1022 Quality Circle, Johnson City, TN 37615

$1,350,000 · MLS #10002447 · brphomes.com/mls/10002447



2.11
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 2.11
City Taxes: $1,728.64
County Taxes: $2,144.34
Elementary School: Lake Ridge
Middle School: Indian Trail
High School: Science Hill

Description

Position your next commercial development in one of Johnson City's most active commercial corridors. Located at 1022 Quality Circle, this approximately 2.11-acre (91,911 +/- square feet) commercial parcel presents an exceptional opportunity for developers, investors, franchise operators, and business owners seeking a strategic location in the growing Boones Creek market.

Situated within Boones Creek Corporate Park, the property occupies a prominent position at the intersection of Boones Creek Road and Quality Circle, with additional exposure along the Kim Drive side of the property. Its location within an

established commercial environment provides access to surrounding businesses, professional services, employment centers, and the residential communities that support continued commercial investment throughout the corridor.

Zoned B-4 (Planned Arterial Business District) according to county property records, the parcel offers flexibility for a variety of potential commercial developments. Depending on site design, zoning requirements, and applicable approvals, possibilities may include professional or medical offices, financial institutions, retail and service-oriented businesses, restaurant concepts, hospitality uses, or a thoughtfully planned multi-tenant commercial development.

For developers evaluating site potential, the property offers several important advantages. With approximately 91,911 square feet of land, an undeveloped setting, paved roadway access, and public water, sewer, electricity, and natural gas identified in the property records, the site provides a compelling starting point for commercial planning. Its size may allow developers to explore building placement, customer parking, internal circulation, landscaping, and complementary commercial uses within a coordinated site plan.

The Boones Creek corridor serves as an important connection between Johnson City, Gray, and the surrounding Northeast Tennessee communities. Convenient access to Interstate 26 and the area's established commercial network makes this location attractive to businesses seeking to serve both local customers and the broader regional market.

The corridor is also positioned for continued commercial investment, including the planned Promenade at Boones Creek retail development. For businesses considering a new location, expansion, or purpose-built facility, this property offers an opportunity to establish a presence within an evolving commercial district.

Whether your vision is a standalone commercial facility, professional office development, medical or service-oriented business, restaurant concept, or multi-tenant investment property, 1022 Quality Circle offers the acreage, zoning framework, utility access, and strategic positioning to begin turning that vision into a development plan.

Commercial land opportunities should be evaluated for more than acreage alone. The combination of location, surrounding commercial activity, development flexibility, and infrastructure considerations makes this property worthy of serious consideration.

Buyer and buyer's agent to verify all information, including acreage, zoning, permitted uses, utility availability and capacity, access, easements, setbacks, topography, site development requirements, and all necessary governmental approvals.

Features & Amenities

EXTERIOR

4 Lane Road • Cleared Lot • Commercial • Highway • Interstate 1 Mile or Less • Level • Lot/Tract • State Road

OTHER

At Road Sewer • At Road Water • Cable Available • Curb/Gutters • Electricity Available • Natural Gas Available • Sewer Available • Street Lights • Water Available

Listing courtesy of The Elite Team Agency

SCAN TO VIEW ONLINE
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