

HWY 11E LAND - PINEY FLATS

5877 Highway 11E
Piney Flats, TN 37686

Location

Between Allison Rd/Piney Flats Rd and Industrial Park Rd on Highway 11E in Piney Flats

Available for Sale

3.36+/- acres in a Qualified Opportunity Zone
\$554,000

Highlights

- Located in a fast-growing area
- Nearly 500' depth & over 300' of highway frontage
- Approx. 3 miles from Johnson City & 6 miles from Bristol
- Great retail area with large daytime population
- 0.3 miles from Tri-County Industrial Park
- Zoned B-4: Arterial Business Service District

Traffic Counts

Bristol Hwy/Hwy 11E: 26,713 (2025)

Demographics

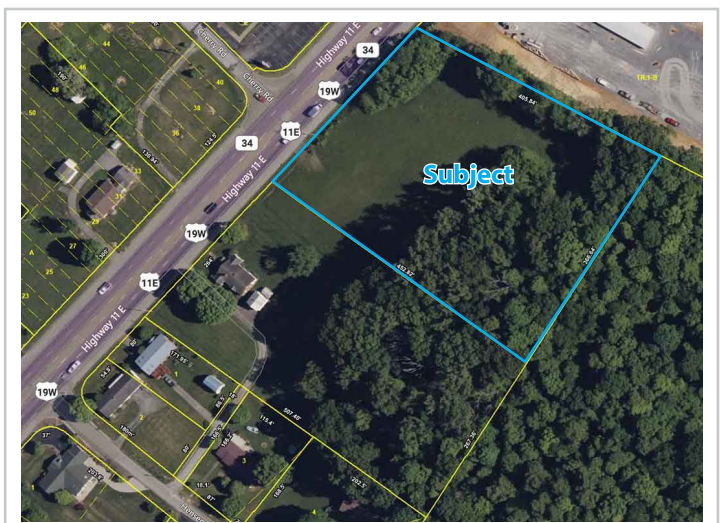
(2025 Est.)	3 mile	5 mile	10 mile
Population	7,131	20,957	159,404
Median HH Income	\$90,713	\$77,949	\$60,881
Median Age	46.0	45.7	41.9

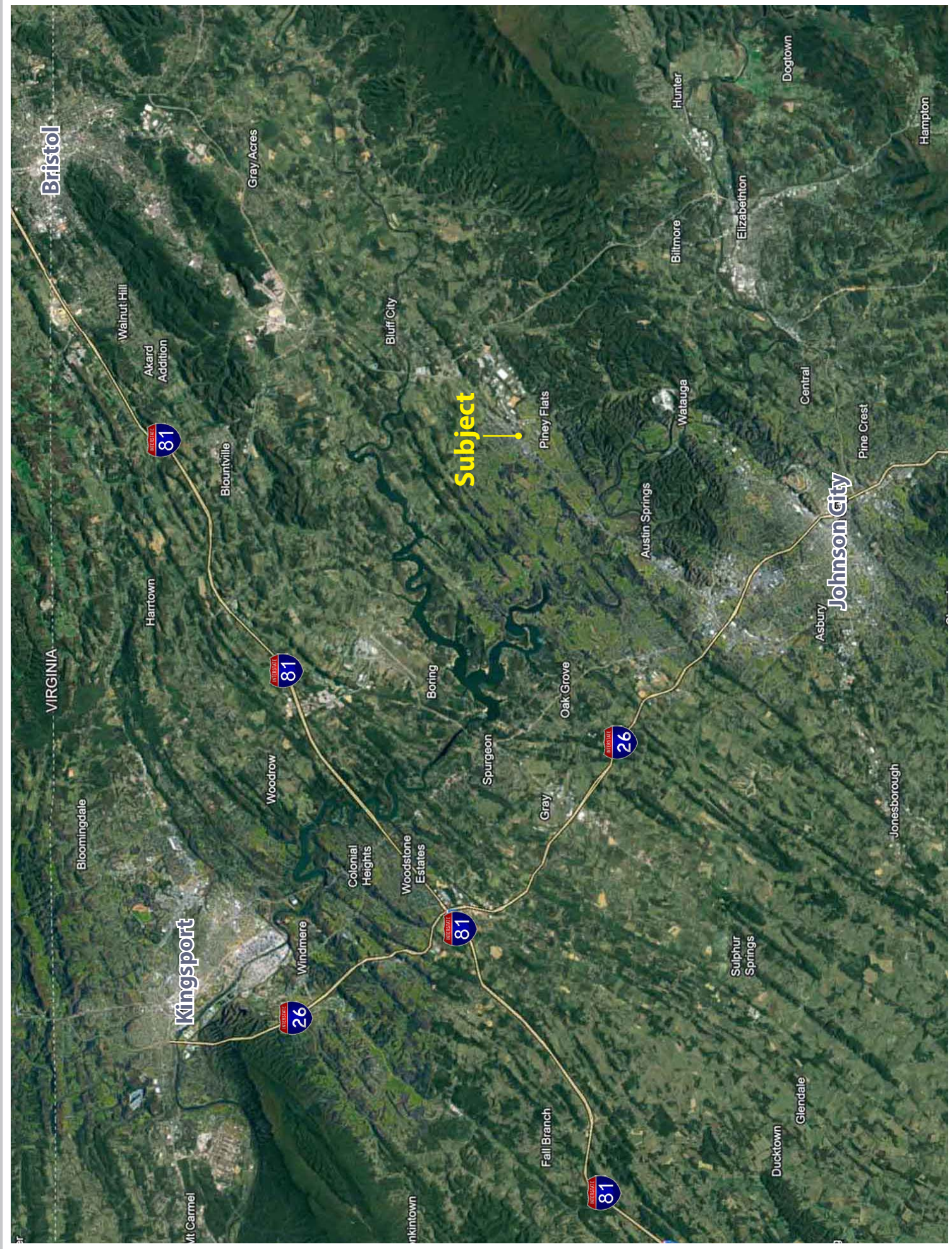
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Bristol

