

Riverfront Hospitality | Move-In Ready



1833 Netherland Rd. Kingsport, TN 37660

Sale: \$350,000

Rare move-in-ready riverside restaurant on Kingsport's historic Holston River corridor — a scenic, high-visibility connector between Downtown Kingsport, the Long Island of the Holston, and the western edge of the city. This turnkey restaurant / hospitality building is positioned to capture year-round Greenbelt, river-recreation, and heritage-tourism traffic, ready for an operator to step in and open.

Click Below: Drone Video to Neighboring Riverfront Property



What makes this property a **rare opportunity** is its frontage on the Holston River's renowned **trout-fishing** waters — inventory that is finite and **effectively irreplaceable**.



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The building is a turnkey restaurant / hospitality space ready for an operator to step in and open. Positioned directly on the Netherland Inn Road / Holston River corridor, it captures Greenbelt foot traffic, paddle and river-recreation visitors, heritage-tourism flow tied to the Netherland Inn (1818) and Long Island of the Holston, and steady commuter and event traffic between Downtown Kingsport and the western residential districts. The elevated floors and above-floodplain positioning support full ground-floor hospitality use without the elevation, venting, or floodproofing retrofits that constrain most riverside competitors.

SBA 10% to 20% Down Payment Options for Purchase

The 504 program is designed for major fixed assets, with 10-, 20-, or **25-year terms**, **up to \$5 million** and the loan amount can exceed \$5 million for certain manufacturing or energy projects.

1833 Netherland Inn Rd Kingsport, TN 37660	
\$350,000	Property Price
\$52,500	15% Down Payment
\$297,500	Loan Amount
7%	Loan Interest
\$2,103	Monthly Mortgage

Disclaimer: Financing example is for illustrative purposes only and is based on a commercial real estate loan under the SBA 504 program. This property is commercial in nature. Consumer credit protections and disclosures under Regulation Z (Truth in Lending Act) do not apply. Terms are not guaranteed and are subject to lender approval, underwriting, and current market conditions. Consult with a qualified SBA lender or financial advisor for personalized information. Any references to Opportunity Zone benefits are provided for informational purposes only and reflect a general summary of the cited statutes and regulations as written. They are not tax or legal advice, are not a guarantee of any tax treatment or outcome, and do not account for any individual's circumstances. Opportunity Zone provisions carry specific deadlines and conditions and are subject to change by legislation or regulation. Prospective investors should consult their own qualified tax advisor, attorney, and CPA before making any investment decision

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Kingsport's steady, measured growth is its quiet advantage. Fast-growing markets like Nashville often **overbuild during boom cycles** and **pay for it in vacancy** spikes. Kingsport doesn't carry that risk. Commercial fundamentals here are unusually tight across every sector — Office at 4.0% vacancy, Retail at 1.5%, and Multifamily at 5.6%, all outperforming national averages.

Kingsport buying power per dollar of retail rent is 10% to 24% higher than Knoxville, Nashville, and Asheville, NC.

This metric is critical: rent is ultimately funded by tenant revenue, which is directly tied to the purchasing power of the surrounding population. In Kingsport, that relationship is more favorable.

Kingsport's average retail rents of \$16/sqft support a broad range of tenant categories while preserving healthy operating margins—even for rent-sensitive users such as discount retailers and value-oriented fitness concepts.

The same **construction-cost advantage** that benefits multifamily development holds equally true for retail and remodel work at this location. Kingsport hard costs run meaningfully below peer markets across the board, translating directly into a superior basis and stronger risk-adjusted returns.

Repositioning the existing F&B or executing a full **top-to-bottom remodel** can be done at a **fraction** of what the same scope would cost in **Chattanooga, Knoxville, Nashville, or Asheville.**

City	Multifamily	
	Cost to Build (\$/sq ft, hard cost)	Cost to Build per Unit (1,000 sq ft)
Kingsport	\$175	\$175,000
Chattanooga	\$200	\$200,000
Knoxville	\$210	\$210,000
Nashville	\$245	\$245,000
Asheville, NC	\$235	\$235,000

Most of the property sits above the regulatory floodplain, and the building floors are elevated — giving an owner-operator something genuinely uncommon in a riverfront setting: a turnkey hospitality footprint with a complementary flex building, all on a corridor where most competing sites carry meaningful floodplain encumbrance. Buyer to confirm flood zone designation and base flood elevation with the current FEMA panel.

