FOUND ON BRPHOMES.COM

Tbd W Andrew Johnson Highway, Mosheim, TN 37818

$289,900 · MLS #10002692 · brphomes.com/mls/10002692



3.91
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 3.91
City Taxes: $0
County Taxes: $177.38
Elementary School: Mosheim
Middle School: West Greene
High School: West Greene

Description

Prime Commercial Development Opportunity! Exceptional 3.91-acre tract offering approximately 600 feet of frontage on highly traveled US Highway 11-E with outstanding visibility and exposure. A highway crossover provides convenient access to westbound traffic, while secondary roads bordering both sides of the property offer multiple access points and added development flexibility. Ideally located just minutes from Interstate 81, this property is surrounded by established commercial and industrial development, including the Walmart Distribution Center, an industrial park, and numerous other businesses, making it an excellent location for future growth. The tract is currently zoned A-1; however, the surrounding area is predominantly commercial and industrial, making it a strong candidate for rezoning, subject to local approvals. Utilities are available, and the property is wooded primarily with young-growth trees, allowing for relatively straightforward site preparation. Whether you're considering retail, office, warehouse, distribution, service, or light industrial development, this highly visible location offers the accessibility, infrastructure, and strategic positioning to support a wide variety of

commercial uses. Rarely does a property with this combination of highway frontage, multiple access points, proximity to I-81, and development potential become available. Don't let this opportunity slip away!

Features & Amenities

EXTERIOR

2 Lane Road • 4 Lane Road • Interstate • Lot/Tract • Paved • Rolling Slope

OTHER

At Road Water • Cable Available • Electricity Available • Public Sewer • Sewer Available

Listing courtesy of Envision Realty Group

SCAN TO VIEW ONLINE
brphomes.com/mls/10002692