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2455 South Wilcox Drive, Kingsport, TN 37660

$900,000 · MLS #10002069 · www.brphomes.com/mls/10002069



2026	0.98
YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2026
Lot Acreage: 0.98
City Taxes: $0
County Taxes: $0

Description

Restaurant Pad | I-26 / S. Wilcox Drive | Kingsport, TN Fast-casual or full-service opportunity inside a 10.5-acre mixed-use development Prime restaurant pad at I-26 and S. Wilcox Drive, inside a 10.5-acre development that includes an operating Fairfield Inn & Suites by Marriott next door, TownePlace Suites by Marriott under construction, and planned multifamily apartments -- the heart of Kingsport's hotel and conference corridor. The pad sits next door to Fairfield Inn & Suites by Marriott (80 rooms) and immediately off the interchange that already serves a concentrated lodging cluster of roughly 711 guest rooms: MeadowView Conference Resort & Convention Center (305 rooms and the market's primary conference facility), Hampton Inn (115), Holiday Inn Express & Suites (79), Comfort Suites (77), and Quality Inn (55). Additional hotel product is planned on this same 10.5-acre tract, which will add more overnight demand at the front door. Daytime traffic is equally strong. The Social Security Administration field office (2401 S. Wilcox Dr) and surrounding medical users are next door. Eastman Chemical's Kingsport operations -- a ~900-acre plant with on the order of 7,000 employees -- and the nearby industrial park feed contractor, shift, and corporate dining that the current restaurant mix does not capture. Existing food in the immediate node is limited to quick-service (Burger King, Pal's Sudden Service, Taco

Bell) and one sit-down Mexican restaurant (La Carreta). There is no other full-service or meaningful fast-casual sit-down option serving this hotel, conference, government, medical, and industrial audience. MeadowView's on-site restaurant is the only other sit-down meal in the corridor, and it is on the resort campus, not on Wilcox. Highlights: Restaurant pad within a 10.5-acre hotel + apartment development Next to Fairfield Marriott (80 keys) and SSA / medical TownePlace Suites by Marriott (98 keys) under construction on-site Â±711 existing hotel rooms in the I-26 / MeadowView / Wilcox cluster, plus two hotels planned on-site MeadowView Conference Resort & Convention Center (305 rooms, large event inventory) within the same node Eastman Chemical plant and industrial park demand Underserved for sit-down and fast-casual; QSR and one Mexican restaurant only Direct access and visibility to I-26 and S. Wilcox Drive Ideal for a regional or national fast-casual or sit-down concept looking for rooftops that are already built, plus new hotel and apartment doors coming on the same tract. Buyer and buyer agent to verify all information including but not limited to taxes, acreage, restrictions.

Features & Amenities

EXTERIOR

City Street • Cleared

OTHER

At Road Sewer • At Road Water • Bar/Tavern/Lounge • Cable Available • Electricity Available • Restaurant

Listing courtesy of Devi Capital Realty

SCAN TO VIEW ONLINE
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