The dual-address configuration (1833 and 1837) provides built-in flexibility — operate the hospitality building and the flex / industrial building under one roof, separate the two addresses for an owner-user / income-tenant split, or reposition each address with independent branding and entrances. With Planned Village District (PVD) zoning, the site is governed by one of Kingsport's most flexible mixed-use zoning frameworks, designed specifically to welcome a blend of commercial, office, retail, lodging, live/work, and civic uses in a walkable village pattern.

\$294M Capital Improvement Plan 2025–2029



Kingsport, Tennessee Infrastructure & Beautification City Scapes / "Rebuild" Initiatives

Kingsport, Tennessee, is currently undergoing significant infrastructure and beautification efforts aimed at revitalizing its downtown and enhancing public spaces. These projects, often referred to as city scapes or "rebuild" initiatives, focus on modernizing infrastructure while improving aesthetics and quality of life.

1. Main Street Rebuild Project

Scope: Revitalizing the downtown area from Market Street to Sullivan Street. **Status:** Ongoing for roughly two years. (Picture Above). Replace aging infrastructure, stabilize the road base, enhance the aesthetic appeal of the downtown corridor. Key improvements include new water, sewer, and stormwater lines, utilities moved underground, stamped brick crosswalks, landscaping, and bulb-outs.



2. Downtown Public Art & Aesthetic Enhancements

- **Vinyl Wraps:** In June 2024, new vinyl wraps were installed on utility boxes featuring local history (funded by a Tennessee Arts Commission grant).
- **Downtown Master Plan:** Comprehensive plan developed by TSW Design to guide the creation of a vibrant downtown for future generations.

3. Other Major City Upgrades

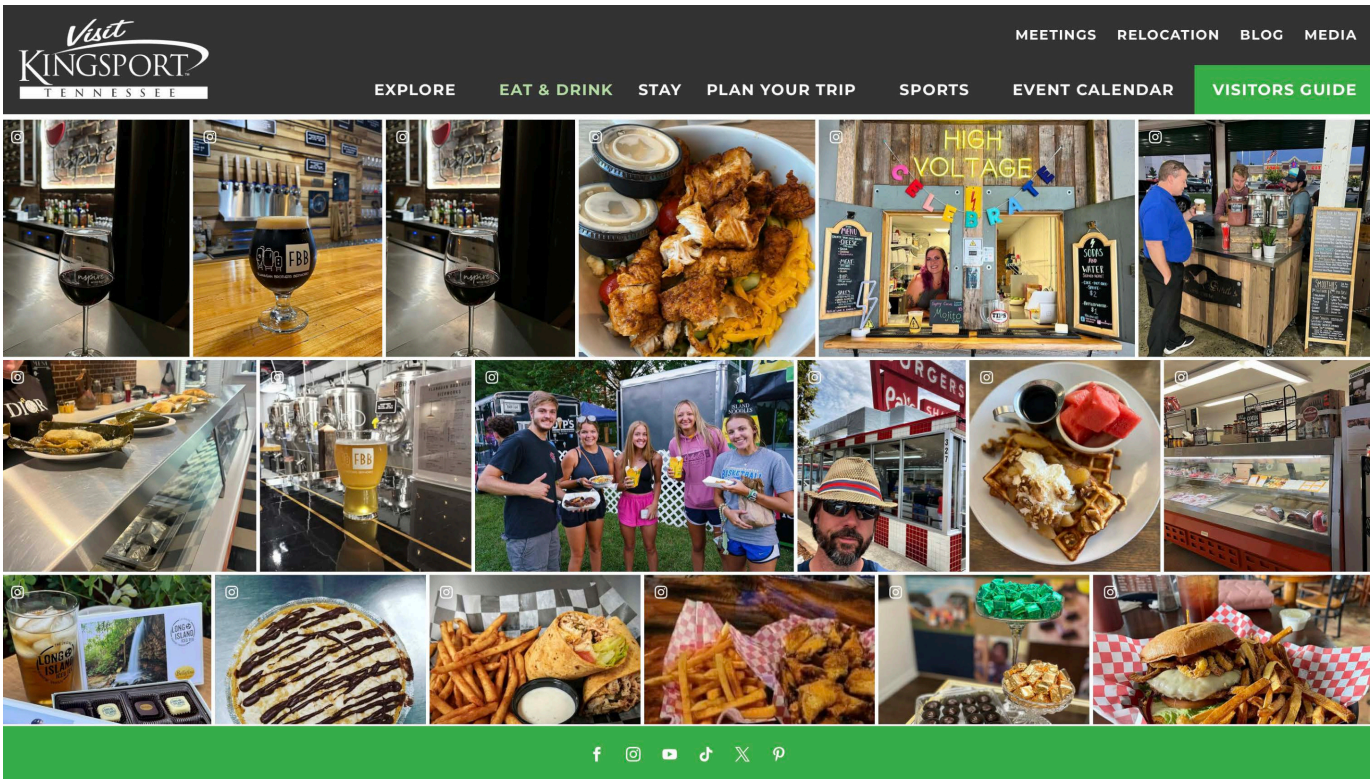
- **Riverwalk Park Expansion:** \$7.8 million grant from the BlueCross BlueShield of Tennessee Foundation to add new amenities along the 11-mile Greenbelt.
- **Bays Mountain Park:** Renovations to update the nature center, expand the gift shop, and restore the observation tower.
- **Street Resurfacing:** \$2.5 million project covering streets including Moreland Drive and Fall Creek Road (expected completion in 2025).
- **Scott Adams Memorial Skatepark:** New, improved skatepark planned for Brickyard Park.

