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6089 Bristol Highway, Piney Flats, TN 37686

$954,000 · MLS #9997062 · 2 bed / 2 bath · www.brphomes.com/mls/9997062



2	2	2,301	1984	3.5
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1984
Lot Acreage: 3.5
Above Grade Sq Ft: 2,301
Lot Dimensions: 3.55 Acres
City Taxes: $1,058.34
County Taxes: $1,238.30
Basement Sq Ft: 0
Garage Sq Ft: 590
Garage Spaces: 2
Elementary School: Lake Ridge
Middle School: Indian Trail
High School: Science Hill

Description

Attention Developers, Investors, and Business Owners! Looking for a high-visibility commercial site in one of the Tri-Cities' most active growth corridors? Don't miss this rare opportunity!

Positioned along Bristol Highway with an impressive traffic count exceeding 30,000 vehicles per day, this 3.5+/- acre tract offers the kind of exposure, accessibility, and development potential that is becoming increasingly difficult to find. Strategically located in the heart of a thriving commercial corridor, the property enjoys exceptional visibility and convenient

access to Highway 11E, Interstate 26, and some of the region's strongest retail, dining, medical, and residential growth centers.

Featuring highly desirable B-4 zoning, the site provides tremendous flexibility for a wide variety of commercial uses including retail, quick-service restaurants, automotive sales, professional offices, hospitality, self-storage, medical facilities, mixed-use development, residential development, and countless other possibilities. Whether you're planning a single-user facility, multi-tenant investment property, or a larger-scale redevelopment project, this property offers the location and zoning necessary to bring your vision to life.

Unlike many development sites currently available, this property also includes an existing brick residence, detached garage, and pole barn, creating the unique opportunity for interim income, office utilization, equipment storage, or phased redevelopment while plans and approvals are underway.

Further enhancing its appeal, the property offers public utilities nearby, sits outside of designated flood hazard areas, and is surrounded by established national retailers, restaurants, service providers, and residential neighborhoods that continue to fuel demand and growth throughout the area.

Whether you're an experienced developer, expanding business owner, or long-term investor seeking a strategic land position in one of East Tennessee's fastest-growing commercial markets, opportunities with this combination of size, zoning, frontage, and visibility rarely become available. Priced to sell at $954k. Call today to schedule your appointment! All information contained herein is collected from third party sources and is believed to be accurate but is also subject to buyer or buyers agent verification.

Features & Amenities

INTERIOR

Drywall Walls • Heat Pump

EXTERIOR

Level Lot • Ranch • Shingle Roof • Sloped Lot • Vinyl Siding Exterior

OTHER

Above Average Condition • Public Water • Septic Tank Sewer

Listing courtesy of The Addington Agency Bristol

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997062