

# Riverfront Flex Building



1837 Netherland Rd. Kingsport, TN 37660

**Sale: \$450,000**

A rare riverside flex opportunity on Kingsport's historic Holston River corridor — a scenic, high-visibility connector between Downtown Kingsport, the Long Island of the Holston, and the western edge of the city. This **±5,537 SF build-out-ready flex building** is positioned to capture year-round Greenbelt, river-recreation, and heritage-tourism traffic, and suits a wide range of uses — from a riverside bar or entertainment / music venue to light industrial, showroom, warehouse, or service-trade headquarters.

**Click Below: Drone Video to Neighboring Riverfront Property**



6 Minutes to Downtown

What makes this property a **rare opportunity** is its frontage on the Holston River's renowned **trout-fishing** waters — inventory that is finite and **effectively irreplaceable**.

Current Picture 2026



Potential Use Rendering



Carson Lee Jones  
**615-212-5524**  
 carson.jones@expcommercial.com



# SBA 10% to 20% Down Payment Options for Purchase

The 504 program is designed for major fixed assets, with 10-, 20-, or **25-year terms**, **up to \$5 million** and the loan amount can exceed \$5 million for certain manufacturing or energy projects.

| <b>1837 Netherland Inn Rd Kingsport, TN 37660</b> |                         |
|---|-------------------------|
| <b>\$450,000</b>                                  | Property Price          |
| <b>\$67,500</b>                                   | <b>15% Down Payment</b> |
| \$382,500   | Loan Amount             |
| 7%  | Loan Interest           |
| <b>\$2,703 Monthly Mortgage</b>                   |                         |

**Disclaimer:** Financing example is for illustrative purposes only and is based on a commercial real estate loan under the SBA 504 program. This property is commercial in nature. Consumer credit protections and disclosures under Regulation Z (Truth in Lending Act) do not apply. Terms are not guaranteed and are subject to lender approval, underwriting, and current market conditions. Consult with a qualified SBA lender or financial advisor for personalized information. Any references to Opportunity Zone benefits are provided for informational purposes only and reflect a general summary of the cited statutes and regulations as written. They are not tax or legal advice, are not a guarantee of any tax treatment or outcome, and do not account for any individual's circumstances. Opportunity Zone provisions carry specific deadlines and conditions and are subject to change by legislation or regulation. Prospective investors should consult their own qualified tax advisor, attorney, and CPA before making any investment decision

*Previous Use Picture*



*Potential Use Rendering*



## **Flex Building (Riverside Bar, Venue, or Industrial)**

The building is a flexible, build-out-ready footprint that supports a wide range of complementary uses, including:

- Riverside bar, **taproom, or beer garden** — paired with the hospitality building as a combined food-and-drink destination
- **Entertainment or live-music venue** — capitalizing on the riverfront patio orientation
- Light industrial — dry, ground-floor square footage for production, fabrication, or assembly
- Showroom — home goods, outdoor recreation, power sports, or specialty trade display.
- Warehouse — inventory, equipment, or vehicle storage on a corridor with rare elevated, non-encumbered footprint
- Headquarters for an HVAC, plumbing, electrical, or other service-based business — with showroom, office, and yard / storage on a single parcel

**Two miles from the confluence of the North and South Forks of the Holston River & 6 minutes to downtown**



Kingsport's steady, measured growth is its quiet advantage. Fast-growing markets like Nashville often **overbuild during boom cycles** and **pay for it in vacancy** spikes. Kingsport doesn't carry that risk. Commercial fundamentals here are unusually tight across every sector — Office at 4.0% vacancy, Retail at 1.5%, and Multifamily at 5.6%, all outperforming national averages.

**Kingsport buying power per dollar of retail rent is 10% to 24% higher than Knoxville, Nashville, and Asheville, NC.**

This metric is critical: rent is ultimately funded by tenant revenue, which is directly tied to the purchasing power of the surrounding population. In Kingsport, that relationship is more favorable.

Kingsport's average retail rents of \$16/sqft support a broad range of tenant categories while preserving healthy operating margins—even for rent-sensitive users such as discount retailers and value-oriented fitness concepts.

The same **construction-cost advantage** that benefits multifamily development holds equally true for retail and remodel work at this location. Kingsport hard costs run meaningfully below peer markets across the board, translating directly into a superior basis and stronger risk-adjusted returns.

