

3460 TN-75, Kingsport, TN 37663

\$949,000 · MLS #9990756 · www.brphomes.com/mls/9990756



5,000
SQ FT

2013
YEAR BUILT

7.69
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2013

Lot Acreage: 7.69

City Taxes: \$0

County Taxes: \$4,090.96

Description

Prime Commercial Opportunity on Highway 75 - Kingsport, TN

Position your business or investment for maximum exposure and long-term performance with this highly visible two-parcel commercial offering at 3450 & 3460 Highway 75 in Sullivan County. Featuring a 10,000 SF building on 7.69 acres and located just 2.5 miles from Tri-Cities Airport and directly on four-lane Highway 75, the property benefits from an average

traffic count of approximately 11,000 vehicles per day, delivering outstanding visibility and accessibility.

Zoned B-3/R-4 General Business, this flexible site features 446 feet of highway frontage, excellent tractor-trailer access, a wide entry, night lighting, and full public utilities. The property is currently income producing, utilized for RV storage, business rental space, and three residential apartments, generating \$6,500 in monthly income with a 7.1% cap rate—making it attractive to both owner-users and investors.

An additional nearby parcel is also available, well-suited for equipment storage or display, model homes, or a lay-down yard, further enhancing expansion or development potential.

Centrally located within 15 minutes of Bristol, Kingsport, and Johnson City, the site offers excellent regional connectivity—just 4 miles to Interstate 26 and 10 miles to Interstate 81. The property's proximity to Boone Lake and the Boone Lake Recreation Area adds appeal for businesses serving both commercial and recreational markets.

This is a rare opportunity to secure a versatile, high-exposure commercial property strategically positioned to serve Sullivan and Washington Counties, combining strong current income with exceptional future potential.

Features & Amenities

INTERIOR

Central Air • Central Heating • Exterior Lights • Garage Bay(s) • Lighting-Fluorescent • Outside Storage • Part Fenced

EXTERIOR

Block Exterior • Highway • Infrastructure In • Metal Roof • Stucco Exterior

OTHER

Average Condition • Cable Connected • Distribution • Electricity Connected • Fee Simple • Industrial • Manufacturing • Phase 3 • Power Line Easements • Public Sewer • Public Water • Rec Right of Way Easements • Residential • Right of Way Restrictions • Sewer Connected • Survey • Water Connected

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC



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