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104 Howard Hyder Road, Johnson City, TN 37601

$425,000 · MLS #9988959 · www.brphomes.com/mls/9988959



1
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 1
City Taxes: $0
County Taxes: $1,146.68
Elementary School: Happy Valley
Middle School: Happy Valley
High School: Happy Valley

Description

One-Acre Homesite with Exceptional 50'x60' Insulated Garage — Fully Improved & Ready to Build

Discover an extraordinary opportunity to build your dream home on nearly one acre in a quiet rural setting, perfectly situated between Johnson City and Elizabethton. This meticulously developed 1-acre homesite has been thoughtfully improved over the last three years to make it truly shovel-ready for new construction — complete with power, water, high-speed fiber internet, septic permit, propane infrastructure, and advanced site systems already in place.

At the heart of the property sits a spectacular 50' x 60' fully insulated metal garage, designed for serious hobbyists, collectors, RV owners, or anyone needing exceptional storage and workspace. The building includes three oversized bays, a 12' x 50' designated space prepped for bathroom & potential studio style living space or workshop, and a matching mezzanine storage level. Two bay doors measure 12'x14', perfect for even the largest RVs, and a third door is 10'x10'. Heating is provided by a permanent propane heater connected to a Google Nest thermostat, allowing efficient climate control year-round.

In addition to the garage, the property is equipped with major infrastructure typically left to the buyer — saving significant time, expense, and planning. This includes 400-amp electric service (200 amp main panel and 200 amp automatic back-up power), a city water connection with 1" PEX distribution, Brightspeed fiber internet run to the garage, an underground 1,000-gallon propane tank (leased), a simplex sewage lift station, and RV accommodations both inside and outside the garage.

With all the heavy lifting completed, this extraordinary property offers the rare chance to begin construction immediately while enjoying unmatched garage, workshop, and RV facilities from day one. A truly one-of-a-kind offering in a convenient yet peaceful location.

All information derived from sellers and CRS systems; information deemed reliable but not guaranteed; buyer and buyer's agent responsible to verify.

All showings will require a scheduled appointment; listing agent must accompany and be present for ALL showings. Agents please see remarks and showing notes.

See Documents for property restrictions

More pictures coming soon

Features & Amenities

EXTERIOR

Cleared Lot • Garage(s) • Mountain(s) View • Pasture View • Paved • Residential • RV/Boat Storage • Second Garage • State Road • Storage • Workshop

OTHER

Above Average Condition • Building Plan • Building Restrictions • Cable Connected • Electricity Connected • Leases • Perc Test • Private Sewer • Propane • Public Water • Site Built Permitted • Underground Utilities • Water Connected

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9988959