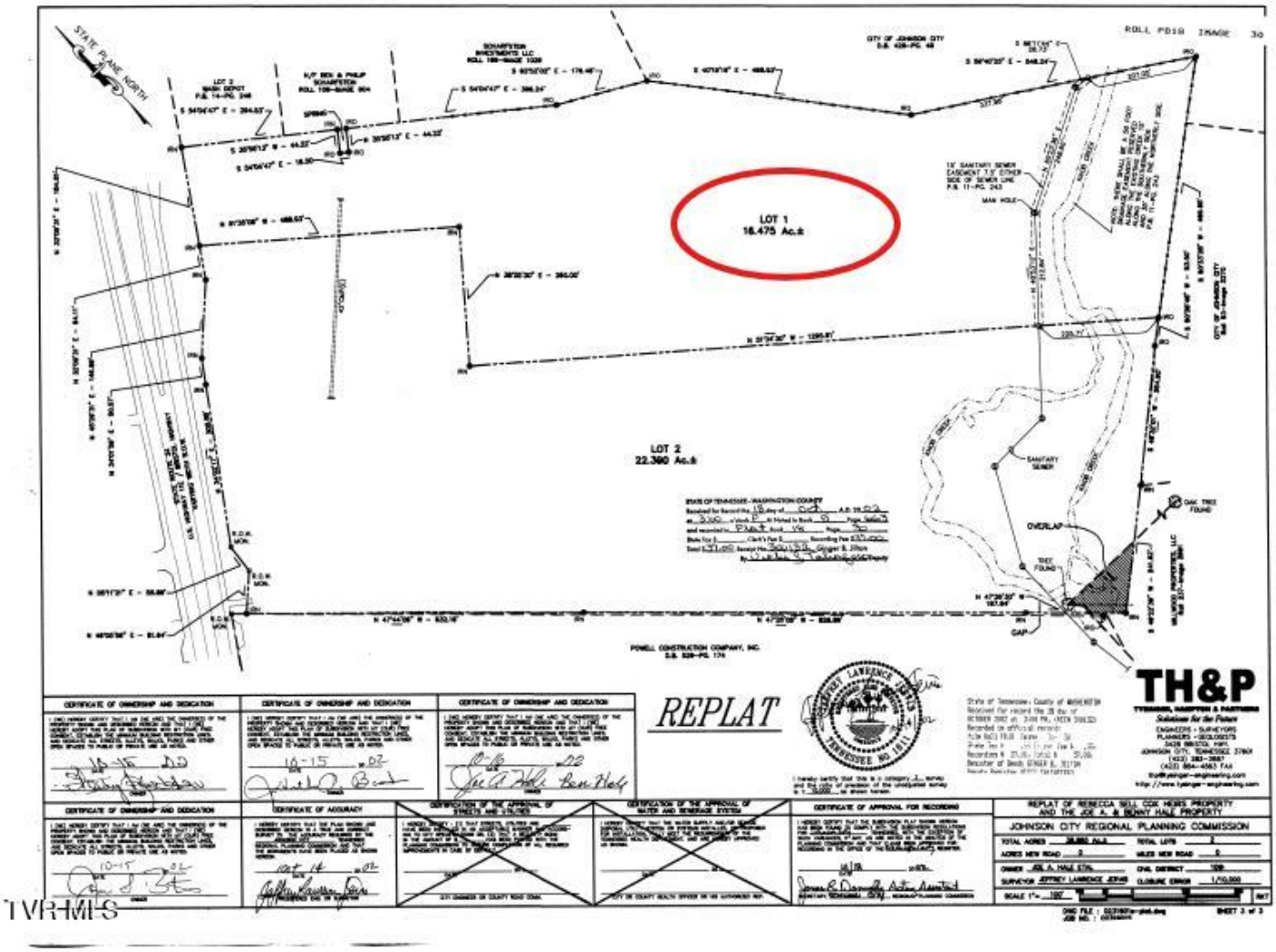
FOUND ON BRPHOMES.COM

# Tbd Bristol Highway, Johnson City, TN 37601

**$605,000** · MLS #9998179 · brphomes.com/mls/9998179




**16.48**
ACRES

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Lot Acreage:** 16.48

**City Taxes:** $1,104.26
**County Taxes:** $2,188.37

## Description

Prime Commercial Development Opportunity on Johnson City's Motor Mile. Seize the opportunity to develop on a prominent 16.475-acre parcel located directly on Bristol Highway, Johnson City's renowned Motor Mile. This B-4 zoned property offers exceptional visibility and accessibility, with over 16,000 vehicles (AADT) passing by each workday--ideal for businesses looking to capitalize on high-volume exposure. Just 9 minutes to I-26, and 15 minutes to I-81, this property provides easy access to major roads and highways, facilitating customer and supplier movement. Proximity to established automotive dealerships, retail centers, and service businesses. Located in Johnson City, a dynamic economic hub in

Northeast Tennessee, this property benefits from a robust local economy. The city is home to East Tennessee State University and a thriving medical corridor, contributing to a steady population growth and a skilled workforce. Why Tennessee? Tennessee offers a business-friendly environment with no state income tax, competitive utility rates, and a supportive regulatory climate. These factors, combined with Johnson City's strategic location and economic vitality, make this property an ideal choice for commercial development. The replat shows the combining of the two parcels. The replat IS RECORDED at the courthouse. Tax ID's can be combined post closing by buyer.

## Features & Amenities

**EXTERIOR**

City Street • Highway • Raw Land

**OTHER**

Aerial • At Road Sewer • At Road Water • Cable Available • Electricity Available • Fiber Available • Plat • Public Sewer • Public Water • Special Drainage Easements • Utility Easement Restrictions • Water Available

Listing courtesy of KW Johnson City

SCAN TO VIEW ONLINE
brphomes.com/mls/9998179