4. City Visioning & Future Development

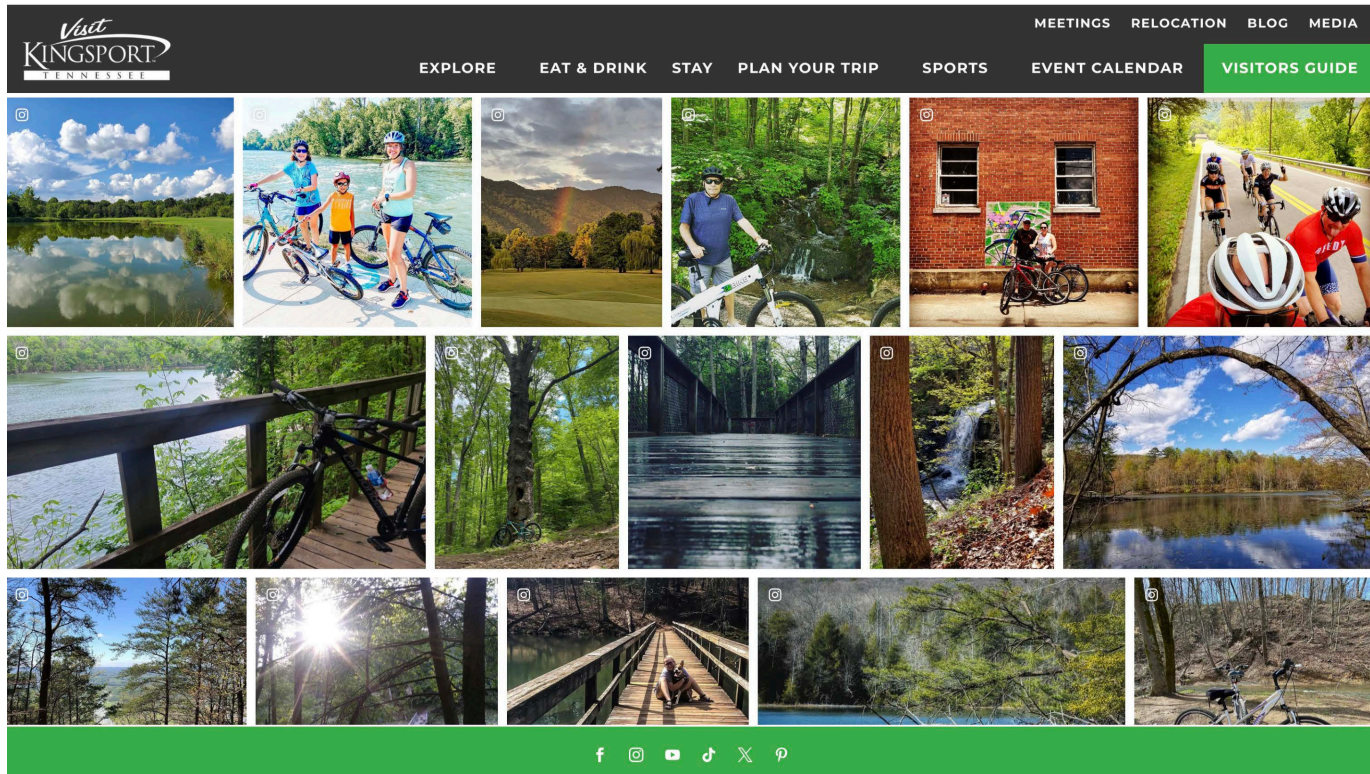
- **"Only Kingsport" Campaign:** Continues to promote the city as the "City of Originals," highlighting unique attractions such as the hand-carved carousel and outdoor adventures.
- **Residential Growth:** Over 1,200 residential permits issued in the last five years, resulting in approximately 2,500 new residential units.
- **Industrial & Commercial Growth:** Includes redevelopment of the Dobyys-Taylor Warehouse and expansion of the IMAX theater at Fort Henry Mall.