**Repositioning** the existing F&B or executing a full **top-to-bottom remodel** can be done at a **fraction** of what the same scope would cost in **Chattanooga, Knoxville, Nashville, or Asheville.**

Carson Lee Jones  
 615-212-5524  
 carson.jones@expcommercial.com



| Multifamily      |                                     |                                      |
|------------------|-------------------------------------|--------------------------------------|
| City             | Cost to Build (\$/sq ft, hard cost) | Cost to Build per Unit (1,000 sq ft) |
| <b>Kingsport</b> | <b>\$175</b>                        | <b>\$175,000</b>                     |
| Chattanooga      | \$200                               | \$200,000                            |
| Knoxville        | \$210                               | \$210,000                            |
| Nashville        | \$245                               | \$245,000                            |
| Asheville, NC    | \$235                               | \$235,000                            |

Most of the property sits above the regulatory floodplain, and the building floors are elevated — giving an owner-operator something genuinely uncommon in a riverfront setting: a turnkey hospitality footprint with a complementary flex building, all on a corridor where most competing sites carry meaningful floodplain encumbrance. Buyer to confirm flood zone designation and base flood elevation with the current FEMA panel.

The dual-address configuration (1833 and 1837) provides built-in flexibility — operate the hospitality building and the flex / industrial building under one roof, separate the two addresses for an owner-user / income-tenant split, or reposition each address with independent branding and entrances. With Planned Village District (PVD) zoning, the site is governed by one of Kingsport’s most flexible mixed-use zoning frameworks, designed specifically to welcome a blend of commercial, office, retail, lodging, live/work, and civic uses in a walkable village pattern.

# \$294M Capital Improvement Plan 2025–2029



## Kingsport, Tennessee Infrastructure & Beautification City Scapes / "Rebuild" Initiatives

Kingsport, Tennessee, is currently undergoing significant infrastructure and beautification efforts aimed at revitalizing its downtown and enhancing public spaces. These projects, often referred to as city scapes or "rebuild" initiatives, focus on modernizing infrastructure while improving aesthetics and quality of life.

### 1. Main Street Rebuild Project

**Scope:** Revitalizing the downtown area from Market Street to Sullivan Street. **Status:** Ongoing for roughly two years. (Picture Above). Replace aging infrastructure, stabilize the road base, enhance the aesthetic appeal of the downtown corridor. Key improvements include new water, sewer, and stormwater lines, utilities moved underground, stamped brick crosswalks, landscaping, and bulb-outs.



### 2. Downtown Public Art & Aesthetic Enhancements

- **Vinyl Wraps:** In June 2024, new vinyl wraps were installed on utility boxes featuring local history (funded by a Tennessee Arts Commission grant).
- **Downtown Master Plan:** Comprehensive plan developed by TSW Design to guide the creation of a vibrant downtown for future generations.

### 3. Other Major City Upgrades

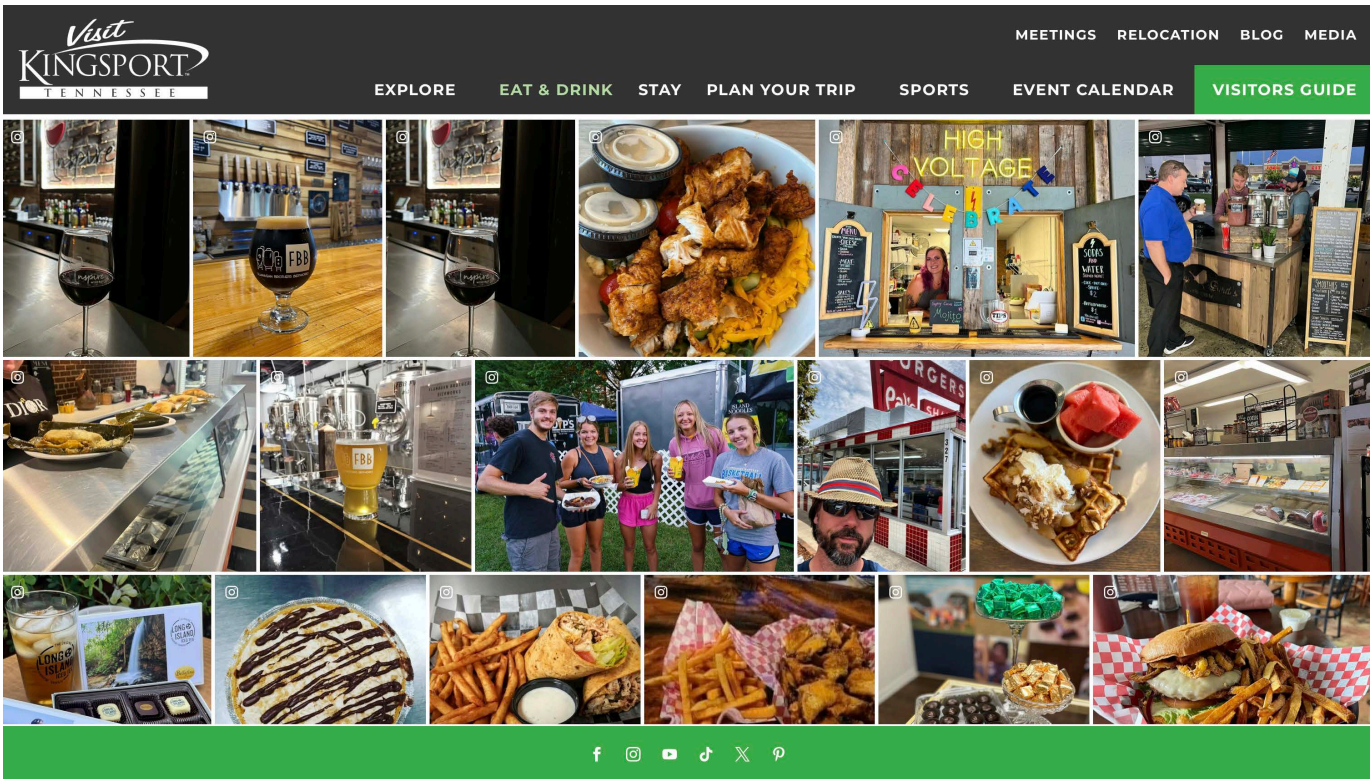
- **Riverwalk Park Expansion:** \$7.8 million grant from the BlueCross BlueShield of Tennessee Foundation to add new amenities along the 11-mile Greenbelt.
- **Bays Mountain Park:** Renovations to update the nature center, expand the gift shop, and restore the observation tower.
- **Street Resurfacing:** \$2.5 million project covering streets including Moreland Drive and Fall Creek Road (expected completion in 2025).
- **Scott Adams Memorial Skatepark:** New, improved skatepark planned for Brickyard Park.

