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354 Shadowtown Road, Blountville, TN 37617

$1,500,000 · MLS #9986909 · brphomes.com/mls/9986909



1990	10.03
YEAR BUILT	ACRES

Property Facts

Property Type: Multi Family
Sub Type: Multi Family
Status: Active
Year Built: 1990
Lot Acreage: 10.03
Fireplaces: 0

Lot Dimensions: 566x679x641x491 IRR
City Taxes: $4,328.32
County Taxes: $5,406.77
Elementary School: John Adams
Middle School: Robinson
High School: Dobyns Bennett

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Information deemed reliable but not guaranteed.

Description

354 Shadowtown Rd., Blountville, TN

Former Carolina Pottery Retail Center | 10.3± Acres | Zoned R4 - Medium Density Residential Development

Exceptional redevelopment or investment opportunity located at 354 Shadowtown Road in Blountville, Tennessee. This property, formerly the Carolina Pottery Retail Shopping Center, features 10.3 acres of highly visible land just off Interstate 81 at Exit 66.

Zoned R4 for Medium Density Residential, the site allows up to 20 units per acre, making it ideal for apartment, townhome, or mixed-use residential development. With public water and sewer on site, and paved parking already covering approximately 3.3 acres, the property offers a strong foundation for redevelopment or potential reuse of the existing commercial structure.

Strategically located near major regional destinations:

Visible from I-81 with easy on/off access at Exit 66

One exit from Tri-Cities Airport and two exits from I-26

Three exits (approx. 12 miles) from the Hard Rock Casino in Bristol, VA

9 miles / 15 minutes from the Bristol Motor Speedway & Dragstrip

Centrally located between Kingsport, Johnson City, and Bristol

Additional features include night lighting, adjacent RV storage facility, and excellent road frontage on Shadowtown Road. The combination of zoning flexibility, infrastructure access, and interstate visibility makes this an ideal site for new multifamily development, hospitality, or commercial redevelopment.

Property Highlights:

10.3 Acres Total

Zoned R4 (Medium Density - 20 Units per Acre)

Former Retail Center - Potential Redevelopment Site

Public Water & Sewer

Paved Parking (3.3 Acres) with Existing Lighting

Excellent Visibility from Interstate 81

Close to Tri-Cities Airport, Hard Rock Casino, and Bristol Motor Speedway

Location: 354 Shadowtown Rd., Blountville, TN 37617
County: Sullivan County
Access: I-81 Exit 66

Features & Amenities

INTERIOR

Closed Circuit Camera(s) • Concrete Flooring • One-Level • Security Lights

EXTERIOR

Asphalt • Brick Exterior • Built-Up Roof • Concrete Perimeter Foundation • Level Lot • Metal Roof • Part Wooded Lot • RV Access/Parking • Synthetic Stucco Exterior

OTHER

Aerial • Building Restrictions • Cable Available • Electricity Available • Poor Condition • Public Sewer • Public Water • Sewer Available • Water Available

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SCAN TO VIEW ONLINE
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