



JASON MITCHEM
Land Agent

OFFERING MEMORANDUM

51.7 Acres | Prime Development Opportunity

2188 Highway 75 | Blountville, TN



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Executive Summary

51.7 Acres | Prime Development Opportunity with Existing Improvements

This 51.7-acre tract presents a rare opportunity to acquire a large, contiguous parcel with significant development upside in one of the Tri-Cities' most strategically located corridors.

Positioned just minutes from the Tri-Cities Regional Airport and within a 20–25 minute drive to both Johnson City and Bristol, the property offers strong regional connectivity while maintaining the privacy and topography ideal for phased development.

The land features a combination of rolling pasture and elevated build sites, delivering long-range mountain views extending into North Carolina—an increasingly desirable attribute for high-end residential and estate lot development.

Existing Improvements:

±3,600 SF residence, solar-powered cabin, saltwater pool, hay fields.

Development Potential:

Estate lots, boutique residential, or legacy tract strategy.

Location Advantages:

Minutes to Tri-Cities Airport | ~20 min Johnson City | ~24 min Bristol

Investment Summary:

Strong blend of immediate usability, long-term development upside, and regional demand drivers.

Property Boundary Overview



Aerial Map

51.7 +/- Acres- Aerial Map



Maps Provided By:
surety
SULLIVAN COUNTY GIS DATA MAPPING
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Boundary Center: 36° 29' 41.17, -82° 24' 46.46

0ft 756ft 1513ft



**Sullivan County
Tennessee**

4/21/2026

Zoning & Utilities

Zoning: A-1 Agricultural (to be verified). Suitable for residential subdivision subject to approvals.

Water: Available near Hwy 75 (verify).

Sewer: Septic required.

Electric: On-site (2x 200-amp).

Internet: Available (verify).

Disclaimer

All information deemed reliable but not guaranteed. Buyer to verify all development feasibility.