### 4. City Visioning & Future Development

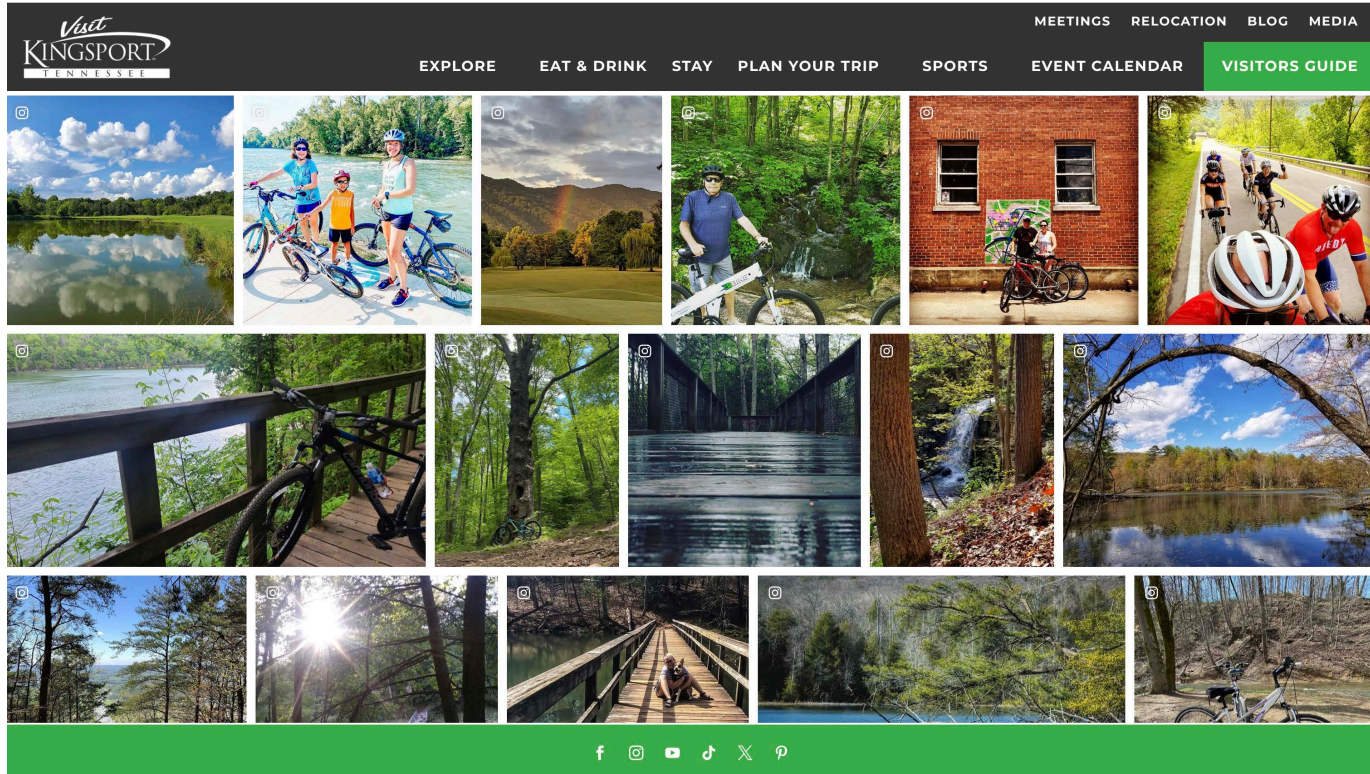
- **"Only Kingsport" Campaign:** Continues to promote the city as the "City of Originals," highlighting unique attractions such as the hand-carved carousel and outdoor adventures.
- **Residential Growth:** Over 1,200 residential permits issued in the last five years, resulting in approximately 2,500 new residential units.
- **Industrial & Commercial Growth:** Includes redevelopment of the Dobyys-Taylor Warehouse and expansion of the IMAX theater at Fort Henry Mall.

