

8455 Highway 19 E, Roan Mountain, TN 37687

\$85,000 · MLS #10000994 · www.brphomes.com/mls/10000994



0.96
ACRES

Property Facts

Property Type: Land

Status: Active

Lot Acreage: 0.96

City Taxes: \$0

County Taxes: \$603

Elementary School: Cloudland

Middle School: Cloudland

High School: Cloudland

Description

Bring Your Vision to Roan Mountain!

Opportunity awaits at 8455 Highway 19E in Roan Mountain, Tennessee. This versatile 0.96-acre vacant lot offers a convenient location along a well-traveled highway and is ready for its next chapter.

Currently zoned commercial, the property offers exciting possibilities for a variety of uses. It could be an excellent location for storage units, a warehouse, a small coffee shop, a retail or service business, or another venture with limited

wastewater needs. Residential use may also be possible, subject to approval by the appropriate local authorities.

Water is available through Roan Mountain Utilities, adding convenience and value for future development. The property previously had a septic permit for a three-bedroom home in 2008, and a soil map was completed for commercial use. New septic approval may depend on the buyer's intended use and development plans. A drainage area is located along the rear of the lot, and a 25-foot septic setback has been recommended.

Whether you are an entrepreneur searching for a visible business location, an investor looking for a flexible property, or a buyer with a residential vision, this lot is full of potential. Don't miss this opportunity to invest in the Roan Mountain community!

Features & Amenities

EXTERIOR

2 Lane Road • Cleared Lot • Commercial • Creek/Stream View • Flood Zone • Highway • Income Producing • Level • Lot/Tract • Mountain(s) View • Pasture View • Paved • Public Maintained Road • Residential • State Road

OTHER

Above Average Condition • Cable Available • Electricity Available • Perc Test • Public Water • Survey • Utility Easement • Water Available

Listing courtesy of Victoria & Co. Realty



SCAN TO VIEW ONLINE
www.brphomes.com/mls/10000994