

129 Lot 5 Lebanon Road, Kingsport, TN 37663

\$85,900 · MLS #9991133 · brphomes.com/mls/9991133



0.64
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 0.64
City Taxes: \$103.15

County Taxes: \$99.19
Elementary School: John Adams
Middle School: Robinson
High School: Dobyns Bennett

Description

Prime Multi-Family Development Opportunity - Lebanon Rd., Colonial Heights, TN

Discover exceptional development potential in the heart of Colonial Heights on desirable Lebanon Road. This 0.68-acre wooded tract is zoned R-3 (Multi-Family Residential), allowing for up to 15 units per acre, making it ideal for apartments, condominiums, duplexes, or single-family homes.

The lot features a gently rolling slope with mature trees, offering natural privacy and character while still providing 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

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC



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