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246 Cherokee Boat Dock Road, Mooresburg, TN 37811

$1,100,000 · MLS #9999638 · 3 bed / 1.5 bath · www.brphomes.com/mls/9999638



3	1.5	1,200	1975	3.4
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 1975
Lot Acreage: 3.4
Above Grade Sq Ft: 1,200
Lot Dimensions: 148,103 sqft

City Taxes: $0
County Taxes: $2,670
Basement Sq Ft: 1,200
Garage Sq Ft: 0
Elementary School: Mooresburg
Middle School: Rogersville
High School: Cherokee

Description

Exceptional Lakefront Investment & Development Opportunity - 3.4± Acres with an Estimated 1,000+ Feet of Lake Frontage.

Would you like to own a peninsula of lake front land?

So much opportunity awaits with this unique lakefront property! Situated on approximately 3.4 acres, the property offers an estimated 1,000+ feet of lake frontage, creating tremendous potential for investment, redevelopment, recreational use, or a future lake-oriented business.

The property was formerly operated as a popular marina, and according to information provided, the marina was historically well utilized and the boat slips were routinely full. The former marina docks have been removed from the water, giving the next owner an opportunity to bring a new vision to the property.

The property features 18 camper/RV sites.

Additional improvements include a 3-bedroom, 2-bath building that has been used as an office but could potentially serve as a residence, manager's quarters, office, restaurant, or other use, subject to applicable zoning and approvals.

The property also includes a two-bath bathhouse for the campground area and a workshop/storage shed currently used by the groundskeeper for lawn-care equipment and property maintenance.

There is also a former homesite on the property where a residence previously stood before being destroyed by fire, potentially providing another area for future development.

With extensive lake frontage, 18 camper/RV sites, existing rental income, a 3-bedroom/2-bath building, bathhouse, workshop/storage building, former homesite, and a history as a successful marina, the possibilities here are tremendous. Whether envisioned as a campground, RV destination, marina, restaurant, recreational retreat, or other lakefront development, this property provides a rare opportunity for the right investor or developer.

Bring your vision--there is so much opportunity here!

Campers do not convey. Only the house.

Located right off the interstate convenient for anyone with a camper to access.

Conveniently Located: Approximately 25 minutes to Morristown, 1 hour to Sevierville, 1 hour 15 minutes to Dollywood/Pigeon Forge, 1 hour 20 minutes to Johnson City, and approximately 2 hours to Wise County, Virginia.

YouTube Video:
https://youtu.be/XoFVFIIe7Vo?si=9mj-gYJZd_clzQXr

All acreage, lake frontage, camper/RV site information, rental amounts, utilities, septic systems, improvements, zoning, permitted uses, marina/dock approvals, and development possibilities are approximate or based on information provided and should be independently verified by Buyer/Buyer's Agent.

Features & Amenities

INTERIOR

Carpet Flooring • Central Air • Central Heating • Drywall Walls • Two-Level

EXTERIOR

Detached • Driveway • Gravel • Lake Front • Level Lot • Parking Pad • Ranch • RV Parking • Shingle Roof • Stone Exterior

OTHER

Average Condition • Electricity Connected • Public Water • Septic Tank Sewer • Sewer Available • Sewer Connected • Water Available • Water Connected

Listing courtesy of KW Kingsport

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999638