**For the most up-to-date information,** visit the City of Kingsport's official engineering project page or the dedicated Main Street Rebuild Project website.

Explore Kingsport, TN dining at <https://visitkingsport.com/eat-drink/>



Discover Kingsport, TN outdoor Activity at <https://visitkingsport.com/explore/category/outdoors/>

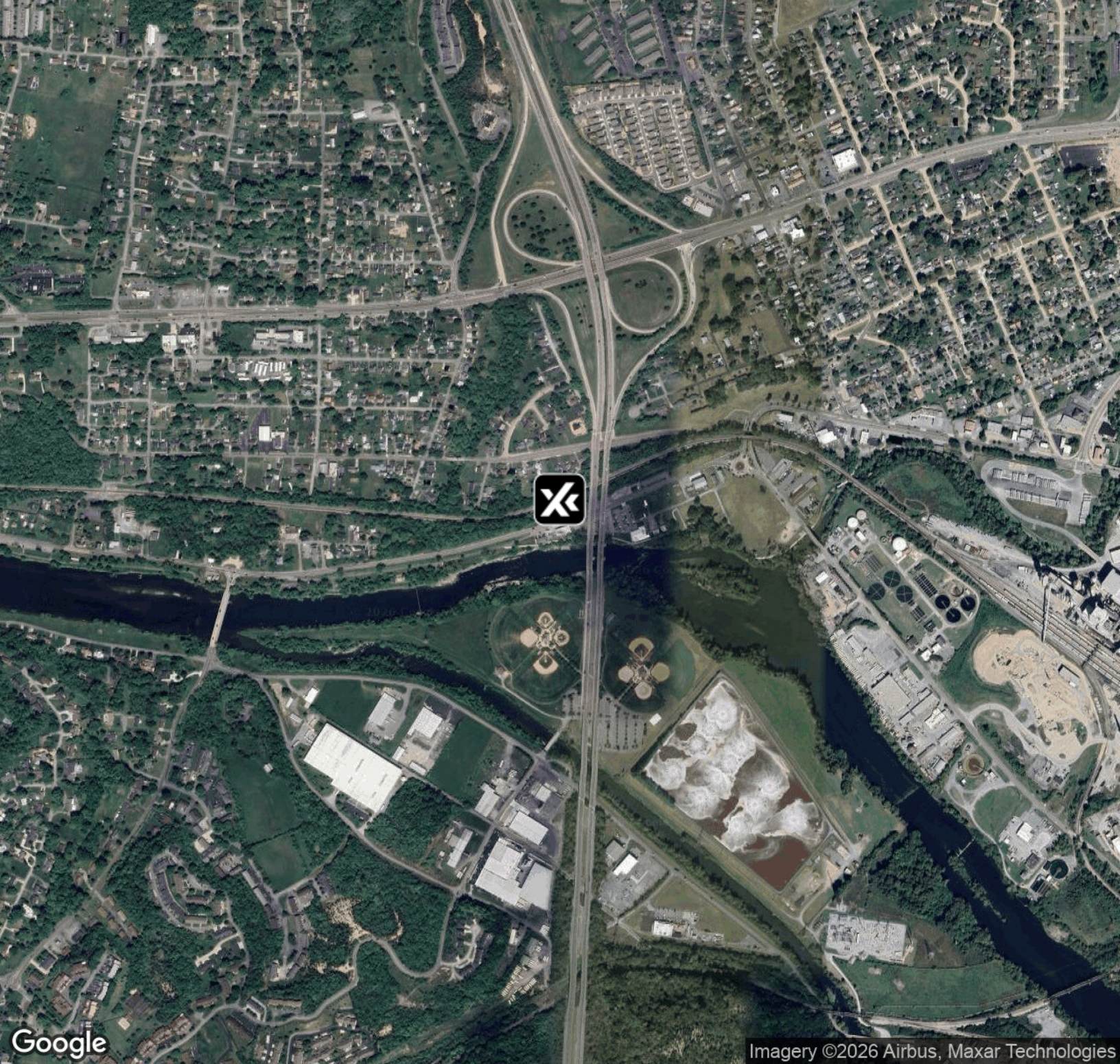


**Dollywood (Pigeon Forge) – roughly 1 hour 34 minutes by car.**  
**Smoky Mountains National Park – North Entrance 90 Miles**

visitkingsport.com is