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1075 Highway 394, Blountville, TN 37617

$1,485,000 · MLS #10000344 · brphomes.com/mls/10000344



4,500	2022	26.62
SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Commercial Sale
Status: Active
Year Built: 2022
Lot Acreage: 26.62
City Taxes: $0
County Taxes: $464.52

Description

*Double Listed, Also listed as Vacant Land *Currently Zoned as A2 (Agricultural and Related activities), have been previously told by Sullivan County Zoning that this property could be Zoned Commercial or Residential. Buyer to verify. Boundless OPPORTUNITY AWAITS.... Almost 27 ACRES of gently rolling acreage in a PRIME Blountville, TN location- directly off of EXIT 69 (downtown Blountville, TN) off Interstate 81. One exit from The Pinnacle Shopping Plaza (5 minutes), two exits from the Hard Rock Casino (7 minutes). Over 1000 feet of Road Frontage directly on Hwy 394, with approximately 2/3 of this tract being cleared and 1/3 being wooded. HUGE 4,500 sq. ft. (150 ft by 30 ft) Metal building with electricity (400 amp service) sits on the bottom corner of the tract and will convey will the sale of the property. Currently zoned A2 (Agricultural and Related Activities), but have been told this property could be Zoned Residential or Commercial. Endless opportunities here with prime location- Residential Development, commercial Hotel development, Shopping plaza, Grocery store, Industrial park, Dream house with farm, Baseball/Softball or Football park, etc. Some pictures have been AI enhanced to represent potential development opportunities. Property line on picture is digitally

added and approximate, Buyer/Buyer agent to verify. All or some information has been taken from third party and deemed reliable, Buyer/Buyer agent to verify all information.

Features & Amenities

EXTERIOR

Cleared • Highway • Interstate • Metal Roof • Metal Siding Exterior

OTHER

440 Volts

Listing courtesy of Property Executives Johnson City

SCAN TO VIEW ONLINE
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