

# 1216 West Shipley Ferry Road, Kingsport, TN 37663

**\$495,800** · MLS #9980094 · [brphomes.com/mls/9980094](https://brphomes.com/mls/9980094)



TVR MLS

**12.24**  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 12.24

**City Taxes:** \$341.21

**County Taxes:** \$426.23

**Elementary School:** John Adams

**Middle School:** Robinson

**High School:** Dobyns Bennett

## Description

Prime development opportunity! This 12+ acre parcel is strategically located just half a mile from Exit 59 off Interstate 81 and only 0.2 miles from TN-36, offering excellent access and visibility. Zoned B-3, PBD-3, and R-1, the property allows for a versatile range of commercial, business park, and residential uses. Whether you're looking to develop retail, office, mixed-use, or residential projects, this site offers outstanding potential in a rapidly growing area.

## Features & Amenities

### EXTERIOR

Commercial • Interstate 1 Mile or Less • Residential

### OTHER

Additional Road Frontage • Aerial • Public Water

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Listing courtesy of CENTURY 21 Legacy



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