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6234 West Andrew Johnson Highway, Mosheim, TN 37711

$425,000 · MLS #10002074 · www.brphomes.com/mls/10002074



18.42
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 18.42
City Taxes: $0
County Taxes: $1,452.17
Elementary School: Mosheim
Middle School: Mosheim
High School: West Greene

Description

Prime Real Estate Opportunity - 18.42 Acres with 3,600 Sq. Ft. Garage/ Apartment LOCATION, LOCATION, LOCATION! If location, visibility, versatility, and beautiful scenery are what you are looking for, this exceptional 18.42-acre property on West Andrew Johnson Highway offers a rare combination of commercial potential, functional space, and peaceful country surroundings. Conveniently located just minutes from I-81, this property offers access to Greeneville, Johnson

City, Bristol, Knoxville, and Sevierville, Tennessee. According to the Tennessee Department of Transportation, the estimated average daily traffic count at this location exceeds 31,000 vehicles, providing excellent highway exposure for a variety of potential uses. The property features a 3,600 sq. ft. metal garage/ shop/apartment, with 1,200 sq. ft. dedicated to comfortable apartment living and the remaining 2,400 sq. ft. providing an expansive workspace.
The apartment includes one bedroom, one full bathroom with a shower, kitchen, dining room/office, and spacious living room, featuring laminate flooring, HVAC., Water, Sewer, and Electricity, are already on the property. The additional 2,400 sq. ft. shop offers an open layout with a concrete floor, full insulation, and two oversized 12'x12' roll-up doors for convenient access for cars, trucks, RVs, heavy equipment, and more. A loft above the apartment provides additional storage space. A shed beside the building, spacious areas on both ends, and a wide driveway suitable for large machinery add to the property functionality. With two separate entrances directly off West Andrew Johnson Highway, accessibility and convenience are key features. But the opportunities don't stop at the building! Follow the road that has been cut through the property to the top of the hill, where you will discover a cleared area with beautiful mountain view. Whether you envision building your dream home, creating a private getaway, or simply enjoying a peaceful escape from the fast pace of everyday life, this scenic setting offers plenty of possibilities. The wooded acreage provides privacy, a natural retreat, and opportunities for walking, riding, or creating trails to explore and enjoy the outdoors. A property with endless possibilities! Whether you are looking for a business location, workshop, storage facility, investment opportunity, or a beautiful tract of land with room to grow, this versatile property combines highway visibility and accessibility with the beauty and tranquility of nature. Don't miss this opportunity to own 18.42 acres offering a unique blend of location, utility, and scenic surroundings. Schedule your private tour today and discover the possibilities this remarkable property has to offer! All information has been obtained from third-party sources, including courthouse and tax records, and should be independently verified by the buyer and/or buyer's agent. Buyers should verify zoning, permitted uses, utilities, acreage, traffic counts, and any intended development plan. SEE VIRTUAL TOUR!

Features & Amenities

EXTERIOR

4 Lane Road • Dirt • Easement • Garage(s) • Gravel • Highway • Hunting • Income Producing • Level • Mountain(s) View • Public Maintained Road • Residential • Rolling Slope • Steep Slope • Timber • Will Not Divide • Wooded • Workshop

OTHER

Above Average Condition • Aerial • Electricity Connected • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Perc Test • Poultry Permitted • Public Sewer • Public Water • Rec Right of Way Easements • Sewer Connected • Site Built Permitted • Water Connected

Listing courtesy of Greeneville Real Estate & Auction Team

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10002074