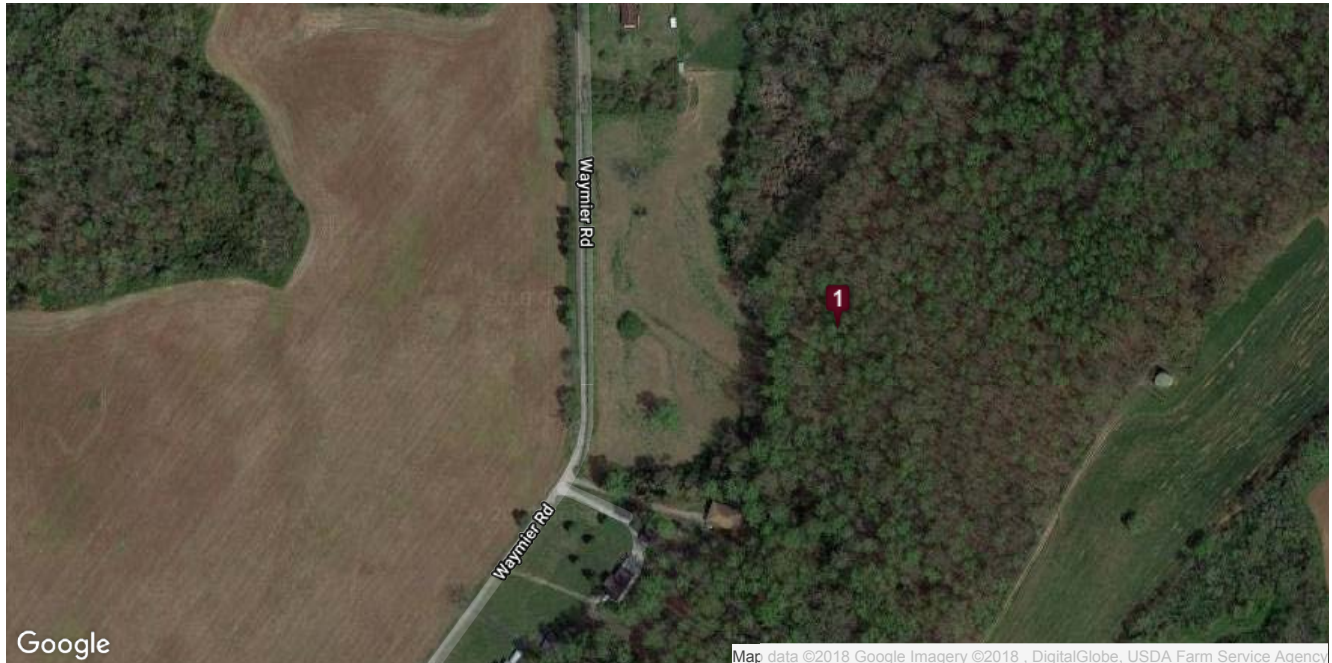


**250 Acres I-75 Sweetwater**  
188 Waymier Road  
Sweetwater, TN 37874



<https://tvasites.com/InSite3-local/insite3-local-rida.aspx?details=79629&Local=ETEDA>



250 acres with over 4,800 feet of frontage on I-75 with additional contiguous available acres for sale.

**ED Contact**

Jennifer Karp, Marketing Assistant  
East Tennessee Economic Development Agency  
10215 Technology Drive, Suite 202  
Knoxville, TN 37932  
Phone: 865-777-3833  
Email: [jkarp@eteda.org](mailto:jkarp@eteda.org)

Land Information			
Land Types:	Vacant Land	Site Size (acres):	250
Status:	Available	Additional Acreage Available:	101
Total Available (acres):	250	Zoning:	Agriculture
Divisible (yes/no):	No	Ownership:	Private

Pricing Terms			
For Sale:	Yes	Price Negotiable:	No
Sale Price:	\$1,750,000.00	Sale Price Unit:	7,000.00
For Lease:	No		

Geographic/Transportation Information			
Latitude:	35.6040048	Interstate Name:	75
Longitude:	-84.5041556	Distance to Interstate:	0
County:	Monroe	Interstate Name 2:	40
Rail Access:	No	Distance to Interstate 2:	17
Airport Zone:	No	Airport Name:	McGhee Tyson Airport
Topography:	1000	Distance to Airport:	42
Flood Plain:	No	Airport Name 2:	Chattanooga Metropolitan Airport
Wetlands:	no	Distance to Airport 2:	60
Highway Name:	68	Airport Name 3:	Madisonville Airport
Distance to Highway:	1	Distance to Airport 3:	12
Highway Name 2:	11	Port Name:	Port of Tellico
Distance to Highway 2:	3	Distance to Port:	23
Highway Name 3:	411	Rail Name:	Norfolk Southern
Distance to Highway 3:	12	Distance to Rail:	3

Utility Information			
Service to Property (Distribution):	Yes	Gas MainPSI:	30
Electric Provider:	Sweetwater Utilities Board	Water On Site:	No
Sewer On Site:	No	Water Provider:	Sweetwater Utilities Board
Sewer Provider:	Sweetwater Utilities Board	Telecom on Site:	No
Gas On Site:	No	Telecom Provider:	AT&T, Charter
Gas Provider:	Sweetwater Utilities Board		

Additional Information			
City Tax Rate:	1.20	Region:	East
County Tax Rate:	2.09		



East Tennessee Economic Development Agency,  
 10215 Technology Drive, Suite 202, Knoxville, TN 37932 | 865-777-3833 | [aclear@eteda.org](mailto:aclear@eteda.org)

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