referenced as a third-party resource to help prospective buyers learn more about Kingsport, TN – the city in which this property is located. All images, content, and trademarks on that website are the property of Visit Kingsport and do not depict the listed property. Visit Kingsport is not affiliated with, and does not endorse, this listing.

# Aerial Map

FOR SALE



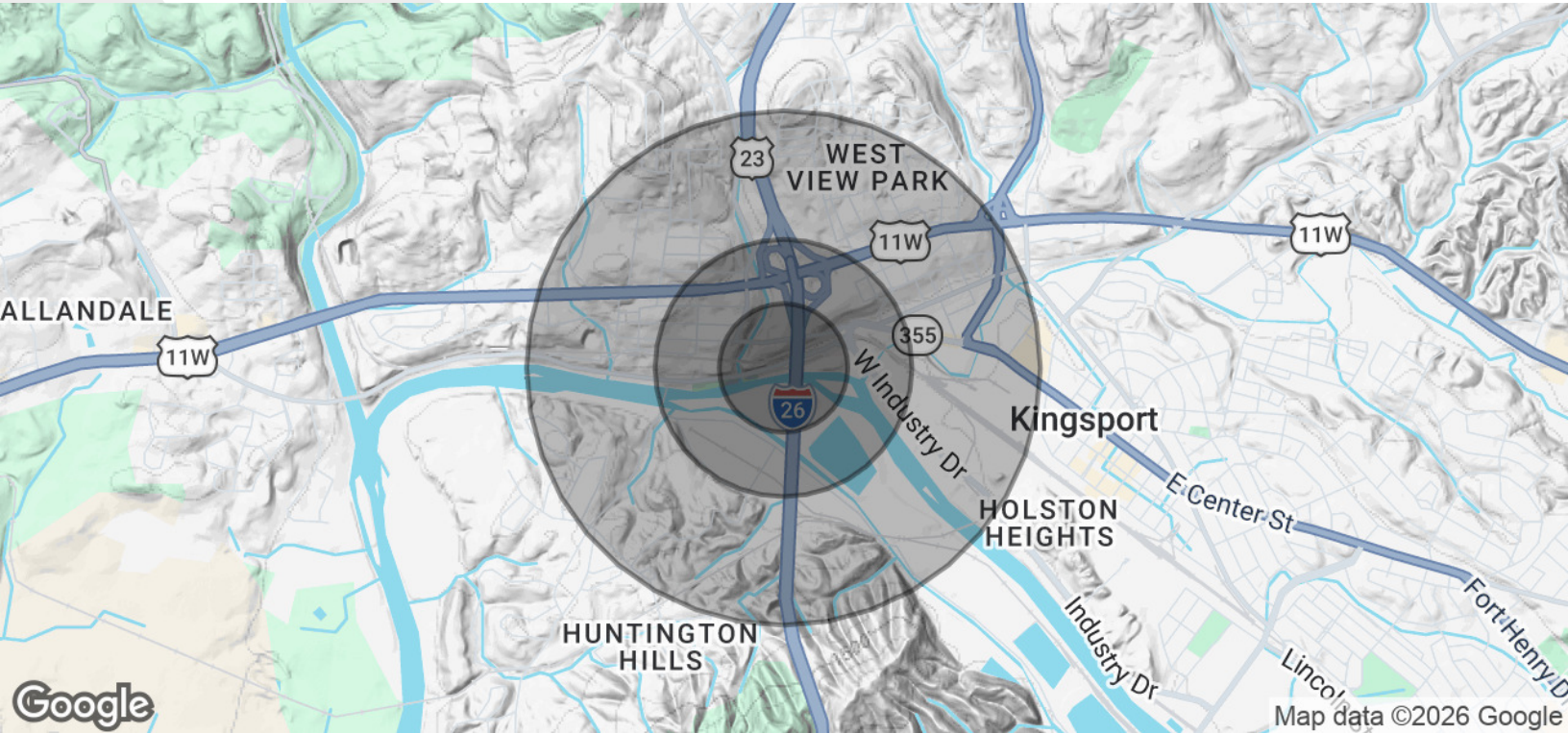
Carson Lee Jones  
615-212-5524  
carson.jones@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Demographics Report