For the most up-to-date information, visit the City of Kingsport's official engineering project page or the dedicated Main Street Rebuild Project website.

Explore Kingsport, TN dining at <https://visitkingsport.com/eat-drink/>



Discover Kingsport, TN outdoor Activity at <https://visitkingsport.com/explore/category/outdoors/>



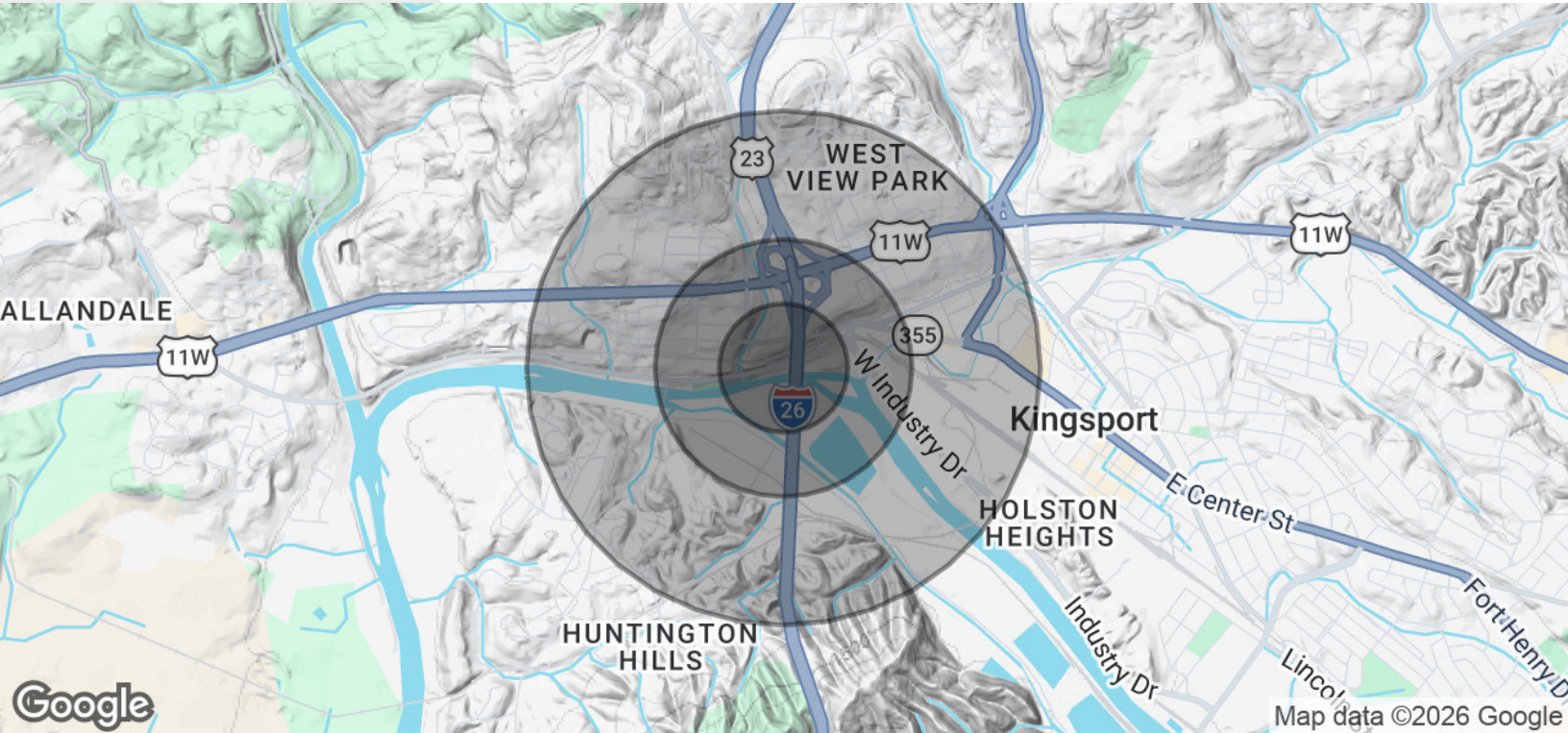
Dollywood (Pigeon Forge) – roughly 1 hour 34 minutes by car.

