worked with potential tenants, the City of Cookeville, the Chamber of Commerce and contractors in the completion of this project.

Michelle obtained her broker's license in 2004 and joined R.M. Moore in 2006.

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## Roger Moore, Jr., SIOR

Managing Director  
SVN | R.M. Moore, LLC

Roger M. Moore, Jr., serves as the managing director for Sperry Van Ness/R.M. Moore, LLC. Moore entered the real estate industry in 1980 as a licensed real estate agent selling real estate for his father, who, at the time, had the largest real estate company in Tennessee. Following in the footsteps of his father and prior to affiliating with Sperry Van Ness, R.M. Moore was named on the INC 5000 list of the fastest growing companies in 2007 and 2008. In February of 2007, he was also named the Top 101 in Commercial Real Estate by Business TN Magazine.

In his more than 25 years as a real estate agent and broker, Moore has amassed an impressive amount of experience with the sale and lease of countless commercial properties. In 1995, Moore decided to continue the family tradition and opened R.M. Moore Real Estate Company, a full-service firm focusing on commercial real estate. Moore continues to take a very active role in the everyday functioning of the company. Not only does he manage the firm and its employees, but he also specializes in personally providing commercial property, tenant acquisition and property management services.

Roger and his firm consistently rank among the Top 100 Advisors affiliated with Sperry Van Ness.

Ranked in the Top 20 Advisors reaching Partners Circle in total in volume among the 900 Advisors affiliated with Sperry Van Ness International.

2008 Ranked 19th

2011 Ranked 12th

2012 Ranked 8th

2015 Ranked 17th

In addition, Sperry Van Ness / R.M. Moore, LLC is consistently among the Top 20 firms nationally for Sperry Van Ness with over 150 offices.

### Memberships & Affiliations

Farragut and West Knoxville Rotary  
The Young Entrepreneurs Organization  
Leadership Knoxville  
Boy Scouts of America  
Board of the American Red Cross  
Foster Care Board  
Knoxville Chamber of Commerce Board  
Harmony Adoptions Board Member  
Past President of Concord Sertoma  
Society of Industrial and Office Realtor (SIOR) 2008  
Has been licensed Real Estate Broker in Kentucky and North Carolina.

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