FOR SALE



| POPULATION           | 5 MILES   | 10 MILES  | 20 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 68,168    | 115,655   | 287,747   |
| Average Age          | 43.2      | 44.9      | 44.3      |
| Average Age (Male)   | 42.3      | 43.9      | 42.9      |
| Average Age (Female) | 44.7      | 46.2      | 45.6      |
| HOUSEHOLDS & INCOME  | 5 MILES   | 10 MILES  | 20 MILES  |
| Total Households     | 29,874    | 49,948    | 121,107   |
| # of Persons per HH  | 2.3       | 2.3       | 2.4       |
| Average HH Income    | \$75,345  | \$81,794  | \$77,733  |
| Average House Value  | \$205,833 | \$244,585 | \$248,060 |

2023 American Community Survey (ACS)

Carson Lee Jones  
 615-212-5524  
 carson.jones@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

## Complete Highlights

- **Netherland Inn Road corridor** — Kingsport's historic Holston River frontage road, connecting Downtown Kingsport, the Long Island of the Holston, and the city's western residential and recreational districts
- Adjacent to the historic **Netherland Inn (1818)** and the **Long Island of the Holston** — federally recognized historic and culturally significant sites that anchor year-round visitor and event traffic
- Direct corridor access to the **Kingsport Greenbelt** — a 10-mile riverfront walking, running, and cycling trail driving steady recreational, residential, and tourism traffic past the property
- **Holston River frontage area** — kayaking, tubing, fly fishing, and paddle access immediately adjacent; well suited to a riverside bar, brewery / taproom, café, outfitter, or outdoor-recreation retail concept in the flex building
- **Minutes to Downtown Kingsport** — within ~5 minutes of Broad Street, Church Circle, and the revitalized Central Business District
- **Minutes to Eastman Chemical Company** — one of the largest single-site chemical manufacturing employers in the U.S. and a primary regional demand driver for service, vendor, and worker-facing food and retail
- **Holston Valley Medical Center, Northeast State Community College**, and the ETSU Kingsport academic presence within a short drive — supporting medical, professional, and institutional demand
- **Highway access** — short connection to I-26, linking to I-81 and a day's drive of roughly 70% of the U.S. population; ~14 miles / 21 minutes to Tri-Cities Airport (TRI) with direct service to CLT, ATL, DFW, ORD, MCO/SFB, IAD, PIE, and AZA
- **Drive-by visibility** on a scenic, well-trafficked riverfront corridor used by commuters, tourists, Greenbelt users, and event traffic year-round

## PVD (PLANNED VILLAGE DISTRICT) ZONING — A FLEXIBLE MIXED-USE FRAMEWORK

1837 Netherland Inn Road sits inside one of Kingsport's Planned Village District (PVD) zones, codified at City Code §§ 114-483 through 114-493. Unlike rigid single-use districts, the PVD is intentionally designed under §§ 114-484 and 114-487 to "promote diversity and integration of uses and structures" — explicitly welcoming commercial, office, lodging, live/work, civic, and residential uses inside a single walkable framework.

---

### Carson Lee Jones

615-212-5524 • [carson.jones@expcommercial.com](mailto:carson.jones@expcommercial.com)

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. Information is submitted subject to errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates are for example only and may not represent current or future performance. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

## PVD Zoning — Continued

Permitted principal uses under § 114-487 expressly include:

- Commercial and office uses
- Live/work units (mixed commercial/office and residential under one roof — up to 100% residential allowed within the unit)
- Lodging uses (bed & breakfast, hotel, motel)
- Civic and religious uses
- Residential uses (single-family, two-family, townhouse, multifamily, accessory residence)
- Open space, plazas, greens, and recreational uses

The PVD's § 114-489(5) Schedule of Area Regulations is purpose-built for mixed commercial, office, lodging, and civic build-out, allowing:

