

LAND AUCTION



4.43 AC± | 2 TRACTS | CLAIBORNE CO, TN

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/17/26 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: CHERISHED MEMORIES WEDDING & EVENT VENUE
480 BAILEY DR, NEW TAZEWEILL, TN 37825

Prime Commercial Development & Investment Property Auction – New Tazewell, Tennessee

4.43± Acres Offered in 2 Tracts | Highway 33 Frontage | Adjacent to Tractor Supply & Walmart Supercenter

An exceptional opportunity to purchase 4.43± acres of high-visibility real estate offered in two individual tracts along one of New Tazewell's busiest commercial corridors. Located on South Broad Street (Tennessee State Route 33) in Claiborne County, Tennessee, these properties offer outstanding exposure, convenient access, available city utilities, and significant potential for commercial development, residential use, or long-term investment.

Strategically positioned near major national retailers, including Walmart Supercenter and Tractor Supply Co., both tracts benefit from their proximity to established businesses, restaurants, shopping, and essential services. With reported traffic counts of approximately 20,000 vehicles per day, this highly traveled corridor provides excellent visibility for businesses looking to establish or expand their presence in the New Tazewell market.

Possession: At closing
Survey: Current surveys on file
Brief Legal: Tract 1: .53± acres 402 SOUTH BROAD ST, NEW TAZEWEILL, TN, 37825
Tract 2: 3.9± acres 510 SOUTH BROAD ST, NEW TAZEWEILL, TN, 37825
PIDs: Tract 1: 095-059.00
Tract 2: 095-061.00
Lat/Lon: 36.43675, -83.61055
Zip Code: 37825



1

Tract 1 Description – 0.53± Acres 402 S. Broad Street, New Tazewell TN 37824

High-visibility prime commercial development property in the heart of New Tazewell with excellent frontage along Tennessee State Route 33 (Broad Street), one of the area's busiest commercial corridors. Surrounded by established retail and national businesses, this site offers outstanding potential for retail, restaurant, or drive-thru development. The property features highway frontage plus additional access from Russell Road, providing convenient entry from two directions and excellent traffic flow. Located next to Tractor Supply Co. with strong visibility and traffic counts of approximately 20,000 vehicles per day. City utilities are available including sewer, water, power, and high-speed internet, making the property development-ready. Positioned in a growing retail area with nearby shopping, restaurants, and services, and just minutes from Norris Lake with easy access to Knoxville. Excellent opportunity for investors, developers, or national franchises seeking a high-traffic location in a rapidly growing commercial area.



2

Tract 2 Description – 3.9± Acres 510 S. Broad Street, New Tazewell TN 37825

Prime acreage property in the heart of New Tazewell featuring a nice brick home and over 500 feet of road frontage along Tennessee State Route 33 (Broad Street). Currently zoned residential but surrounded by commercial properties, offering excellent potential for rezoning to office or commercial use. Located next to Walmart Supercenter with outstanding visibility and traffic counts of approximately 20,000 vehicles per day. All city utilities are available, including sewer, water, power, and high-speed internet. Convenient to shopping, restaurants, and services, and just minutes from Norris Lake with an easy drive to Knoxville. Great opportunity for residential, business, or investment use. This is a rare opportunity to own a highly visible property in a growing commercial area with flexibility for residential, business, or investment use. House in good shape, but being sold 'As Is'

BUYERS PREMIUM: 10%
TAXES: Prorated to date of close
TENANCY: No tenants
RENTS: No rents
MINERALS: Seller-owned rights will convey
CLOSING COSTS: Buyer and seller to pay their own closing costs
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Current surveys on file
SELLER: Yearly
SALE ORDER: By the total dollar
SALE METHOD: Sells subject to seller acceptance

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TIM BURNETTE: 865.368.0002 | tim.burnette@whitetailproperties.com

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Ranch & Farm Auctions LLC, Lic 264661, Phone # 217.295.9000 | Jeffrey "Jeff" M. Evans, Principal Broker, License # 325829 | Thomas Crutcher Jr., Broker, License # 350772, Phone # 931.372.1844 | Mr. Josh Anthony Monk, Principal Broker, License # 343555, Phone # 901.207.8785 | Joe Gizdic, Director, Ranch & Farm Auctions LLC, 217.299.0332 | Tim Burnette, TN Affiliate Broker, Land Specialist for Whitetail Properties Real Estate, LLC, 865.368.0002 | Russell L. Mills, Auctioneer License #4952/Broker License # 290793



TRACT 2
3.9
ACRES ±

TRACT 1
.53
ACRES ±

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