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4271 Valley Forge Siam, Elizabethton, TN 37643

$100,000 · MLS #9999373 · www.brphomes.com/mls/9999373



0.62
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 0.62
City Taxes: $0
County Taxes: $136.25
Elementary School: Valley Forge
Middle School: Valley Forge
High School: Hampton

Description

Prime Commercial Opportunity on Highway 321 in Valley Forge. High-Visibility Commercial Opportunity in the Heart of Valley Forge! This flat, highly visible tract of land is ideally located along Highway 321/19E in the Valley Forge community of Carter County, between Elizabethton and Hampton. Positioned directly on one of the area's primary travel corridors,

this property offers an excellent opportunity for a business, retail establishment, service-oriented business, or other commercial use, subject to the appropriate zoning and approvals. Although the property is currently designated residential, its location, frontage, accessibility, level terrain, and surrounding commercial activity make it a property worth exploring for future commercial use or rezoning.The property sits in an established and growing commercial corridor with a variety of businesses and community destinations nearby, creating a natural flow of local residents, commuters, and visitors.

Nearby businesses and attractions include:

Valley Forge Christian Church
Hampton Valley Forge Volunteer Fire Department
Vape shop
Local automobile dealership/car lot
Hayworth Tire
Antique store
Local market
Nancy & Wayne's Restaurant
State Line Drive-In
Car wash
Lambert's Produce
Additional residential neighborhoods and established businesses

Highway 321 is a major travel route connecting Elizabethton and Hampton, providing excellent exposure to daily traffic. The property's flat terrain could make development significantly easier than many of the surrounding mountain and foothill properties. This location could potentially be ideal for a small retail store, convenience market, coffee shop, restaurant, boutique, professional office, service business, automotive-related business, or other commercial venture, depending upon zoning, access, utilities, and county approval. With surrounding businesses already drawing customers to the area, a new business could benefit from the existing traffic pattern and established commercial presence rather than starting in an isolated location. A level tract + Highway 321 visibility + established businesses + nearby residential population = an opportunity worth taking a serious look at. For an investor or entrepreneur looking for a property with visibility, accessibility and potential, this Valley Forge location deserves consideration.

Features & Amenities

EXTERIOR

Cleared Lot • Highway • Level • Lot/Tract • Mountain(s) View • Paved • Residential

OTHER

Above Average Condition • At Road Water • Cable Available • Electricity Available • Phone Available • Public Water • Water Available

Listing courtesy of CENTURY 21 Legacy

SCAN TO VIEW ONLINE
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