

N STATE OF FRANKLIN RD SITE

North State of Franklin Road
Johnson City, TN 37604

Location

Just off N State of Franklin Rd in Food City shopping center

Available for Sale

1.897 acres
\$939,000

Highlights

Strategic location between Johnson City Medical Center and Franklin Woods Community Hospital

Graded with water, sewer & power stubbed to the site

Shared off-site stormwater retention pond

Adjacent to new TownePlace Suites hotel

Easy access to traffic light via Horizon Lane

Zoned B-4 Planned Arterial Business District

Other users in center include Pal's, Freddy's, Petro's, Panda Express and First Citizens Bank

Traffic Counts

N State of Franklin Rd: 27,799 (2025)

Demographics

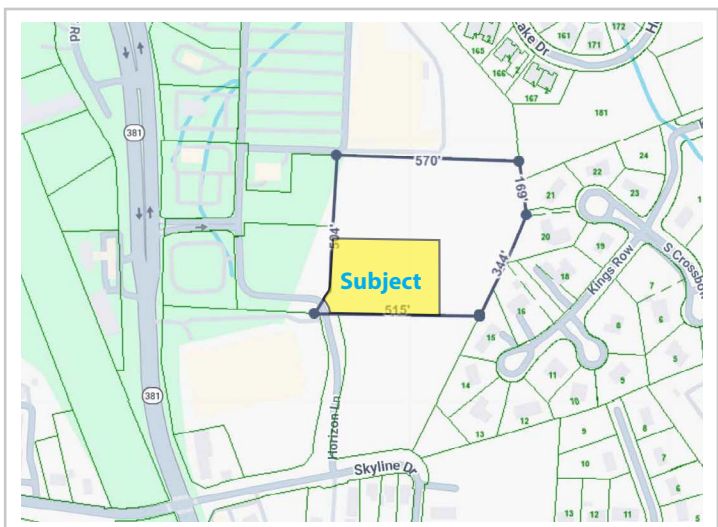
(2025 Est.)	3 mile	5 mile	10 mile
Population	50,558	85,767	164,623
Median HH Income	\$54,698	\$57,226	\$63,124
Median Age	35.8	38.3	41.7

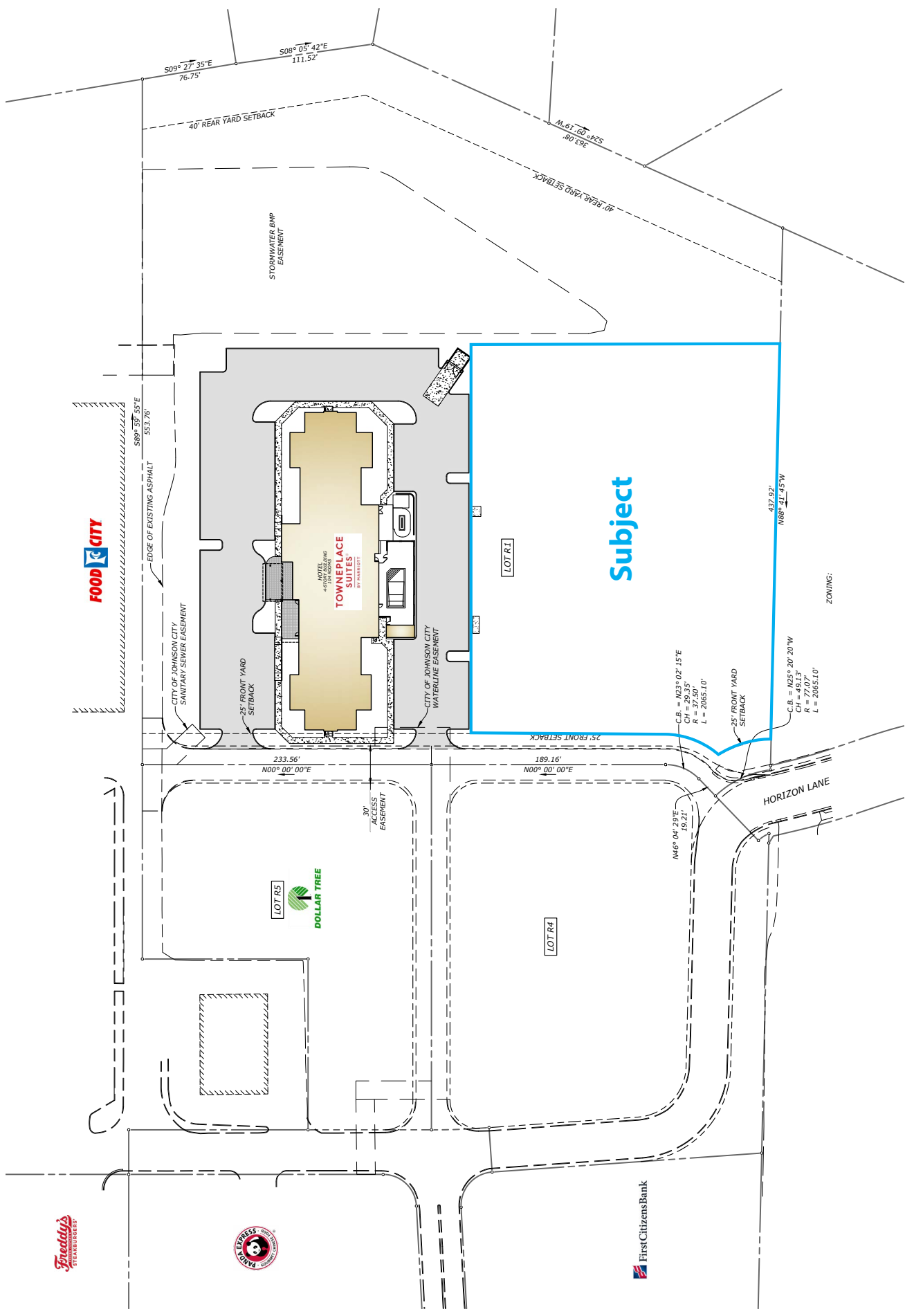
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FOOD CITY

