

Tbd Bob Walker Road, Jonesborough, TN 37659

\$285,000 · MLS #9989297 · brphomes.com/mls/9989297



10.34
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 10.34
City Taxes: \$0

County Taxes: \$627.57
Elementary School: Sulphur Springs
Middle School: Sulphur Springs
High School: Daniel Boone

Description

Exceptional Multi-Lot Land Opportunity | 10.34 Acres Total | TBD Bob Walker Rd, Jonesborough, TN

An outstanding opportunity to acquire two combined tracts totaling 10.34 acres, consisting of 18 individual platted lots, located on Bob Walker Road in Jonesborough, Tennessee. This offering provides a rare blend of scale, flexibility, and long-term potential in one of Washington County's most desirable growth corridors.

Parcel										Composition:			
Tract	1	-	Parcel	ID	035	049.00:	Lots	9	through	24, & 28B	(16	contiguous	lots);
Tract		2:		Parcel		ID		035		045.00:		Lot	28

Total	Lots:	18
Total	Acreage:	10.34 acres

These parcels are being conveyed together, creating consideration for a substantial land holding suitable for a wide range of uses, including residential development, estate-style homesites, or strategic investment holding. The existing lot layout offers built-in versatility, allowing a buyer to utilize the property as a whole or potentially develop individual lots over time, subject to county approvals and applicable regulations.

The location on Bob Walker Road combines a desirable rural setting with proximity to Jonesborough, Gray and Johnson City, offering strong end-user appeal for primary residences, custom homes, or semi-rural subdivisions. This balance of accessibility and privacy supports consistent demand across multiple buyer profiles.

A 40-foot county road right-of-way has been established and recorded, potentially simplifying future site planning and permitting considerations. The existing lot configuration allows builders to efficiently deploy capital across multiple homesites while maintaining optionality for lot consolidation or reconfiguration, subject to county approval.

Ideal for: Small to mid-scale residential builders, Spec home programs, or Custom home packages.

Jonesborough, Tennessee--recognized as the oldest town in the state--offers a unique combination of historic charm, community appeal, and steady growth. Properties along Bob Walker Road benefit from a quieter setting while remaining conveniently positioned for daily commuting and modern conveniences. The area continues to attract both full-time residents and investors seeking land opportunities in Northeast Tennessee. Jonesborough and the surrounding Washington County market continue to experience steady residential demand driven by regional employment, healthcare, and quality-of-life factors. Properties offering both scale and flexibility are increasingly limited, positioning this asset favorably for appreciation and future development.

Property is located in Washington County, Tennessee and is subject to all applicable Washington County zoning regulations, subdivision regulations, building codes, and development standards.Buyer to verify zoning classification, permitted uses, minimum lot sizes, setbacks, density allowances, and any subdivision or re-subdivision requirements with Washington County Planning & Zoning prior to closing.

While the property consists of platted lots, further development, consolidation, or modification of lot boundaries may require additional county approvals.

Availability of public utilities, including water, sewer, electric, & broadband, is not guaranteed and must be independently confirmed by the buyer with the appropriate service providers and Washington County authorities.

A 40-foot county road right-of-way has been established & recorded; however, buyer is responsible for verifying road maintenance responsibility, access standards, driveway permits, & any future improvement requirements with Washington County Highway Department.

Any proposed construction, grading, clearing, or infrastructure improvements may be subject to county permits, inspections, & environmental or soil evaluations, including but not limited to septic suitability where applicable.

Property is sold as-is, with no warranties or representations regarding feasibility, buildability or future zoning change

Features & Amenities

EXTERIOR

Barn(s) • Dirt • Lot/Tract • Mountain(s) View • Pasture View • Paved • Residential • Rolling Slope • Subdevelopment

OTHER

Additional Road Frontage • Aerial • At Road Water • Average Condition • Electricity Available • Private Sewer • Rec Right of Way
Easements • Survey • Water Available

Listing courtesy of KW Johnson City



SCAN TO VIEW ONLINE
brphomes.com/mls/9989297