

**\$230,000** · MLS #9993478 · [brphomes.com/mls/9993478](https://brphomes.com/mls/9993478)



**1.62**  
ACRES

**Property Facts**

**Property Type:** Land  
**Status:** Active  
**Lot Acreage:** 1.62  
**City Taxes:** \$0

**County Taxes:** \$0  
**Elementary School:** Woodland Elementary  
**Middle School:** Liberty Bell  
**High School:** Science Hill

**Description**

Part of a limited offering within Hayes Estates, Lot 1 features 1.62 acres of highly usable land in a sought-after Johnson City location. The property gently transitions to a large, flat backyard--an increasingly rare feature for lots of this size in East Tennessee. This lot also offers access to a creek along the rear portion of the property, adding to the natural appeal and overall setting. The topography naturally lends itself to a home design that could accommodate a daylight basement, offering both flexibility and long-term appeal.

Opportunities like this--combining acreage, usability, and setting--are becoming extremely difficult to find within Johnson

City, especially in a location so convenient to everything the area has to offer. Thoughtfully designed protective covenants help maintain the integrity of Hayes Estates, without the presence of an HOA. Owner/Agent

## Features & Amenities

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### EXTERIOR

City Street • Creek/Stream View • Lot/Tract • Residential

### OTHER

Above Average Condition • At Road Water • Building Restrictions • Public Sewer • Public Water

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Listing courtesy of The Elite Team Agency



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