MOTEL
4-STAR WALKING
TOWNEPLACE SUITES
BY PARADOTTI

LOT R1

Subject

LOT R5

DOLLAR TREE

LOT R4

ZONING:

HORIZON LANE



S09° 27' 35" E
76.75'

S08° 05' 42" E
111.52'

M. 61° 60' 42" S
363.08'

40' REAR YARD SETBACK

40' REAR YARD SETBACK

STORMWATER BMP
EASEMENT

EDGE OF EXISTING ASPHALT
S89° 50' 55" E
553.76'

CITY OF JOHNSON CITY
SANITARY SEWER EASEMENT

35' FRONT YARD
SETBACK

CITY OF JOHNSON CITY
WATERLINE EASEMENT

25' FRONT SETBACK

25' FRONT YARD
SETBACK

C.B. = N23° 02' 15" E
CH = 29.35'
L = 2065.10'

C.B. = N25° 20' 20" W
CH = 49.13'
L = 2065.10'

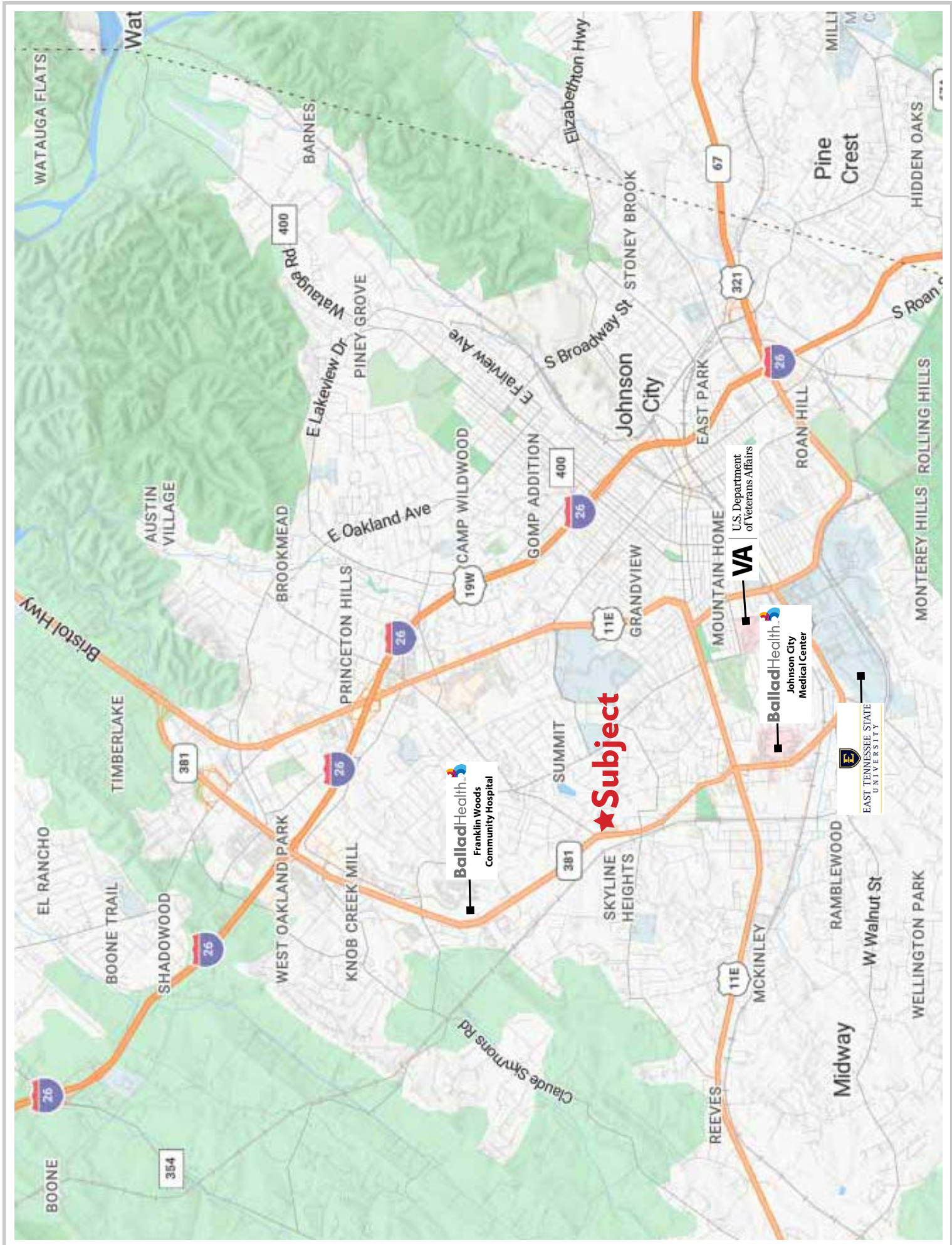
233.56' N00° 00' 00" E

50' ACCESS
EASEMENT

189.16' N00° 00' 00" E

M 66° 04' 20" E
152.24'

HORIZON LANE



★ Subject

BalladHealth
Franklin Woods
Community Hospital

BalladHealth
Johnson City
Medical Center

U.S. Department
of Veterans Affairs
VA

EAST TENNESSEE STATE
UNIVERSITY

