

**FOR SALE**

**\$229,900**

## 3.2 Residential Acres in Sweetwater

Beautiful 3.2 acre lot with frontage on Oakland Road in the city limits of Sweetwater. The property is in a great location minutes from downtown Sweetwater and I-75. Sewer is available along Oakland Road and Gibson Street. The lot is ideal for a custom home or could be subdivided into smaller tracts (zoning requires minimum lot sizes of 7,500sf). An additional 1.6 acres that adjoins the property is also available.

### ZONING

City of Sweetwater  
R-3: High Density Residential District

### SCHOOLS

Sweetwater Primary (PK-2)  
Sweetwater Elementary (3-4)  
Brown Intermediate (5-6)  
Sweetwater Jr High (7-8)  
Sweetwater High (9-12)

### UTILITIES

Electricity: Sweetwater Utilities Board  
Water: Sweetwater Utilities Board  
Sewer: Sweetwater Utilities Board  
Gas: Sweetwater Utilities Board

### TAXES

Estimated City of Sweetwater Taxes: \$186.00  
Estimated Monroe County Taxes: \$301.00  
Estimated Total Property Taxes: \$487.00

**Furrow • Strickland**  
REAL ESTATE SERVICES

[www.furrowstrickland.com](http://www.furrowstrickland.com)  
10319 Cogdill Road, Knoxville, TN

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