

# JOHN B DENNIS HIGHWAY LAND

2440 North John B Dennis Highway  
Kingsport, TN 37660

## Location

Lot 1: Across from Sullivan North High School

Lot 2: Adjacent to Sullivan North High School,  
in front of St. Dominic Catholic Church

## Available for Sale

Lot 1: 39.168 acres - \$4,800,000

Lot 2: 6.368 acres - \$910,000

## Highlights

Across from/adjacent to Sullivan North High School

Less than 1 mile from Indian Path Medical Center

Less than 1 mile from Kingsport Speedway

Approx. 1 mile from major retail corridor on E Stone Dr

American Electric Power easements on both lots

## Traffic Counts

N John B Dennis Hwy: 16,792 (2014)

## Demographics

(2015 Est.)	3 mile	5 mile	10 mile
Population	36,633	62,090	121,244
Median HH Income	\$34,716	\$35,962	\$41,046
Median Age	45.6	45.3	45.1

## Contact

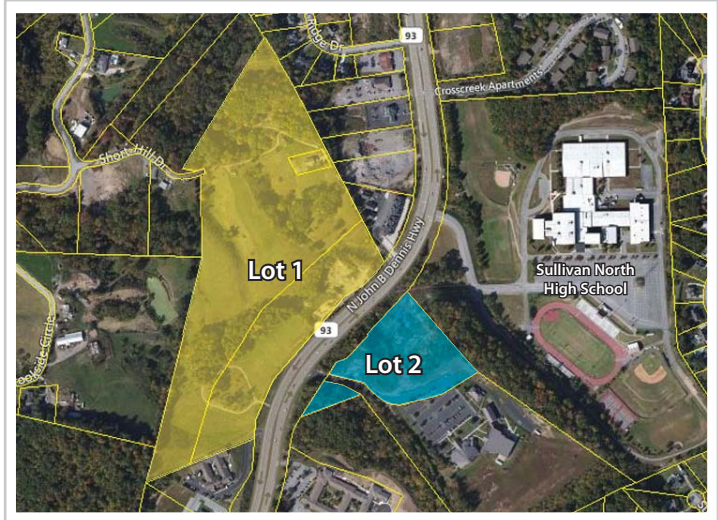
**Shannon K. Castillo**

Affiliate Broker

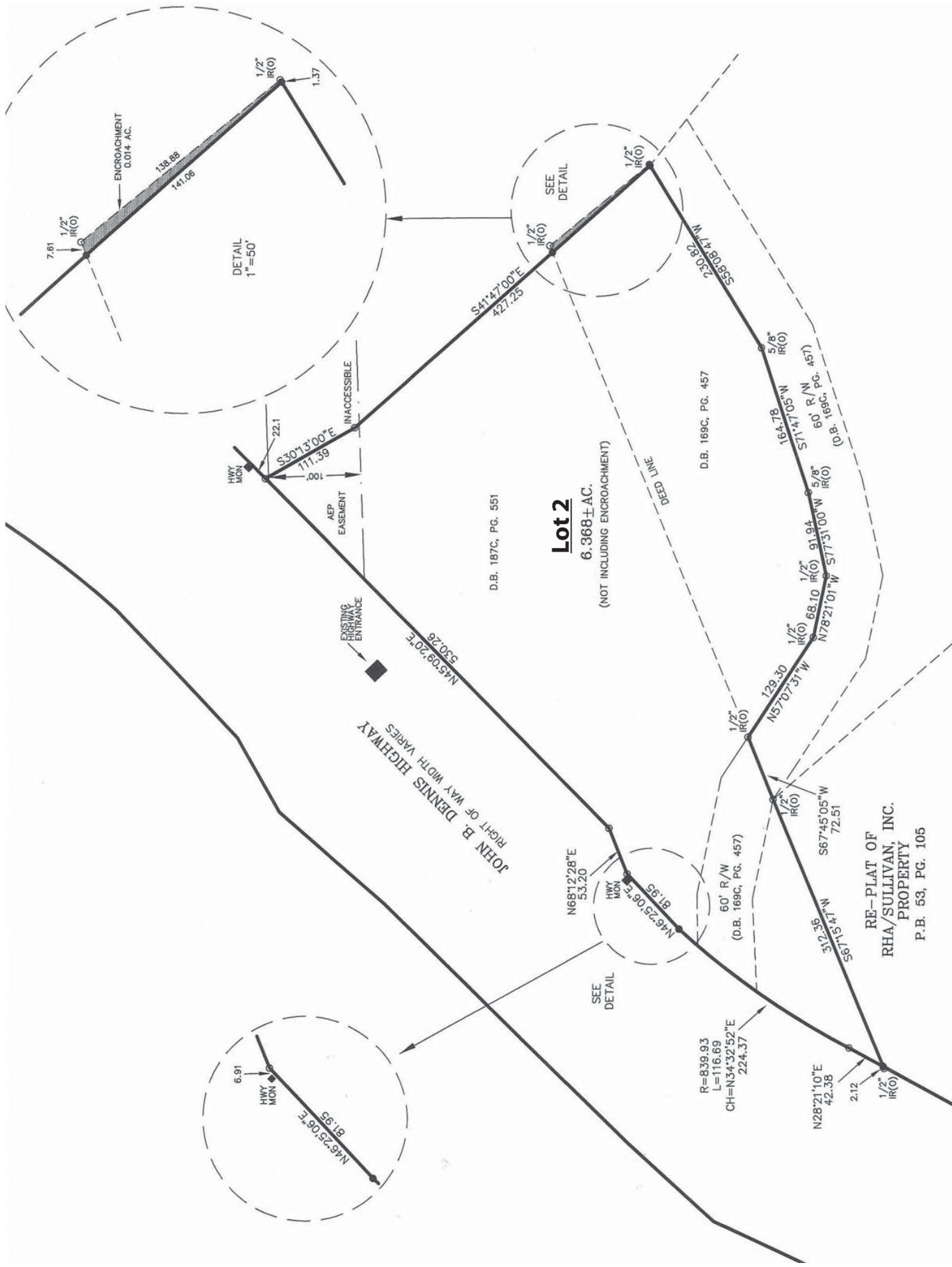
shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903

