

BRISTOL HIGHWAY COMMERCIAL LAND

14.675 Acres | Zoned B-4 | Johnson City Motor Mile



Seize the opportunity to develop on a prominent 14.675-acre parcel located directly on Bristol Highway, Johnson City's renowned Motor Mile. This B-4 zoned property offers exceptional visibility and accessibility, with over 16,000 vehicles (AADT) passing by each workday - ideal for businesses looking to capitalize on high-volume exposure.

Located in Johnson City, a dynamic economic hub in Northeast Tennessee, this property benefits from a robust local economy. The city is home to East Tennessee State University and a thriving medical corridor, contributing to a steady population growth and a skilled workforce.

Why Tennessee? Tennessee offers a business-friendly environment with no state income tax, competitive utility rates, and a supportive regulatory climate. These factors, combined with Johnson City's strategic location and economic vitality, make this property an ideal choice for commercial development.

The replat shows the combining of the two parcels. The replat IS RECORDED at the courthouse. Tax IDs can be combined post closing by buyer.

Highlights

- Located on Johnson City's Motor Mile
- Over 16,000 AADT (Annual Average Daily Traffic)
- 9 minutes to I-26, 15 minutes to I-81
- Surrounded by major retailers & auto dealerships
- Home to East Tennessee State University and Ballad Health
- No State Income Tax in Tennessee



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