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814 Frank Jones Road, Johnson City, TN 37601

$515,000 · MLS #9994281 · www.brphomes.com/mls/9994281



46.02
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 46.02
City Taxes: $949.79
County Taxes: $1,178.19
Elementary School: Fairmount
Middle School: Indian Trail
High School: Science Hill

Description

46± Acres, Zoned RP-3, Development-Ready, Homestead Potential, Mountain Views

Rare opportunity to own 46± acres inside Johnson City city limits -- where panoramic mountain views, rich natural features, and significant development groundwork converge on a single property. Whether you're a developer ready to build or a buyer dreaming of a private mountain homestead, this land delivers both the infrastructure and the character.

Approximately 30 acres of open, gently rolling farmland - previously used for hay production - sits ready for development or agricultural use. The remaining 16± acres rise into two wooded mountain ridges with a dirt road accessing the high ground, where breathtaking panoramic views of Buffalo Mountain and Holston Mountain await. Old-growth black walnut, oak, and tulip poplar blanket the back of the property - the timber alone carries significant value and would be worth a professional assessment prior to any land clearing. White-tail deer and wild turkey frequent the land regularly, making the

upper acreage a serious hunting retreat minutes from city amenities.

A barn with original-character wood framing sits on the property - likely a teardown, but the salvageable timber is exceptional quality and potentially quite valuable. A functioning spring house of similar vintage features stone stairs descending to a still-flowing spring - a rare, working piece of Appalachian history.

This property is rezoned RP-3 (Planned Residential District), allowing a minimum lot size of 4,000 sqft and up to 8.5 units per acre across the buildable acreage. Preliminary work already completed includes:
- City water and electric available at Watauga Road
- City sewer runs through the property (following the stream corridor)
- 100 feet of road frontage on Watauga Road
- Recent survey completed
- Construction General Permit issued (TDEC)
- Approved Hydraulic Determination of Water Resources (TDEC)
- Stream study and traffic study both completed
- Engineered site plans available - may be conveyed to a buyer wishing to continue the existing concept

Five minutes to Johnson City Country Club. Ten minutes to Ballad Health medical facilities, VA Medical Center, downtown Johnson City dining, and shopping. The property sits on the east side of Johnson City with easy access to the Tri-Cities corridor - yet feels a world away once you're on the land.

Engineered site plans and concept development documents available upon request. Utility easement present for powerlines traversing property. Road access to upper mountain acreage backs to Washington County Utility District property. Recommend downloading a hunting app like OnX or LandID to walk property as not all boundaries are marked.

Listing agent is also the seller. Text to schedule your showing! Gate is locked and will need code to enter. Buyer or buyer's agent to verify all information.

Features & Amenities

EXTERIOR

Barn(s) • Creek/Stream View • Farm • Hunting • Mountain(s) View • Mountainous • Pasture View • Paved • Residential • Rolling Slope • Shed(s) • State Road • Timber • Wooded

OTHER

At Road Water • Building Plan • Cable Available • Crop Land • Electricity Available • Fiber Available • Modular Permitted • Phone Available • Power Line Easements • Public Sewer • Sewer Available • Site Built Permitted • Survey • Traffic • Underground Utilities • Water Available • Water Test

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994281