www.mitchcox.com







**Lot 2**  
6.368 ± AC.

D.B. 187C, PG. 551

(NOT INCLUDING ENCROACHMENT)

D.B. 169C, PG. 457

RE-PLAT OF  
RHA/SULLIVAN, INC.  
PROPERTY  
P.B. 53, PG. 105

JOHN B DENNIS HIGHWAY  
RIGHT OF WAY WIDTH VARIES

HWY MON

EXISTING HIGHWAY ENTRANCE

AEP EASEMENT

INACCESSIBLE

ENCROACHMENT  
0.014 AC.

DETAIL  
1"=50'

SEE  
DETAIL

SEE  
DETAIL

R=839.93  
L=116.69  
CH=N34°32'52"E  
224.37

N28°21'10"E  
42.38

N46°25'06"E  
81.95  
HWY MON  
6.91

N68°12'28"E  
53.20  
HWY MON  
N46°25'06"E  
81.95  
60' R/W  
(D.B. 169C, PG. 457)

S67°45'05"W  
72.51  
N57°07'37"W  
129.30  
1/2" IR(O)  
N78°21'01"W  
S71°47'05"W  
164.78  
5/8" IR(O)  
60' R/W  
(D.B. 169C, PG. 457)

1/2" IR(O)  
7.61  
138.88  
141.06  
1/2" IR(O)  
1.37

S41°47'00"E  
427.25  
1/2" IR(O)

M.L. 44 80, 855  
230.82  
1/2" IR(O)

N78°21'01"W  
S71°47'05"W  
164.78  
5/8" IR(O)  
60' R/W  
(D.B. 169C, PG. 457)

1/2" IR(O)  
68.10  
N78°21'01"W  
S71°47'05"W  
164.78  
5/8" IR(O)  
60' R/W  
(D.B. 169C, PG. 457)

