# Tbd Forest Drive, Jonesborough, TN 37659

**$399,000** · MLS #9998620 · brphomes.com/mls/9998620




**3.89**
ACRES

## Property Facts

**Property Type:** Land
**Status:** Active
**Lot Acreage:** 3.89
**City Taxes:** $1,454.21
**County Taxes:** $2,005.40
**Elementary School:** Jonesborough
**Middle School:** Jonesborough
**High School:** David Crockett

## Description

PRIME 3.89-ACRE COMMERCIAL DEVELOPMENT SITE -- JONESBOROUGH, TN

Exceptional commercial development opportunity in Jonesborough's primary business district. This highly visible 3.89-acre parcel is located on Forest Drive, adjacent to Food City and near a strong mix of professional offices, financial institutions, restaurants, grocery and pharmacy.

The property offers approximately 798 feet of road frontage and a 200' depth with convenient access from Jackson Boulevard, Forest Circle and Old Boones Creek Road. Jackson Boulevard carries approximately 26,200 vehicles per day, providing excellent exposure for retail, restaurant, medical, financial or professional-office development.

The site features generally level-to-gently rolling terrain and is served by all public utilities, including underground electric service, city water and city sewer. The paved, city-maintained roadway includes curbs, gutters and streetlights.

Zoned B-3 Arterial Business, the property provides flexibility for a wide range of commercial uses. Approximately 16,400 homes are located within a five-mile radius, creating a substantial customer base in this growing and commercially improving business district.

PROPERTY HIGHLIGHTS

- 3.89 acres
- Approximately 798 feet of road frontage and 200' depth
- High-visibility location adjacent to Food City
- Approximately 26,200 vehicles per day on Jackson Boulevard
- Access from Jackson Boulevard, Forest Circle and Old Boones Creek Road
- Generally level-to-gently rolling terrain
- B-3 Arterial Business zoning
- City water and city sewer
- Underground electric service
- Paved, curbed and guttered city-maintained road
- Streetlights along the city roadway
- Approximately 16,400 homes within a five-mile radius
- Located in Jonesborough's primary commercial business district

An outstanding location for businesses seeking visibility, accessibility, established commercial neighbors and a growing surrounding market.

## Features & Amenities

**EXTERIOR**

City Street • Cleared Lot • Commercial • Level • Paved • Public Maintained Road • Rolling Slope

**OTHER**

Aerial • At Road Sewer • Average Condition • Curb/Gutters • Electricity Available • Public Sewer • Public Water • Sewer Available • Street Lights • Traffic • Underground Utilities • Water Available

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC

SCAN TO VIEW ONLINE
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