

TVR MLS

ACRES

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flexibility for creative site design. Public water and sewer are available at the road, streamlining the development process.

Location is everything—and this property delivers:
Just 2 miles from Interstate 81
One exit northbound to the Tri-Cities Airport
One exit southbound to Interstate 26
Minutes from downtown Kingsport
Convenient to the Eastman Chemical Company industrial complex

The surrounding area offers a strong residential base with a mix of single-family homes, condominiums, and apartments, along with moderate traffic flow and excellent accessibility. Numerous drive-through and walk-in restaurants, churches, and established highway businesses support steady activity in the corridor.

Recreation and lifestyle amenities are nearby, including:
Warriors' Path State Park
Bays Mountain Park and Planetarium
Shopping conveniences are just minutes away, including:

Walmart
Food City
Ingles Markets

Bonus Opportunity:
This parcel is one of two side-by-side lots, offering a combined 1.32 acres with the potential for up to 18 apartment or condominium units (subject to planning approval and site plans). This creates an outstanding opportunity for a larger-scale residential development in a high-demand area.

Whether you're an investor, builder, or developer, this property offers zoning flexibility, infrastructure access, and a prime Colonial Heights location poised for growth.

Features & Amenities

EXTERIOR

2 Lane Road • Airport 5 Miles or Less • City Street • Interstate 1 Mile or Less • Mountain(s) View • Paved • Residential • Rolling Slope • Secluded • Wooded

OTHER

At Road Sewer • At Road Water • Average Condition • Cable Available • Electricity Available • Fiber Available • Modular Permitted • Public Sewer • Public Water • Sewer Available • Site Built Permitted • Street Lights • Topo Map • Traffic • Water Available

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