

3520 Highway 75, Kingsport, TN 37663

\$475,000 · MLS #9990173 · www.brphomes.com/mls/9990173



4.88

ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 4.88

City Taxes: \$0

County Taxes: \$950.32

Elementary School: Holston

Middle School: Sullivan Central Middle

High School: West Ridge

Description

Prime Commercial Opportunity - 3520 Highway 75, Kingsport, TN

Position your business for maximum exposure and efficiency at 3520 Highway 75, a highly visible commercial site in Sullivan County just 2.5 miles from Tri-Cities Airport. Located directly on four-lane Highway 75 with a traffic count of approximately 11,000 vehicles per day, this property offers excellent tractor-trailer access, a wide entry, and a level lot ideal for a variety of commercial uses.

Zoned B-3 General Business, the site is well suited for equipment storage, equipment display, model homes, or a lay-down yard, with night lighting already in place. Public utilities are available, and the property's strong 446' of highway frontage provides outstanding visibility for showcasing inventory or operations.

Centrally located within 15 minutes of Bristol, Kingsport, and Johnson City, the property also offers quick regional access—just 4 miles to Interstate 26 and 10 miles to Interstate 81. An added bonus is its proximity to Boone Lake and the Boone Lake Recreation Area, enhancing the appeal for businesses serving both commercial and recreational markets.

This is a rare opportunity to secure a flexible, high-exposure commercial site strategically positioned to serve both Sullivan and Washington Counties.

Features & Amenities

EXTERIOR

4 Lane Road • Commercial • Industrial • Level • Mountain(s) View • Paved • Public Maintained Road

OTHER

At Road Sewer • At Road Water • Average Condition • Electricity Available • Rec Right of Way Easements • Sewer Available • Street Lights • Survey • Traffic • Utility Easement • Water Available

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC



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