# 3051 East Stone Drive, Kingsport, TN 37660

**$900,000** · MLS #10000342 · brphomes.com/mls/10000342




| 900 | 1995 | 5.63 |
|---|---|---|
| SQ FT | YEAR BUILT | ACRES |

## Property Facts

**Property Type:** Commercial Sale
**Status:** Active
**Year Built:** 1995
**Lot Acreage:** 5.63
**City Taxes:** $2,829.27
**County Taxes:** $2,720.64

## Description

FOR SALE Commercial Land & Flex Building with Drive-In Door

3051 E. Stone Drive, Kingsport, TN 37660 ±5.63 Acres | 1,800 SF Flex Office/Warehouse Building with Drive-In Door | B-3 Zoning | US Highway 11-W Frontage

3051 E. Stone Drive offers a rare combination on one of Kingsport's busiest commercial corridors: substantial road frontage, flexible B-3 zoning, and a turnkey office/warehouse building already in place. The site sits on E. Stone Drive (US Highway 11-W), benefiting from strong visibility and an established commercial setting.

The ±5.63-acre parcel carries approximately 630 feet of frontage, giving a future owner or tenant exceptional exposure along a heavily traveled arterial. B-3 zoning keeps the door open to a wide range of uses including retail, contractor services, equipment sales, storage, showroom, or ground-up redevelopment while the existing ±1,800 SF building provides immediate functionality for an owner-user or income-producing tenant.

Tractor Supply Co. is across the street and Petworks Animal Services is immediately next door. Further west along the corridor toward the Kingsport Pavilion / East Stone Commons area, the road is anchored by national retailers including Target, Kohl's, Burlington, and Bealls. Also located nearby are a construction materials supplier (SRM) and an equipment rental company (Action Rentals & Sales) in the broader trade area, which fits the corridor's mix of retail and commercial service uses.

Previously operated by HouseSmart, a subsidiary of Clayton. The property is well suited to any use that benefits from high traffic, strong road presence, and a mix of office and warehouse space under one roof.

The Flex Building

The ±1,800 SF building pairs a finished office component with a functional rear warehouse bay:

- Office space and reception area
- Breakroom and restroom
- Warehouse bay with overhead door

This front-to-back configuration offers a showroom and office in the front and a warehouse in the back with a drive-in door. Property is well suited to a broad range of retail, service, and light commercial users.

Location

- Fronts E. Stone Drive (US Highway 11-W) in Kingsport
- High-traffic location surrounded by established commercial businesses
- Strong visibility from the roadway

Highlights

- ±5.63 acres with approximately 630 feet of highway frontage
- Flexible B-3 zoning supports a wide range of commercial uses
- Existing 1,800 SF office/warehouse building
- Public utilities available
- Suited to retail, contractor services, equipment sales, storage, showroom, or redevelopment

Information deemed reliable but not guaranteed. Buyer to verify all information, including acreage, flood zone/wetland status, zoning, and building condition, independently.

## Features & Amenities

**INTERIOR**

Central Heating • Heat Pump • Security System

**EXTERIOR**

Aluminum Siding Exterior • Cleared • Highway • Metal Roof

**OTHER**

220 Volts • Aerial • Auto Dealer • Average Condition • Electricity Connected • Fee Simple • Industrial • Natural Gas Available • Personal • Professional Service • Public Sewer • Public Water • Sewer Connected • Survey • Water Connected

Listing courtesy of Mike Fuller Realty & Co.

SCAN TO VIEW ONLINE
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