

354 Shadowtown Road, Blountville, TN 37617

\$1,500,000 · MLS #9986909 · www.brphomes.com/mls/9986909



1990

YEAR BUILT

10.03

ACRES

Property Facts

Property Type: Multi Family

Sub Type: Multi Family

Status: Active

Year Built: 1990

Lot Acreage: 10.03

Fireplaces: 0

Lot Dimensions: 566x679x641x491 IRR

City Taxes: \$4,328.32

County Taxes: \$5,406.77

Elementary School: John Adams

Middle School: Robinson

High School: Dobyns Bennett

Description

354	Shadowtown				Rd.,			Blountville,			TN	
Former Carolina Pottery Retail Center 10.3± Acres Zoned R4 - Medium Density Residential Development												
Exceptional redevelopment or investment opportunity located at 354 Shadowtown Road in Blountville, Tennessee. This property, formerly the Carolina Pottery Retail Shopping Center, features 10.3 acres of highly visible land just off Interstate 81 at Exit 66.												
Zoned R4 for Medium Density Residential, the site allows up to 20 units per acre, making it ideal for apartment, townhome, or mixed-use residential development. With public water and sewer on site, and paved parking already covering approximately 3.3 acres, the property offers a strong foundation for redevelopment or potential reuse of the existing commercial structure.												
Strategically			located		near		major		regional		destinations:	
Visible	from		I-81	with		easy	on/off		access	at		Exit 66
One	exit		from	Tri-Cities		Airport	and		two	exits		from I-26
Three	exits		(approx.	12	miles)		from	the	Hard Rock	Casino	in Bristol, VA	
9	miles /		15	minutes		from	the	Bristol Motor	Speedway	& Dragstrip		
Centrally		located		between		Kingsport,		Johnson		City,		and Bristol
Additional features include night lighting, adjacent RV storage facility, and excellent road frontage on Shadowtown Road. The combination of zoning flexibility, infrastructure access, and interstate visibility makes this an ideal site for new multifamily development, hospitality, or commercial redevelopment.												
Property												Highlights:
10.3						Acres					Total	
Zoned	R4		(Medium		Density	-	20		Units	per		Acre)
Former	Retail		Center		-	Potential		Redevelopment		Site		
Public			Water				&				Sewer	
Paved	Parking		(3.3		Acres)		with		Existing		Lighting	
Excellent			Visibility				from		Interstate		81	
Close	to	Tri-Cities	Airport,	Hard	Rock	Casino,	and	Bristol	Motor	Speedway		
Location:		354		Shadowtown		Rd.,		Blountville,		TN		37617
County:						Sullivan						County
Access: I-81 Exit 66												

Features & Amenities

INTERIOR

Closed Circuit Camera(s) • Concrete Flooring • One-Level • Security Lights

EXTERIOR

Asphalt • Brick Exterior • Built-Up Roof • Concrete Perimeter Foundation • Level Lot • Metal Roof • Part Wooded Lot • RV Access/Parking • Synthetic Stucco Exterior

OTHER

Aerial • Building Restrictions • Cable Available • Electricity Available • Poor Condition • Public Sewer • Public Water • Sewer Available • Water Available

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9986909