1/2" IR(O)  
129.30  
N57°07'37"W

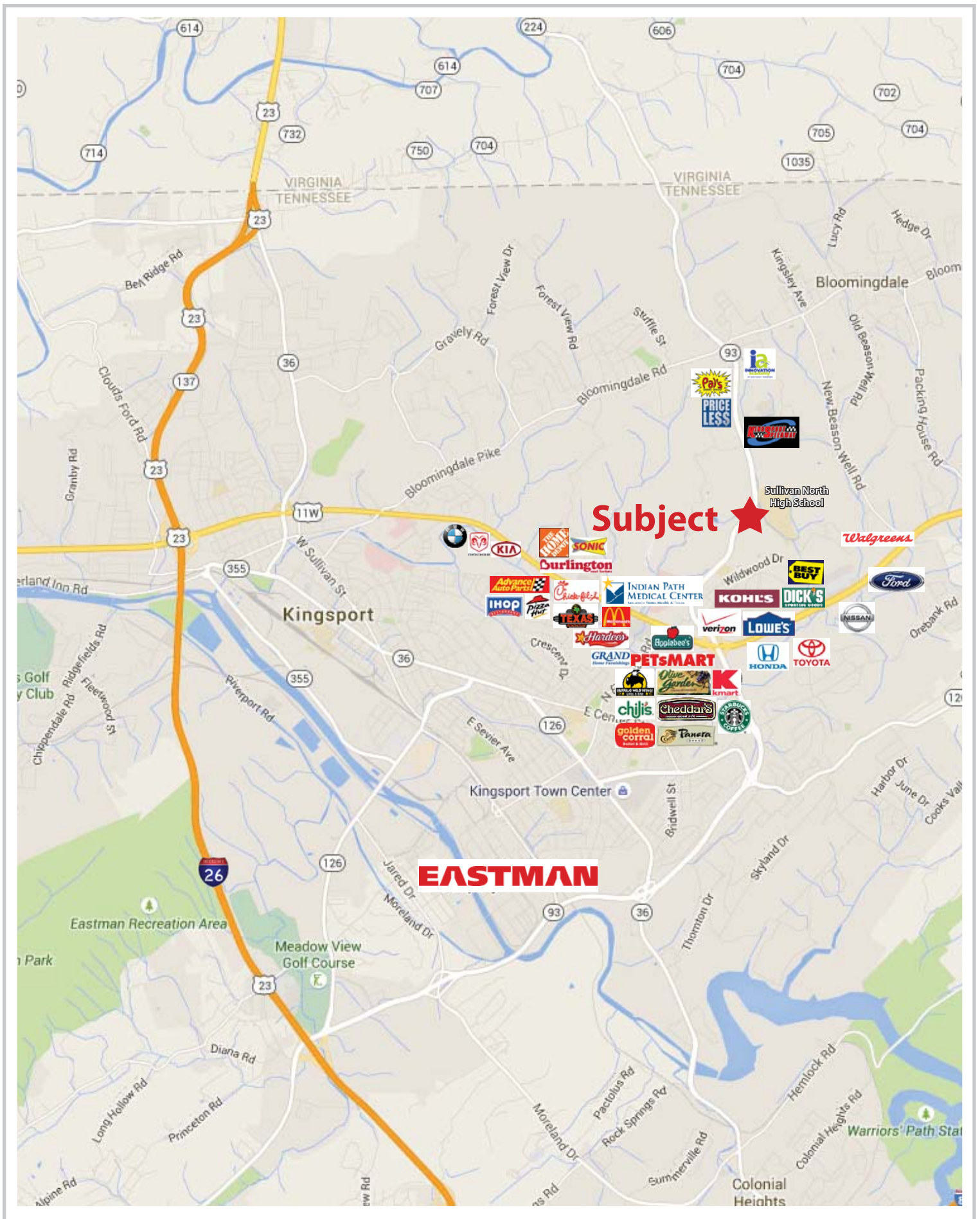
1/2" IR(O)  
S67°45'05"W  
72.51

1/2" IR(O)  
42.38

2.12

2.12

DEED LINE



**MITCH COX**  
REALTOR, INC.

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423-282-6582 (o) 423-282-5903 (f) [www.mitchcox.com](http://www.mitchcox.com)