



**FOR SALE**

**\$105,000**

## 1.6 Residential Acres in Sweetwater

Beautiful 1.6 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. 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 acre piece that adjoins this lot is available as well as another 3.2 acres.

### 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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