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4887 North Roan Street, Johnson City, TN 37615

$125,000 · MLS #10003531 · www.brphomes.com/mls/10003531



2.4
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.4
City Taxes: $0
County Taxes: $545
Elementary School: Boones Creek
Middle School: Boones Creek
High School: Daniel Boone

Description

Positioned along the highly traveled North Roan Street corridor in the growing Boones Creek area of Johnson City, this approximately 2.4 +/- acre property presents an exciting opportunity for investors, developers, business owners, and those looking to secure a strategic location in one of Northeast Tennessee's most established and evolving markets.

Located at 4887 N Roan Street, the property offers approximately 163 feet of road frontage, providing direct exposure along an important thoroughfare connecting Johnson City, Boones Creek, Gray, and the surrounding Tri-Cities communities. Situated adjacent to Holy Taco, the property benefits from its proximity to established businesses,

restaurants, residential neighborhoods, and the continued development occurring throughout the corridor.

What makes this property particularly appealing is the opportunity to envision what could come next. Whether exploring future commercial development, professional office space, a service-oriented business, or residential possibilities, the property's location and acreage provide a compelling starting point for evaluating a variety of potential uses, subject to applicable zoning requirements and approvals.

For investors and developers, the approximately 2.4 acres offer the opportunity to explore building placement, parking, access, landscaping, and a thoughtfully designed development that complements the surrounding area. The property features wooded acreage and sloping topography, creating a natural setting that could be incorporated into a future development plan.

Location is one of the property's greatest advantages. North Roan Street serves as a primary connection between Johnson City and the growing Boones Creek and Gray communities, while convenient access to Interstate 26 provides connectivity throughout the greater Tri-Cities region. The surrounding mix of residential neighborhoods, commercial businesses, restaurants, and everyday services further strengthens the appeal of this location for those considering a long-term investment.

Another important consideration is the availability of utilities. Previous property information identifies electricity as available, with public water and sewer located at the road, providing a starting point for evaluating future development opportunities.

Currently identified as residentially zoned, the property offers prospective buyers the opportunity to investigate permitted uses, potential rezoning, and development possibilities based on their intended plans. Its location along an established commercial corridor makes it particularly worthy of consideration for those willing to explore its future potential.

Whether you're looking to establish a business presence, explore a new development concept, or secure acreage along one of Johnson City's important growth corridors, 4887 N Roan Street offers a combination of location, road frontage, accessibility, and long-term potential that's increasingly difficult to find.

Buyer and buyer's agent to verify all information, including acreage, zoning, permitted uses, road frontage, access, utilities, topography, development feasibility, and any required governmental approvals.

Features & Amenities

EXTERIOR

2 Lane Road • Mountain(s) View • Paved • Public Maintained Road • Residential • Sloped • Wooded

OTHER

At Road Sewer • At Road Water • Average Condition • Electricity Available • Sewer Available

Listing courtesy of The Elite Team Agency

SCAN TO VIEW ONLINE
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