# 1848 East Stone Drive, Kingsport, TN 37660

**$1,750,000** · MLS #9996277 · brphomes.com/mls/9996277




**1.4**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 1.4
**City Taxes:** $5,961.12
**County Taxes:** $5,732.25
**Elementary School:** Jefferson
**Middle School:** Robinson
**High School:** Dobyns Bennett

## Description

Stone Drive at John B Dennis Hwy Site Now For Sale! This high-visibility 1.4 acre parcel is positioned on busy Stone Drive offering exceptional exposure and access. Zoned for commercial use with outstanding potential, the lot contains small structure with the real value being a level and clear site perfectly suited to redevelopment for retail, a quick service restaurant or coffee shop, c-store, multi-tenant strip center or other commercial venture.

Key Highlights

• High Traffic Counts: Capitalize on the massive daily vehicle traffic of over 31,000 and optimal street-front visibility.

• Prime 1.4 Acres: Generous, flat footprint providing ample space for building, parking, and easy traffic flow with access to Stone Drive from two entrances.

• Commercial Zoning: Zoned for versatile use to accommodate retail, office, or service-oriented businesses.

• Strategic Location: Easy access to major city intersections including John B Dennis Hwy and Eastman Road.

The property benefits from an excellent mix of surrounding retail, dining, and financial institutions, creating a proven destination for local shoppers with Hobby Lobby, Longhorn Steakhouse and Eggs Up Grill in immediate vicinity and the Kingsport Pavilion, Eastman Credit Union and Lowe's nearby.

## Features & Amenities

**EXTERIOR**

Commercial • Outbuilding

**OTHER**

Public Sewer • Public Water

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
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