

\$1,999,900 · MLS #9999998 · www.brphomes.com/mls/9999998



38
ACRES

Property Facts

Property Type: Land	County Taxes: \$1,000
Status: Active	Elementary School: Bean Station
Lot Acreage: 38	Middle School: Rutledge
City Taxes: \$0	High School: Grainger Co.

Description

Investment & Development Opportunity - East Tennessee

Rare opportunity to acquire a partially developed residential community in the growing East Tennessee market. This unique property offers substantial infrastructure already in place along with significant potential for completion, expansion, and long-term income generation.

The development is designed to accommodate approximately 84 residential sites, with several sites currently completed

and additional room for future expansion. Planning and permitting work has already been completed, providing a strong foundation for an investor or developer to continue the project without starting from the ground up.

Once completed and stabilized, the community offers the potential for a strong recurring revenue stream through monthly site rentals.

This is an opportunity to step into an established development project, complete the remaining infrastructure, and create a sizeable income-producing community in East Tennessee.

Highlights include:

- * Approximately 84 planned residential sites
- * Two completed sites
- * Existing development and infrastructure improvements
- * Planning/permitting work already completed
- * Planned reoccurring monthly lot-rental income
- * Opportunity to complete and customize the remaining development or have the project manager stay on to complete the current vision.
- * East Tennessee location with access to the region's growing residential and tourism markets

****Confidential offering.**** Additional property details, location information, development plans, financial projections, and supporting documentation are available to qualified buyers upon request. Proof of funds or financial qualification may be required prior to release of confidential information, along with NDA.

Buyer and buyer's representatives to independently verify all information.

Features & Amenities

EXTERIOR

Income Producing • Lot/Tract

OTHER

Power Line Easements • Public Water • Septic Tank Sewer • Under Construction Condition • Utility Easement

Listing courtesy of Tennessee Tuesday Real Estate



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