- Commercial / Office / Lodging / Civic: minimum lot size 3,500 SF, maximum lot size 43,560 SF (1 acre per use), maximum building height 3½ stories
- Maximum building coverage up to **70%** (commercial / office / lodging / civic)
- Maximum impervious cover up to **90%** — supportive of larger building footprints, parking, and yard storage
- Side and rear setbacks: **0 feet** permitted for office and commercial uses — supporting party-wall and contiguous build-out
- Front yard setback: 5 ft minimum / 10 ft maximum — preserving a walkable streetfront

PVD-permitted uses inside the village center under the § 114-489(6) Schedule of Permitted Uses include neighborhood commercial, general commercial, office, hotel, motel, bed & breakfast, live/work units, townhouses, and multi-family — alongside permitted civic, government, utility, agricultural, and historic uses. Special-exception uses (subject to BZA approval and master-plan amendment) extend the universe further.

For an owner-operator of a flex / industrial building, the PVD framework is one of the most accommodating zoning environments available on the Netherland Inn corridor — particularly given the property's elevated floor. Buyer should confirm specific operational use, any required special exception, and any master-plan amendment needs directly with the City of Kingsport Planning Commission and Zoning Administrator.

### USE CONCEPTS — FLEX, INDUSTRIAL & MIXED-USE

The PVD framework is structured around mixed commercial, office, retail, lodging, and live/work activity. With a build-out-ready flex building on the river corridor, the categories on the following pages illustrate how a buyer can put the building to work. Specific operations and any needed special-exception approvals should be confirmed with the City of Kingsport.

---

#### Carson Lee Jones

615-212-5524 • [carson.jones@expcommercial.com](mailto:carson.jones@expcommercial.com)

eXp Commercial, LLC and its affiliates obtained the information above from sources believed to be reliable but have not verified its accuracy and make no guarantee, warranty, or representation about such information. References to City Code §§ 114-483 through 114-493 are summaries for marketing purposes only and do not constitute a legal opinion or binding interpretation of the Kingsport Code of Ordinances. Buyer to confirm all zoning, permitted, and special-exception uses with the City of Kingsport.

## Putting the Flex Building to Work

### RIVERSIDE BAR, ENTERTAINMENT & MUSIC VENUE

- Riverside bar, taproom, cocktail lounge, or beer garden
- Live-music venue, listening room, or performance stage with riverfront patio
- Entertainment venue — comedy, dueling pianos, trivia, or themed-experience concept
- Private-event and wedding-reception venue on the river corridor

### LIGHT INDUSTRIAL, SHOWROOM & WAREHOUSE

- Light industrial — fabrication, assembly, prototyping, and small-batch production with elevated, dry floor area
- Showroom — flooring, tile, kitchen & bath, appliance, lighting, window/door, cabinet, or millwork
- Warehouse — inventory, equipment, fleet, or finished-goods storage
- Outdoor-recreation, powersports, e-bike, paddle-craft, or RV showroom and accessory shop
- Maker / craft production — woodworking, metal fabrication, ceramics, screen printing, leatherwork — with a retail front
- Climate-controlled secure storage for high-value vehicles, art, wine, or archive collections

### SERVICE-TRADE HEADQUARTERS

- HVAC headquarters — office, dispatch, showroom, parts counter, and secure yard
- Plumbing headquarters — office, showroom, fixtures display, and storage
- Electrical contractor headquarters — office, lighting / fixture showroom, and equipment storage
- Roofing, painting, flooring, or other specialty-trade contractor headquarters with showroom and yard
- General contractor, remodeler, and design-build offices with attached storage and yard
- Landscape, irrigation, hardscape, and outdoor-living contractor headquarters with display yard
- Pest control, lawn care, snow removal, and property-maintenance offices
- Cleaning, restoration, and disaster-recovery offices
- Equipment rental and tool-library storefronts

### MIXED-USE, OFFICE & LIVE/WORK

- Live/work units — PVD-permitted; up to 100% of building floor area may be residential within the unit, with commercial or office use on the remainder
- Creative office, architecture, engineering, design, and marketing studios
- Professional services — law, CPA, financial advisory, real estate, insurance
- Co-working, executive suites, and small-team office condos

## Who This Property Suits

- **Bar, taproom, or live-music operator** — activating the riverfront patio orientation with a riverside bar, venue, or entertainment concept
- **HVAC, plumbing, electrical, or service-trade owner** — seeking a headquarters with showroom, office, and storage on a single river-corridor parcel
- **Specialty retailer or showroom operator** — targeting outdoor-recreation, powersports, or home-goods customers using the Netherland Inn / Greenbelt corridor
- **Maker, craft producer, or small-batch manufacturer** — wanting elevated, dry production square footage with a retail or tasting-room front
- **Investor / repositioner** — pursuing value-add lease-up or live/work mixed-use redevelopment under PVD's flexible framework