Smoky Mountains National Park – North Entrance 90 Miles

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Demographics Report

FOR SALE



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	68,168	115,655	287,747
Average Age	43.2	44.9	44.3
Average Age (Male)	42.3	43.9	42.9
Average Age (Female)	44.7	46.2	45.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	29,874	49,948	121,107
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$75,345	\$81,794	\$77,733
Average House Value	\$205,833	\$244,585	\$248,060

2023 American Community Survey (ACS)

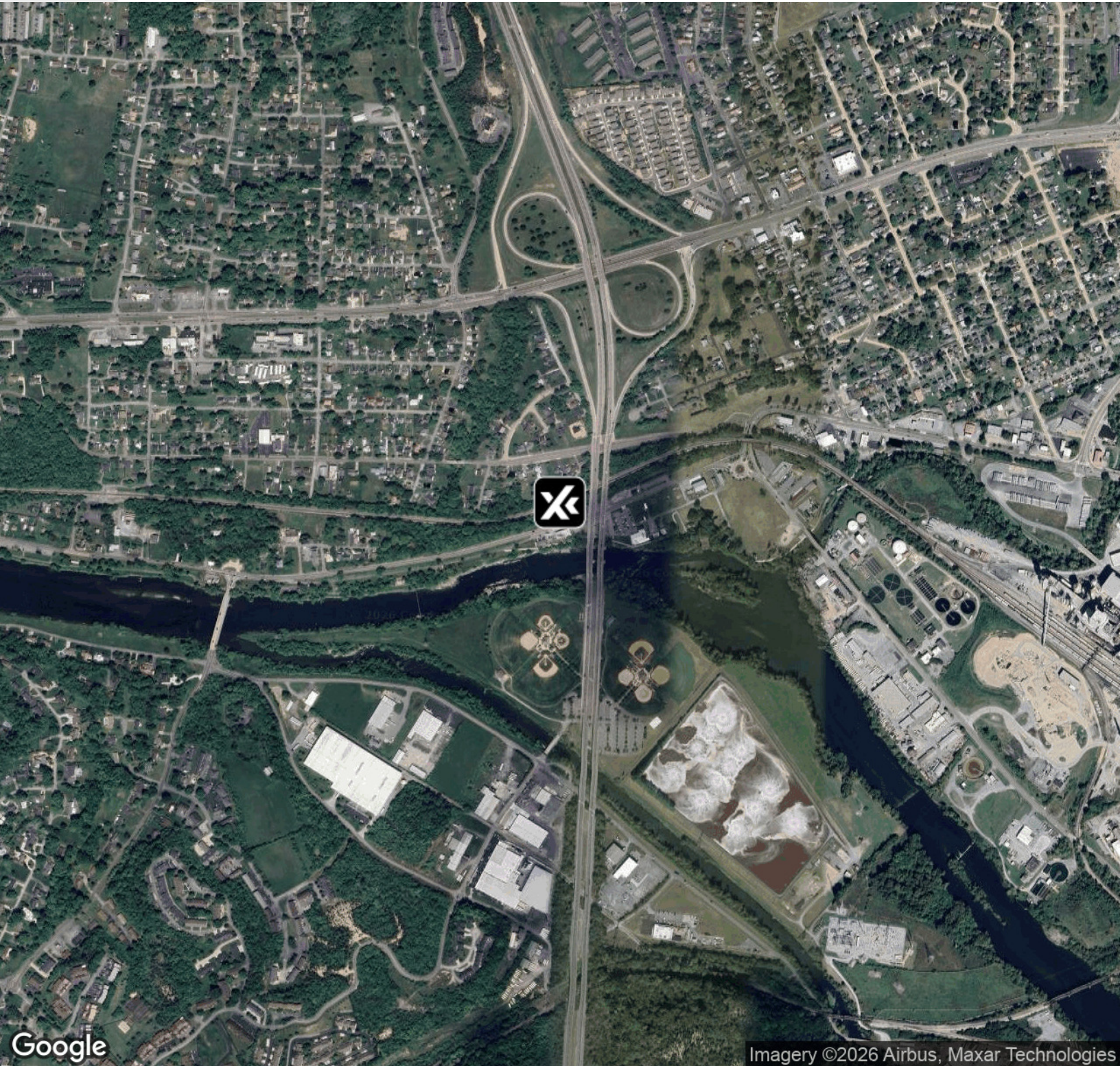
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Aerial Map

