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Tbd Bristol Highway, Johnson City, TN 37601

$605,000 · MLS #9998178 · www.brphomes.com/mls/9998178



16.48
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 16.48
City Taxes: $1,104.26
County Taxes: $2,188.37
Elementary School: Lake Ridge
Middle School: Indian Trail
High School: Science Hill

Description

Prime Commercial Development Opportunity on Johnson City's Motor Mile. Seize the opportunity to develop on a prominent 16.475-acre parcel located directly on Bristol Highway, Johnson City's renowned Motor Mile. This B-4 zoned property offers exceptional visibility and accessibility, with over 16,000 vehicles (AADT) passing by each workday--ideal for businesses looking to capitalize on high-volume exposure. Just 9 minutes to I-26, and 15 minutes to I-81, this property provides easy access to major roads and highways, facilitating customer and supplier movement. Proximity to established automotive dealerships, retail centers, and service businesses. Located in Johnson City, a dynamic economic hub in Northeast Tennessee, this property benefits from a robust local economy. The city is home to East Tennessee State University and a thriving medical corridor, contributing to a steady population growth and a skilled workforce. Why Tennessee? Tennessee offers a business-friendly environment with no state income tax, competitive utility rates, and a supportive regulatory climate. These factors, combined with Johnson City's strategic location and economic vitality, make

this property an ideal choice for commercial development. The replat shows the combining of the two parcels. The replat IS RECORDED at the courthouse. Tax ID's can be combined post closing by buyer.

Features & Amenities

EXTERIOR

4 Lane Road • City Street • Commercial • Highway • Level • Paved • Public Maintained Road • Rolling Slope

OTHER

Aerial • At Road Sewer • At Road Water • Cable Available • Electricity Available • Fiber Available • Natural Gas Available • Phone Available • Plat • Public Sewer • Public Water • Sewer Available • Survey • Utility Easement • Water Available

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9998178