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3520 Highway 75, Kingsport, TN 37663

$564,000 · MLS #10001960 · www.brphomes.com/mls/10001960



4.88
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 4.88
City Taxes: $0
County Taxes: $950.32
Elementary School: Holston
Middle School: Sullivan Central Middle
High School: West Ridge

Description

PRIME COMMERCIAL DEVELOPMENT & INVESTMENT OPPORTUNITY -- $564,000

3520 Highway 75 | Blountville, Tennessee

4.88 Acres | 446' Highway Frontage | B-3 Commercial Zoning | Near Tri-Cities Airport

EXCEPTIONAL COMMERCIAL PROPERTY IN THE HEART OF THE TRI-CITIES!

Position your business for maximum exposure, accessibility, and future growth with this outstanding 4.88-acre commercial property strategically located along four-lane Highway 75 in Sullivan County, Tennessee. Situated approximately one mile from Tri-Cities Airport, this highly visible property offers an exceptional combination of highway frontage, convenient regional access, flexible commercial zoning, and development potential.

Featuring approximately 446 feet of Highway 75 frontage and a reported traffic count of 12,000 vehicles per day, the property provides outstanding visibility for businesses seeking to showcase inventory, equipment, vehicles, or commercial operations.

The property's predominantly level topography, wide highway entrance, and convenient tractor-trailer access make it especially attractive for businesses requiring substantial outdoor operating space. Existing nighttime lighting enhances its functionality for equipment displays, commercial parking, and storage operations. Public utilities are available, subject to confirmation of service capacity and connection requirements.

Centrally positioned within approximately 15 minutes of Kingsport, Bristol, and Johnson City, the property offers excellent regional connectivity, with Interstate 26 approximately four miles away and Interstate 81 approximately ten miles away.

Its proximity to Boone Lake and the Boone Lake Recreation Area adds particular appeal for businesses serving the boating, recreational vehicle, marine equipment, and outdoor recreation industries.

The property's B-3 General Business zoning provides opportunities for numerous highway-oriented commercial enterprises, subject to applicable zoning requirements, site plan approvals, and governmental regulations.

Potential uses include:
Automotive & Transportation: Automobile dealerships, vehicle repair facilities, service stations, recreational vehicle and boat sales, commercial parking, and fleet operations.
Retail & Commercial: Convenience stores, retail and wholesale businesses, shopping centers, building material suppliers, restaurants, and manufactured or model home displays.
Storage & Contractor Operations: Warehouse facilities, climate-controlled storage, equipment sales and rentals, contractor yards, commercial lay-down yards, and maintenance facilities.
Professional & Specialty Services: Business offices, commercial service establishments, veterinary hospitals, and communication facilities.
Recreation & Outdoor Sales: Plant nurseries, garden centers, outdoor merchandise displays, and recreational facilities.
With substantial usable acreage and excellent highway exposure, this property is well suited for commercial owner-users, developers, and investors seeking a versatile location with room for expansion.

MAJOR EXPANSION OPPORTUNITY -- THREE STEEL-FRAME WAREHOUSES INCLUDED!
A particularly valuable feature of this offering is the inclusion of three unassembled steel-frame warehouse buildings, each measuring 40' × 50' × 18'.
These structures represent a combined 6,000 square feet of potential enclosed warehouse or commercial storage space, creating an opportunity for additional business operations or rental income.
Once constructed, approved, and fully leased, the buildings could potentially generate up to $6,000 or more in additional monthly gross rental income, depending on market conditions, rental rates, and tenant demand.

Features & Amenities

EXTERIOR

4 Lane Road • Commercial • Highway • Industrial • Level • Mountain(s) View • Paved • Public Maintained Road

OTHER

At Road Sewer • At Road Water • Average Condition • Electricity Available • Rec Right of Way Easements • Sewer Available • Street Lights • Survey • Traffic • Utility Easement • Water Available

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
www.brphomes.com/mls/10001960