VIRGINIA

Bloomingdale

Harttown

Walnut Hill

Akard Addition

Kingsport

Mt Carmel

Blountville

Woodrow

Windmere

Colonial Heights

Woodstone Estates

Bluff City

Boring

Spurgeon

Fall Branch

Gray

Oak Grove

Piney Flats

Subject

Hunter

Billmore

Austin Springs

Watauga

Sulphur Springs

Ducktown

Glendale

Central

Johnson City

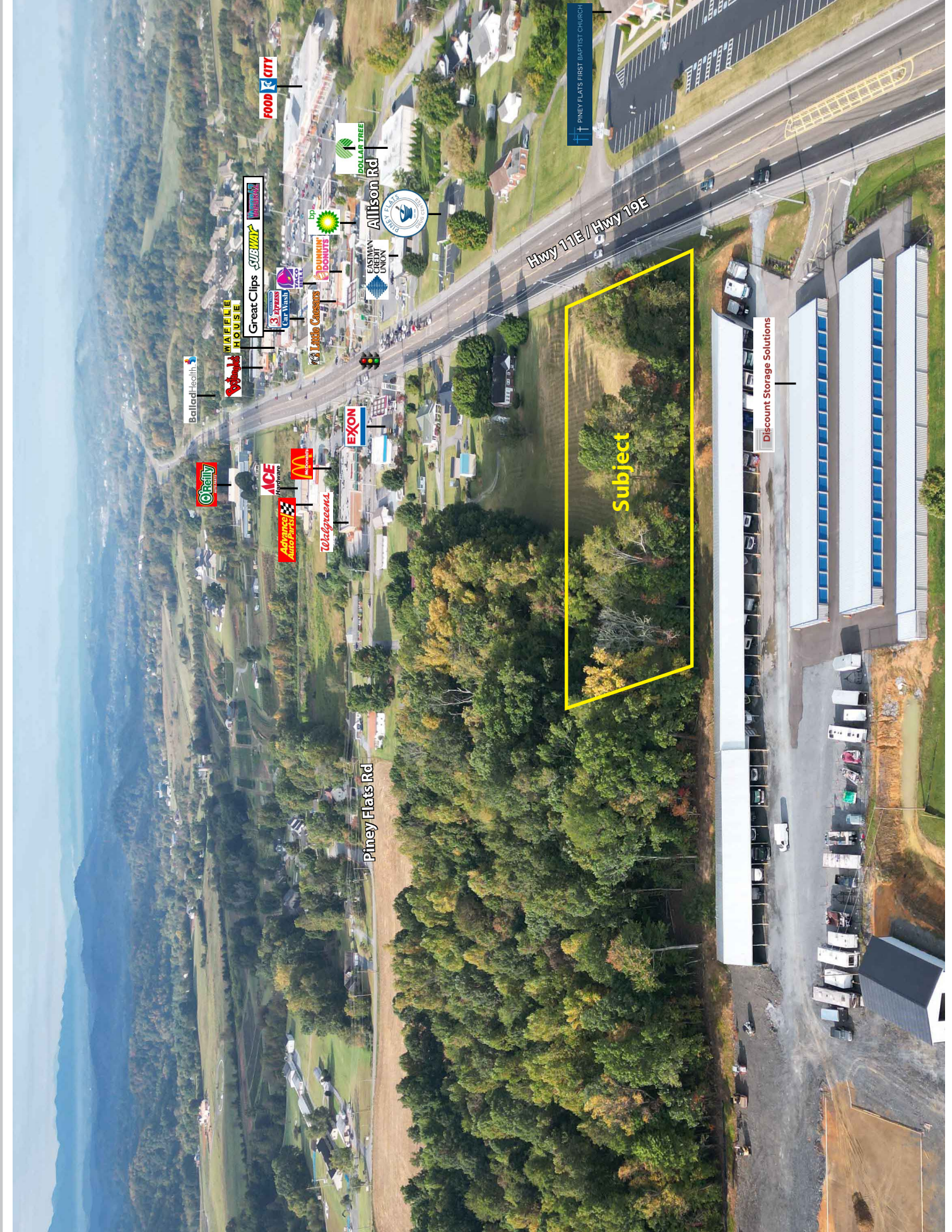
Asbury

Pine Crest

Jonesborough

Dogtown

Hampton



FOOD CITY

PINEY FLATS BAPTIST CHURCH

Hwy 11E / Hwy 19E

DOLLAR TREE

Allison Rd

PINEY FLATS BAPTIST CHURCH

EASTMAN UNION

EXXON

Ballard Health

Waffle House

Great Clips

Subway

Dunkin' Donuts

Little Caesars

ACE Hardware

McDonald's

Advance Auto Parts

Walgreens

Walgreens

Walgreens

Walgreens

Walgreens

Walgreens

Walgreens

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Walgreens

Piney Flats Rd

Subject

Discount Storage Solutions

Available - 3.36^{+/-} Acres



For marketing purposes only.
Buyer to verify all information.



MITCH COX
REALTOR, INC.

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