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Complete Highlights

FOR SALE / LEASE

- **Netherland Inn Road corridor** — Kingsport's historic Holston River frontage road, connecting Downtown Kingsport, the Long Island of the Holston, and the city's western residential and recreational districts.
- **Adjacent to the historic Netherland Inn (1818) and the Long Island of the Holston** — federally recognized historic and culturally significant sites that anchor year-round visitor and event traffic.
- **Direct corridor access to the Kingsport Greenbelt** — a 10-mile riverfront walking, running, and cycling trail that drives steady recreational, residential, and tourism traffic past the property.
- **Holston River frontage area** — kayaking, tubing, fly fishing, and paddle access immediately adjacent; ideal for restaurant, brewery / taproom, café, and outfitter hospitality concepts.
- **Minutes to Downtown Kingsport** — within ~5 minutes of Broad Street, Church Circle, and the revitalized Central Business District.
- **Minutes to Eastman Chemical Company** — one of the largest single-site chemical manufacturing employers in the U.S. and a primary regional demand driver for hospitality and worker-facing food and retail.
- **Holston Valley Medical Center, Northeast State Community College, and ETSU Kingsport** within a short drive — supporting medical, professional, and institutional patron demand.
- **Highway access** — short connection to I-26, linking to I-81 and a day's drive of roughly 70% of the U.S. population; ~14 miles / 21 minutes to Tri-Cities Airport (TRI) with direct service to CLT, ATL, DFW, ORD, MCO/SFB, IAD, PIE, and AZA.
- **Drive-by visibility** on a scenic, well-trafficked riverfront corridor used by commuters, tourists, Greenbelt users, and event traffic year-round.

PVD (Planned Village District) Zoning — A Flexible Mixed-Use Framework

1833 Netherland Inn Road sits inside one of Kingsport's Planned Village District (PVD) zones, codified at City Code §§ 114-483 through 114-493. Unlike rigid single-use districts, the PVD is intentionally designed under §§ 114-484 and 114-487 to "promote diversity and integration of uses and structures" — explicitly welcoming commercial, office, lodging, live/work, civic, and residential uses inside a single walkable framework.

Use Concepts — Move-In-Ready Hospitality

The PVD framework is structured around mixed commercial, office, retail, lodging, and live/work activity. With a move-in-ready hospitality building on a high-traffic riverfront corridor, the categories below illustrate how a buyer can put it to work. Specific operations and any needed special-exception approvals should be confirmed with the City of Kingsport.

Restaurant, Bar & River-Corridor Hospitality

- Restaurant, café, taproom, beer garden, brewpub, or distillery with riverfront-corridor patio orientation.
- Coffee shop, bakery, juice / smoothie, ice cream, or dessert concept catering to Greenbelt and Netherland Inn corridor traffic.
- Outfitter café — kayak / paddle / bike rental paired with food and beverage service.
- Riverside bar, cocktail lounge, or beer garden capitalizing on the river-corridor patio orientation.
- Live-music venue, listening room, or performance stage with riverfront patio.
- Entertainment concept — comedy, dueling pianos, trivia, or themed-experience nights.

