

# 000 Breckenridge Trace, Kingsport, TN 37663

\$990,000 · MLS #9991150 · [brphomes.com/mls/9991150](https://brphomes.com/mls/9991150)



**11.8**  
ACRES

## Property Facts

**Property Type:** Land

**Status:** Active

**Lot Acreage:** 11.8

**City Taxes:** \$432.74

**County Taxes:** \$416.13

**Elementary School:** John Adams

**Middle School:** Robinson

**High School:** Dobyns Bennett

## Description

Are you a builder or developer searching for your next signature project? Opportunities of this caliber are rare.

Welcome to Breckenridge Trace — an 11.8 Acre shovel-ready, premier development site located within the city limits of Kingsport, positioned in one of Northeast Tennessee's fastest-growing corridors. Just one mile from the intersection of Interstate 81 and Interstate 26 at Exit 10, the property offers unmatched regional connectivity to Kingsport, Johnson City,

Bristol, and Tri-Cities Regional Airport.

Already zoned PD / R3, Breckenridge unlocks exceptional flexibility for residential development — from townhomes and multi-family residences to a thoughtfully designed master-planned community tailored to tomorrow's lifestyles. Encompassing 90+ potential units, the site provides both scalability and versatility to accommodate projects of varying scope and ambition. With no HOA restrictions, developers have the freedom to fully realize their vision.

Unlike many raw land opportunities, Breckenridge is prepared for immediate action. Critical infrastructure — including roads, utilities, water, and sewer — is already in place. This head start significantly reduces upfront development costs while streamlining construction timelines.

The surrounding area is fueled by powerful demand drivers, including premier outdoor recreation at Boone Lake and Warriors' Path State Park, major healthcare facilities, highly regarded schools, and strong regional employers. Residents will also enjoy convenient access to entertainment destinations such as Hard Rock Hotel & Casino Bristol.

Breckenridge is more than land — it is a rare, ready-to-build canvas in a region primed for continued growth. Whether launching a new residential phase or crafting a bespoke neighborhood community, this property delivers the infrastructure, access, and scale to support long-term success.

Exceptional development sites in this location are nearly impossible to find. Schedule your private site tour today.

## Features & Amenities

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### EXTERIOR

Airport 5 Miles or Less • City Street • Interstate 1 Mile or Less • Mountain(s) View • Paved • Residential • Rolling Slope • Terrace

### OTHER

Above Average Condition • Cable Available • Curb/Gutters • Electricity Available • Public Sewer • Public Water • Sewer Available • Site Built Permitted • Survey • Underground Utilities • Water Available

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Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC



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