

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 acres - \$700,000
- Lot 2: 6 acres - \$250,000

Highlights

- Proximal to former Sullivan North High School
- Less than 1 mile from Indian Path Community Hospital
- 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
- Lot 1 zoned P-1 (Kingsport City) & R-1 (Sullivan County)
- Lot 2 zoned R-1B (Kingsport City)

Traffic Counts

N John B Dennis Hwy: 16,138 (2022)

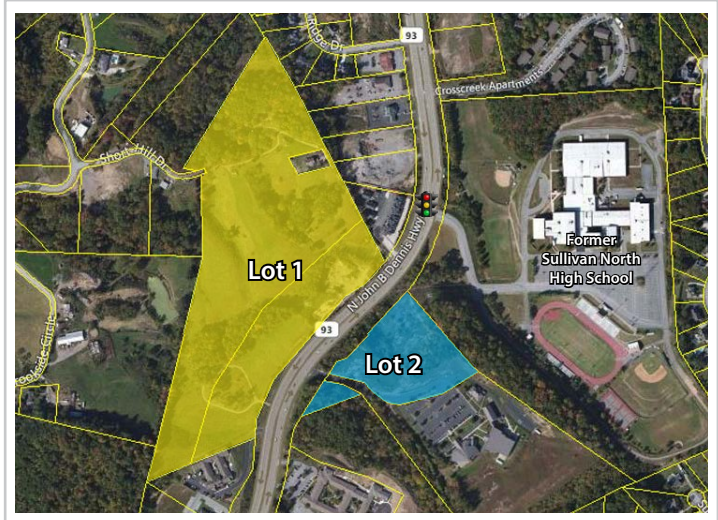
Demographics

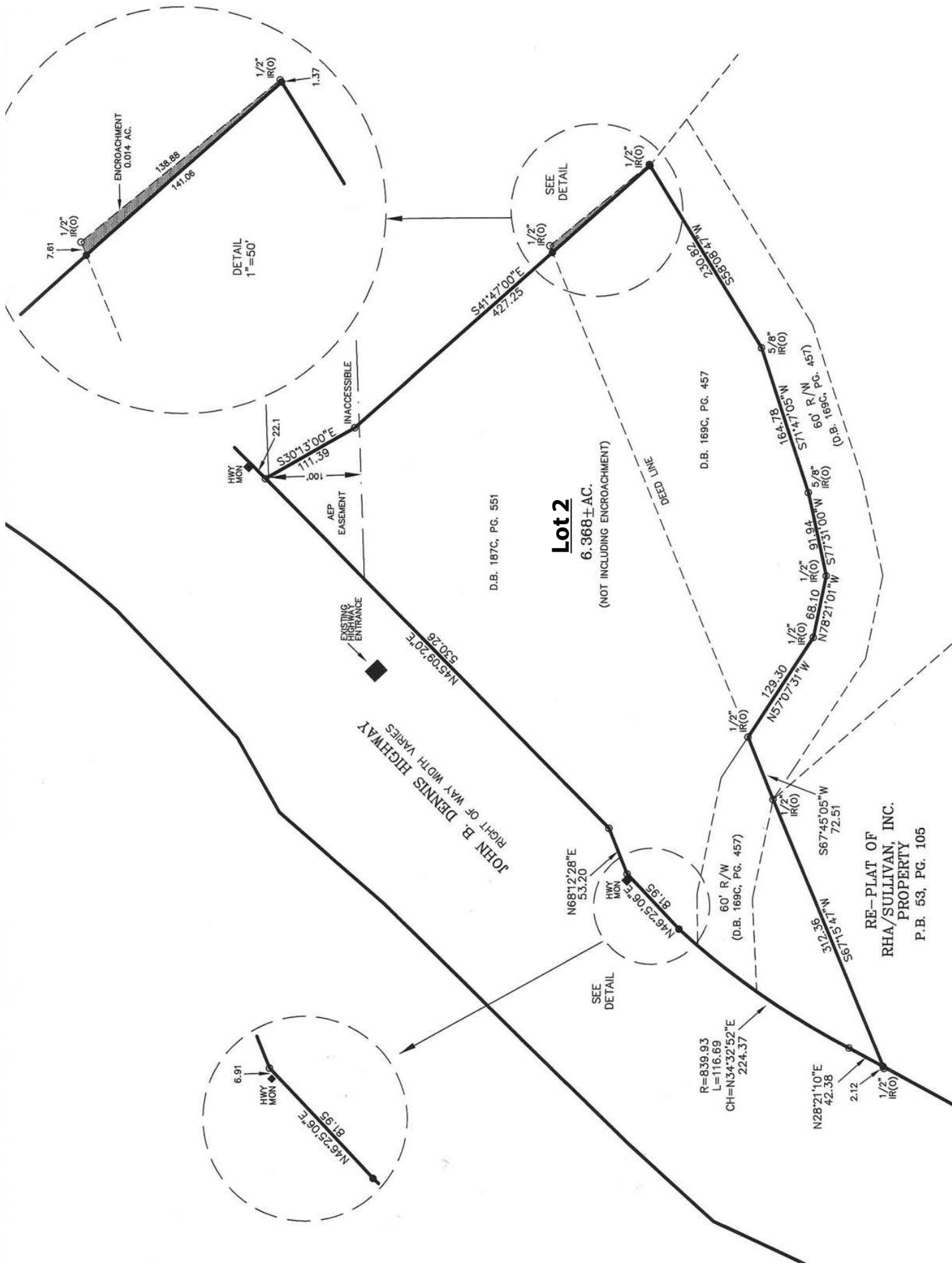
(2025 Est.)	3 mile	5 mile	10 mile
Population	35,855	63,176	121,906
Median HH Income	\$50,687	\$53,735	\$59,777
Median Age	45.8	45.1	45.9

