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Tbd Marshall Lane, Greeneville, TN 37743

$835,850 · MLS #10001386 · www.brphomes.com/mls/10001386



66.7
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 66.7
City Taxes: $458.79
County Taxes: $440.75
Elementary School: Hal Henard
Middle School: Greeneville
High School: Greeneville

Description

LOCATION, LOCATION, LOCATION! - 66.7 ACRES INSIDE THE CITY LIMITS OF GREENEVILLE! Prime Development Opportunity - Marshall Lane, Greeneville, Tn.
Don't miss this exceptional opportunity to own 66.7 acres of highly desirable land located inside the city limits of

Greeneville, Tennessee! Conveniently situated on Marshall Lane, between Asheville Highway (Hwy. 70) and Newport Road (Hwy. 321), this remarkable property offers an ideal location with outstanding access and tremendous potential for future development. With three access points--two from Marshall Lane and one from Cindy Drive--this property provides excellent flexibility for a variety of development possibilities, including residential subdivisions, multiple building sites, private estates, or potential mixed-use development, subject to applicable zoning and approvals. One of the property's most appealing features is its impressive 1,631 feet of boundary adjoining the Andrew Johnson Golf Course, providing beautiful surroundings, scenic views, and added appeal for future development. Pigeon Creek flows through the center of the property and continues through the golf course, creating a natural setting with added charm and character. The land is primarily flat, with gentle slopes and wooded areas that offer privacy, natural beauty, and versatility. With city sewer running through the property, a 6-inch water line along Marshall Lane, a fire hydrant on Cindy Drive near the right-of-way entrance, and utilities available at the street, this property offers valuable infrastructure for future development. Buyers should verify utility capacity, connection availability, zoning, and development requirements with the appropriate authorities. ADDITIONAL LAND AVAILABLE! For those needing more acreage or additional road frontage, an adjoining 4.09-acre tract with approximately 316 feet of road frontage is also available for purchase at 330 Marshall Lane (two lots). This additional property offers even more possibilities for expanding your investment or development plans. There is also an additional right-of-way access onto the property from Cindy Drive, located between Lots 7 and 8, with a fire hydrant nearby. With its outstanding location, convenient access to major highways, natural beauty, golf course frontage, and valuable utility infrastructure, this 66.7-acre tract presents a rare opportunity to invest in one of Greeneville's desirable and well-located areas. Whether you envision a residential community, a private estate, or another development opportunity, this property offers acreage, access, and possibilities that are increasingly difficult to find within the city limits. SEE VIRTUAL TOUR - Come explore the possibilities of this exceptional Greeneville property!

Features & Amenities

EXTERIOR

2 Lane Road • Bottom Land Lot • City Street • Creek/Stream View • Golf Course View • Greenbelt • Hunting • Level • Lot/Tract • Pasture • Pasture View • Pond View • Public Maintained Road • Residential • Rolling Slope • Subdevelopment • Wooded

OTHER

Above Average Condition • Additional Road Frontage • At Road Water • Building Restrictions • Cable Available • Crop Land • Deed Restrictions • Electricity Available • Fiber Available • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Power Line Easements • Public Sewer • Public Water • Sewer Available • Site Built Permitted • Survey • Utility Easement • Water Available

Listing courtesy of Greeneville Real Estate & Auction Team

SCAN TO VIEW ONLINE
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