## KINGSPORT — AMERICA'S FIRST "MODEL CITY"

Kingsport was purpose-designed as a planned city in the early 20th century, and its pedestrian grid, Church Circle roundabout, civic architecture, and intentional commercial corridors all reflect that early planning DNA. After a period of 20th-century decline, Kingsport — and particularly the Downtown core, the Holston River corridor, and the Netherland Inn / Long Island historic district — has been on a steady upswing, driven by a city-led master plan, private redevelopment, and sustained public infrastructure investment. The result is a market with real momentum: active storefronts, growing residential density, a 10-mile Greenbelt, public art, breweries, restaurants, the 1.8-mile Heritage Trail, and a dense calendar of festivals, markets, and outdoor-recreation programming.

The Netherland Inn corridor sits at the intersection of three of Kingsport's most durable demand drivers: heritage tourism (the Netherland Inn and Long Island of the Holston), outdoor recreation (the Greenbelt and the Holston River), and proximity to the Eastman Chemical workforce — one of the largest single-site industrial employment bases in the southeastern U.S. Together, those drivers underpin the flex opportunity at the heart of this listing.

## INVESTMENT SUMMARY

- **±5,537 SF riverside flex building** on Kingsport's historic Netherland Inn Road / Holston River corridor
- Build-out-ready footprint suited to a riverside bar, entertainment / music venue, light industrial, showroom, warehouse, or HVAC / plumbing / electrical / service-trade headquarters
- Most of the property sits above the regulatory floodplain and the building floor is elevated, supporting full ground-floor hospitality, retail, and storage use (buyer to confirm with current FEMA panel)
- Offered at **\$450,000** as a single-parcel owner-user, investment, or redevelopment opportunity

## Highlights & Snapshot

- Planned Village District (PVD) zoning — one of Kingsport’s most flexible mixed-use frameworks, expressly permitting commercial, office, lodging, live/work, civic, and residential uses
- Up to 70% building coverage and 90% impervious cover allowed for commercial, office, and lodging uses under PVD § 114-489(5)
- 0-foot side and rear setbacks permitted for commercial and office uses — supporting party-wall, contiguous, and yard-utilizing build-out
- Direct corridor exposure to Greenbelt users, heritage-tourism traffic, Holston River recreation, and Eastman / Downtown Kingsport commuter flow
- Offered as a single-parcel opportunity (1837 Netherland Inn Road)

Buyer to verify square footage, lot size, parcel data, zoning conformance, permitted uses for intended operation, FEMA flood zone designation, base flood elevation, and any City of Kingsport incentive-program eligibility directly with Sullivan County, the City of Kingsport Planning Commission, and the City Zoning Administrator.

## PROPERTY SNAPSHOT

|                      |  |
|----------------------|--|
| <b>Address</b>       | 1837 Netherland Inn Road, Kingsport, TN 37660  |
| <b>Sale Price</b>    | <b>\$450,000</b>   |
| <b>Property Type</b> | Flex / Light Industrial / Mixed-Use  |
| <b>Building Use</b>  | Build-out-ready flex building — riverside bar, entertainment / music venue, light industrial, showroom, warehouse, or service-trade headquarters |
| <b>Building Size</b> | ±5,537 SF (built 1930)   |
| <b>Lot Size</b>      | 0.587 ac (Alley & Assoc. Survey 5/13/2024)   |
| <b>Year Built</b>    | 1930   |
| <b>Parcel</b>        | Tax Map 45K “D”, Parcel 006.00 (Sullivan County)   |
| <b>Zoning</b>        | Planned Village District (PVD) — City of Kingsport (Code §§ 114-483 through 114-493)   |
| <b>Flood Status</b>  | Most of the property sits above the regulatory floodplain and the building floor is elevated (buyer to confirm with current FEMA panel)          |
| <b>Frontage</b>      | Direct frontage on Netherland Inn Road — Kingsport’s historic Holston River corridor   |
| <b>Sale Type</b>     | Owner-User, Investment, or Redevelopment   |

### Carson Lee Jones

615-212-5524 • carson.jones@expcommercial.com

All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers should independently verify all square footage, lot dimensions, zoning compliance, PVD master-plan status, permitted and special-exception uses, FEMA flood zone designation, base flood elevation, incentive-program eligibility, and any required licensing with the appropriate authorities and their own professional advisors. References to City Code §§ 114-483 through 114-493 are summaries for marketing purposes only and do not constitute a legal opinion or binding interpretation of the Kingsport Code of Ordinances. For showings and additional information, contact the listing agent.