Contact

Shannon K. Castillo
Broker
shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903
www.mitchcox.com





Lot 2
6.368 ± AC.
(NOT INCLUDING ENCROACHMENT)

JOHN B DENNIS HIGHWAY
RIGHT OF WAY WIDTH VARIES

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

D.B. 187C, PG. 551

D.B. 169C, PG. 457

D.B. 169C, PG. 457

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

N28°21'10"E
42.38

N68°12'28"E
53.20

N46°25'06"E
81.95

60' R/W
(D.B. 169C, PG. 457)

S67°45'05"W
72.51

S67°13'17"W
512.36

S67°13'17"W
129.30

N78°21'01"W
577.31'00" W IR(O)

68.10 IR(O)

91.94 IR(O)

5.8" IR(O)

60' R/W
(D.B. 169C, PG. 457)

S71°47'05"W
164.78 IR(O)

5/8" IR(O)

230.82 IR(O)

M.L. 80, R.S.S.

553.07'47" W IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

1/2" IR(O)

HWY MON

EXISTING HIGHWAY ENTRANCE

AEP EASEMENT

INACCESSIBLE

DEED LINE

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

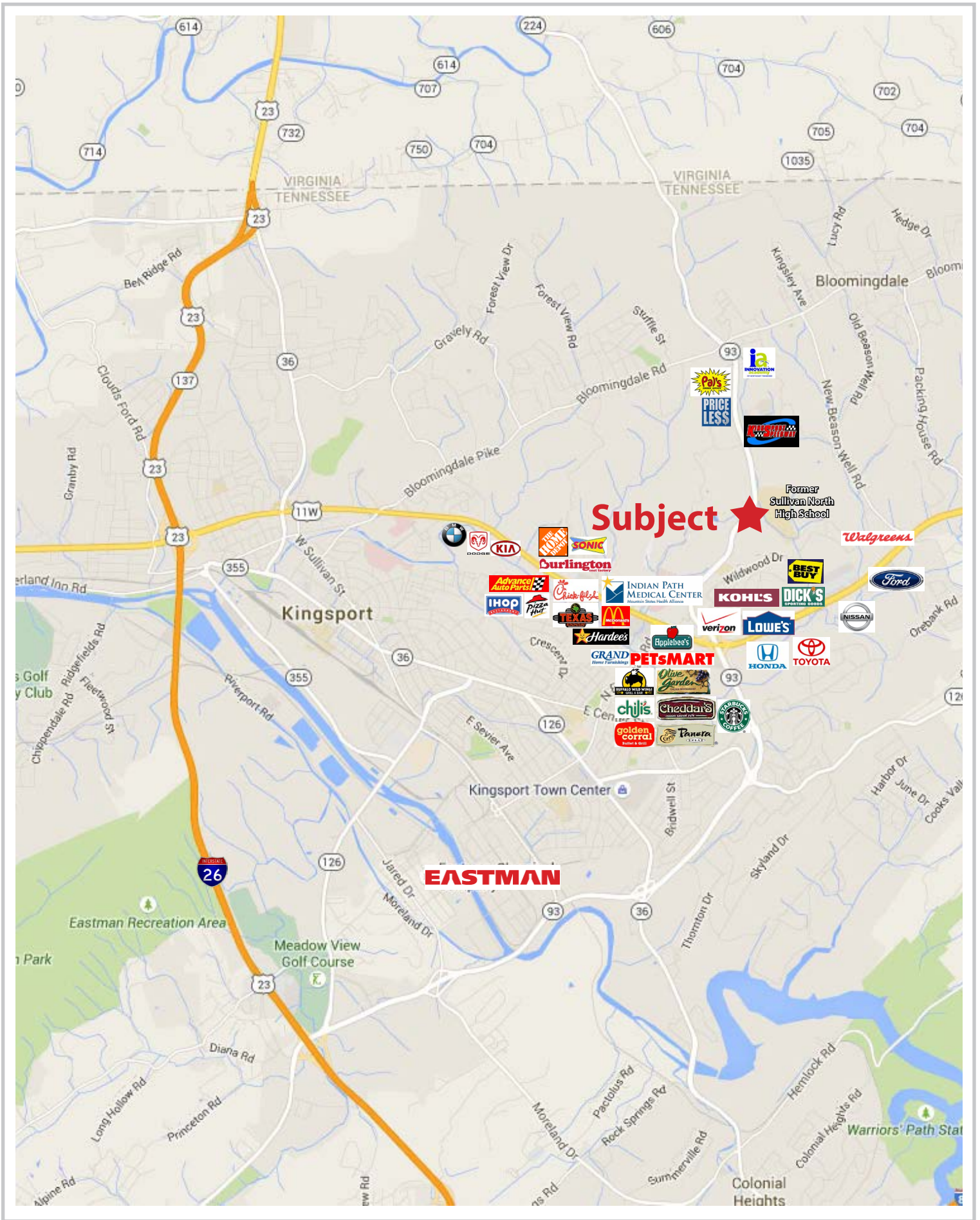
SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL

SEE DETAIL



MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com