

# 1004 South Wilcox Drive, Kingsport, TN 37660

\$159,000 · MLS #9997698 · [www.brphomes.com/mls/9997698](http://www.brphomes.com/mls/9997698)



TVR MLS

**6.72**

ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 6.72

**City Taxes:** \$166.36

**County Taxes:** \$200.32

**Elementary School:** Lincoln

**Middle School:** Robinson

**High School:** Dobyns Bennett

## Description

Prime 6.7-Acre Property with Water Features + Agricultural/M2 Commercial Flexibility with two entrances.

Discover almost 7 acres at 1004 S Wilcox Dr in Kingsport with a rare combination of usable land, water, and zoning

options. This property is approved for both agricultural use and M1 Light Industrial/Commercial use, giving you multiple paths to put the land to work.

Property

Highlights:

Almost 7 acres with dual zoning potential - light manufacturing, warehousing, contractor yard, storage, distribution, and more. Confirm all permitted uses with City of Kingsport Planning.

Property Borders: The City of Kingsport's new road project "Meadow Park Lane" that will connect Ridgefields area to Meadowview and that construction has already begun.

Topography: Mixed open and natural areas with usable building space. The creek/pond adds character and utility without taking over the acreage.

Location: Convenient Kingsport address with road frontage on S Wilcox Dr. Easy access to area highways, industrial corridors, and downtown Kingsport.

Utilities: Check with local providers for water, electric, and sewer/septic availability. Road frontage simplifies connections.

Investment Appeal: Kingsport's steady growth and demand for a commercial sites make this a strong hold or development play.

Ideal For...

Light industrial facility or contractor business with outdoor storage  
Recreational/ag combo property for hunting, fishing, and small-scale ag  
Future development site with natural amenities as a selling point  
This tract gives you space and flexibility.

Call today to schedule your showing.

Features & Amenities

- EXTERIOR
- 4 Lane Road • Commercial • Creek/Stream View • Farm • Gravel • Industrial • Level • Mountain(s) View • Pasture • Pond View • Unimproved
- OTHER
- Aerial • Average Condition • Electricity Available • Horses Permitted • Livestock Permitted • Plat • Poultry Permitted • Public Sewer • Public Water • Sewer Available • Water Available

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