2618 Volunteer Parkway, Bristol, TN 37620

$497,777 · MLS #9999749 · www.brphomes.com/mls/9999749



936	1950	0.41
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 1950
Lot Acreage: 0.41
City Taxes: $388.82
County Taxes: $471.01

Description

Exceptional development opportunity on Volunteer Parkway in Bristol, Tennessee, just minutes from and within walking distance of Bristol Motor Speedway! THIS SALE INCLUDES BOTH 2618 AND 2620 VOLUNTEER PARKWAY, offering a highly visible site along one of Bristol's primary commercial corridors.

The property offers approximately 3-3.5+/- acres per previous marketing materials, with buyers encouraged to verify total acreage by survey. The site is predominantly level and features more than 300 feet of frontage along Volunteer Parkway, providing outstanding visibility and access. Public water and sewer are available/in place.

B-3 zoning provides tremendous flexibility for a wide variety of potential uses, including convenience store, hotel/motel, restaurant, office, retail and other commercial development, as well as residential development subject to applicable zoning and approvals. Previous marketing information indicates B-3 zoning may allow residential density of up to 35 units per acre.

The former Sunset Motel improvements have been demolished, leaving a significant portion of the property ready for redevelopment. An existing approximately 936-square-foot building at 2618 Volunteer Parkway provides additional possibilities for office, retail or other uses. Portions of the property have also historically been utilized for campground activity during race events, creating another potential income or redevelopment opportunity.

The location is a major highlight. Situated directly on Volunteer Parkway/US 11E/19 and in close proximity to Bristol Motor Speedway, the property benefits from excellent exposure and convenient access to surrounding commercial development, shopping, restaurants and major transportation routes. Previous traffic data reported approximately 18,922 vehicles per day along Volunteer Parkway.

Whether envisioned for retail, hospitality, restaurant, office, multifamily/residential development, race-weekend use or a larger commercial project, the combination of two properties--2618 AND 2620 Volunteer Parkway--being offered together, substantial road frontage, utilities, flexible B-3 zoning and proximity to Bristol Motor Speedway makes this a rare opportunity in a highly recognizable Bristol location.

Buyer/Buyer's Agent to verify all information, including acreage, boundaries, zoning, permitted uses, utility availability, traffic counts and development potential.

Features & Amenities

EXTERIOR

Block Exterior • City Street • Cleared • Finished Lot(s) • Shingle Roof • Stone Exterior

OTHER

220 Volts • Electricity Connected • Fee Simple • Phone Connected • Public Sewer • Public Water • Road Easement Restrictions • Sewer Connected • Water Connected

Listing courtesy of Turn Key Realty, LLC

SCAN TO VIEW ONLINE
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