Lodging, Events & Live/Work

- Boutique inn, bed & breakfast, or lodging concept (PVD-permitted in the village center).
- Event venue, private dining, or destination supper-club concept on the river corridor.
- Wedding, rehearsal-dinner, and private-event hospitality tied to the Netherland Inn / Long Island heritage corridor.
- Live/work unit — PVD-permitted; up to 100% of building floor area may be residential within the unit, with commercial or office use on the remainder.

- **Restaurant + bar / venue operator** — running the move-in-ready space as a riverside bar, taproom, or live-music destination.
- **Boutique lodging or events operator** — targeting the Netherland Inn / Greenbelt heritage and tourism corridor.
- **Investor / repositioner** — pursuing value-add lease-up or live/work mixed-use repositioning under PVD's flexible framework.

Kingsport — America's First “Model City”

Kingsport was purpose-designed as a planned city in the early 20th century, and the city's pedestrian grid, Church Circle roundabout, civic architecture, and intentional commercial corridors all reflect that early planning DNA. After a period of 20th-century decline, Kingsport — and particularly the Downtown core, the Holston River corridor, and the Netherland Inn / Long Island historic district — has been on a steady upswing, driven by a city-led master plan, private redevelopment, and sustained public infrastructure investment. The result is a market with real momentum: active storefronts, growing residential density, a 10-mile Greenbelt, public art, breweries, restaurants, the 1.8-mile Heritage Trail, and a dense calendar of festivals, markets, and outdoor-recreation programming.

The Netherland Inn corridor sits at the intersection of three of Kingsport's most durable demand drivers: heritage tourism (the Netherland Inn and Long Island of the Holston), outdoor recreation (the Greenbelt and the Holston River), and proximity to the Eastman Chemical workforce — one of the largest single-site industrial employment bases in the southeastern U.S. Together, those drivers underpin the move-in-ready hospitality opportunity at the heart of this listing.

Investment Summary

- Move-in-ready riverside restaurant / hospitality building on Kingsport's historic Netherland Inn Road / Holston River corridor, positioned for immediate operation.
- Most of the property sits above the regulatory floodplain and the building floors are elevated, supporting full ground-floor hospitality, retail, and storage use (buyer to confirm with current FEMA panel).
- Planned Village District (PVD) zoning — one of Kingsport's most flexible mixed-use frameworks, expressly permitting commercial, office, lodging, live/work, civic, and residential uses.
- Up to 70% building coverage and 90% impervious cover allowed for commercial, office, and lodging uses under PVD § 114-489(5).
- Direct corridor exposure to Greenbelt users, heritage tourism traffic, Holston River recreation, and Eastman / Downtown Kingsport commuter flow.

Buyer to verify square footage, lot size, parcel data, zoning conformance, permitted uses for intended operation, FEMA flood zone designation, base flood elevation, and any City of Kingsport incentive program eligibility directly with Sullivan County, the City of Kingsport Planning Commission, and the City Zoning Administrator.

Property Snapshot

FOR SALE

Address: 1833 Netherland Inn Road, Kingsport, TN 37660 • **Sale Price:** \$350,000 • **Sale Type:** Owner-User Hospitality, Investment, or Redevelopment

Property Type: Hospitality / Restaurant (move-in-ready) • **Building:** Move-in-ready restaurant / hospitality building

Building Size: ±2,592 SF (built 1983) • **Lot Size:** 0.197 ac (Alley & Assoc. Survey 5/13/2024) • **Year Built:** 1983

Parcel: Tax Map 45K “D”, Parcel 005.00 (Sullivan County) — buyer to confirm parcel designation

Zoning: Planned Village District (PVD) — City of Kingsport (Code §§ 114-483 through 114-493)

Flood Status: Most of the property sits above the regulatory floodplain and the building floors are elevated (buyer to confirm with current FEMA panel)

Frontage: Direct frontage on Netherland Inn Road — Kingsport's historic Holston River corridor

Disclaimer

All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers should independently verify all square footage, lot dimensions, zoning compliance, PVD master-plan status, permitted and special-exception uses, FEMA flood zone designation, base flood elevation, incentive-program eligibility, and any required licensing with the appropriate authorities and their own professional advisors. References to City Code §§ 114-483 through 114-493 are summaries for marketing purposes only and do not constitute a legal opinion or binding interpretation of the Kingsport Code of Ordinances. For showings and additional information, contact the listing agent.

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