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# 5605 Kingsport Highway, Johnson City, TN 37615

**$550,000** · MLS #10002758 · brphomes.com/mls/10002758




| 2,112 | 1952 |
|---|---|
| SQ FT | YEAR BUILT |

## Property Facts

**Property Type:** Commercial Sale

**Status:** Active

**Year Built:** 1952

**City Taxes:** $0

**County Taxes:** $945.20

## Description

PRIME COMMERCIAL CORNER - APPROXIMATELY 2 ACRES - HWY 36 & LYNNWOOD DRIVE
Exceptional commercial development opportunity at the corner of Highway 36 (Kingsport Highway) and Lynnwood Drive in Johnson City, Tennessee. This offering consists of two adjoining parcels totaling approximately 2 acres, being marketed together as one tract.
Featuring excellent highway visibility, prominent corner frontage, and favorable topography, this property presents an outstanding opportunity for a convenience store, gas station, retail establishment, or other commercial development. The largely level terrain requires minimal excavation, potentially reducing site preparation costs and allowing for a more efficient development process. Water, sewer, and natural gas are available on the property, providing valuable utility infrastructure to support future development.
An existing residence of approximately 2,100 square feet is located on the property. For buyers seeking a cleared development site, the seller is willing to remove the residence at the seller's expense, providing additional flexibility for future development.

Listing courtesy of TCI Group - Jerry Petzoldt Agency, LLC · MLS #10002758 · Generated November 19, 2026
Information deemed reliable but not guaranteed.

The Highway 36 frontage of both parcels is currently zoned B-4 (Planned Arterial Business), while the rear portions retain residential zoning. The owner is actively pursuing rezoning of the residential portions to B-4, which, if approved, would establish consistent commercial zoning across the entire approximately 2-acre tract. This ongoing rezoning effort offers the potential for expanded development flexibility, subject to municipal approval and applicable development requirements.

With its strategic corner location, strong visibility along a major Johnson City thoroughfare, favorable topography, available water, sewer, and natural gas, and potential for unified commercial zoning, this property offers an excellent opportunity for investors, developers, and owner-users seeking a highly desirable commercial location. An outstanding opportunity to secure a prominent commercial corner with excellent development potential in Johnson City!

## Features & Amenities

**INTERIOR**

Wood Heating

**EXTERIOR**

Asphalt Roof • Cleared • Composition Roof • Highway • Raw Land

**OTHER**

Average Condition • Convenience Store • Fee Simple • Public Sewer • Public Water • Retail • Septic Tank Sewer • Single Phase

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SCAN TO VIEW ONLINE
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