

N ROAN ST & W MOUNTAIN VIEW RD

100 & 102 West Mountain View Road
Johnson City, TN 37604

Location

Intersection of North Roan Street and West Mountain View Road in North Johnson City

Available for Sale

1 acre
\$195,000

Highlights

Located at a lighted intersection

Adjacent to HobbyTown

Minutes from major retail corridors on N Roan St, Peoples St and N State of Franklin Rd

Johnson City Transit bus stop directly in front of site

Approx. 1 mile from I-26, exit 19

Zoned B-4: Planned Arterial Business District and Corridor Overlay District

Traffic Counts

N Roan St: 15,606 (2022)

Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	28,399	73,683	166,086
Median HH Income	\$75,869	\$56,324	\$57,672
Median Age	46.6	41.1	42.5

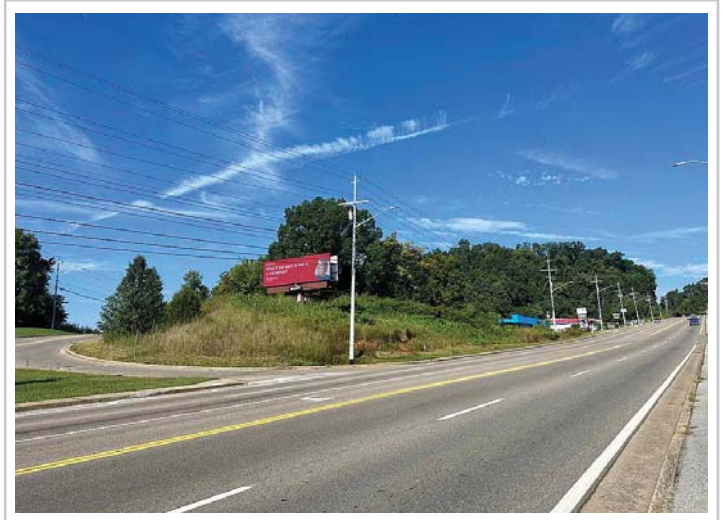
Contact

Shannon K. Castillo

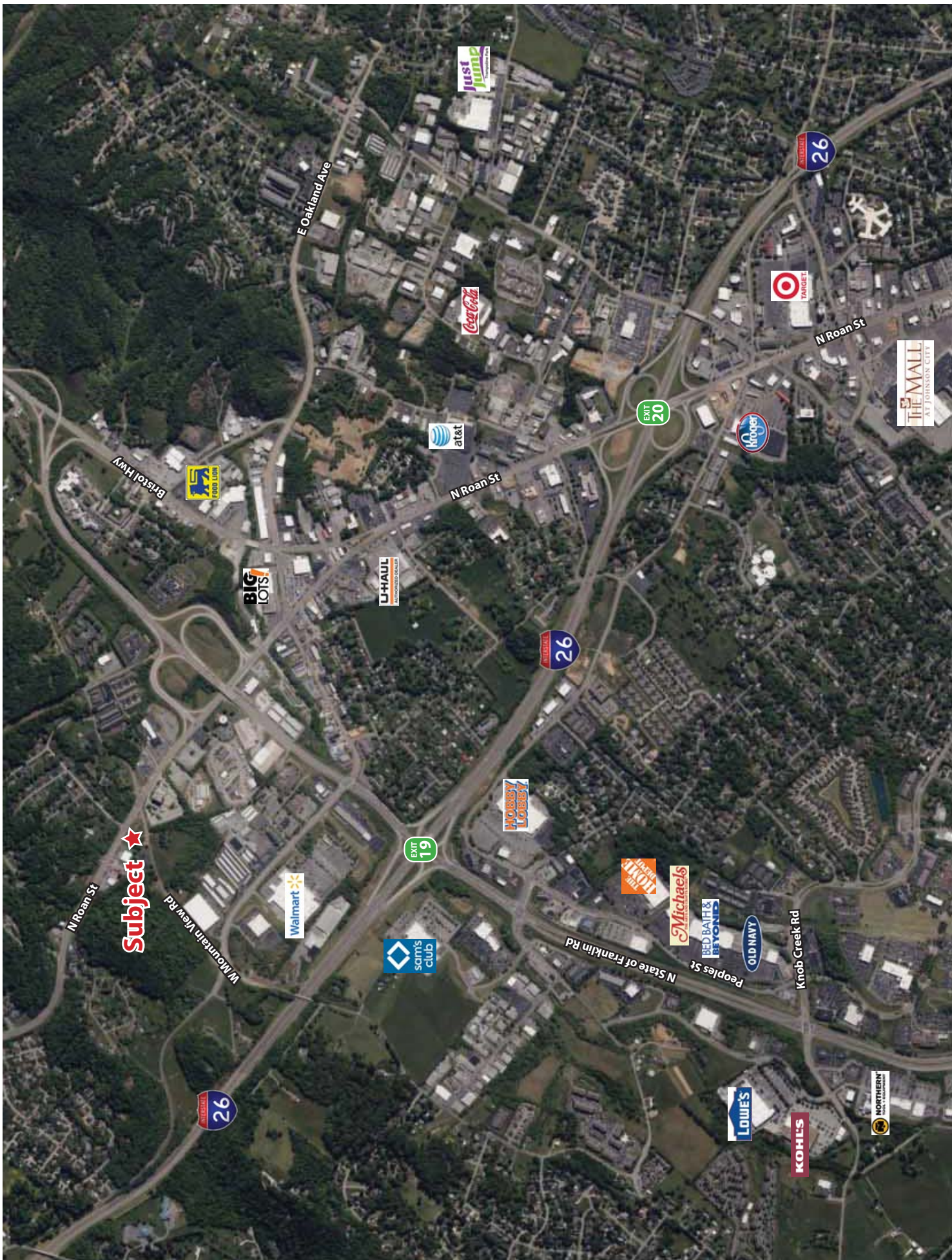
Affiliate Broker

shannon@mitchcox.com

📞 423-282-6582 | 📠 423-282-5903
www.mitchcox.com



MITCH COX
REALTOR, INC.



Subject ★

N Roan St

Mountain View Rd

Briscol Hwy

E Oakland Ave

N Roan St

N Roan St

26

EXIT 20

EXIT 19

HOBBY LOBBY

BIG LOTS

U-HAUL

at&t

FOOD LION

just jump

Coca-Cola

TARGET

LOWE'S

KOHL'S

NORTHERN

OLD NAVY

PEED BAIT & BEYOND

Michaels

Home Depot

sam's club

Walmart

N State of Franklin Rd

Knob Creek rd

Peoples St

THE MALL AT JOHNSON CITY



COURSE	BEARING	DISTANCE
1	S 81°03' 04" W	2.33'
2	S 78°44' 47" W	76.75'
3	S 75°31' 12" W	16.04'

CURVE	RADIUS	ARC LENGTH
2	954.25'	76.77'



SURVEY OF THE CHARLES F. LARIMER ET AL PROPERTY
 ON MOUNTAIN VIEW ROAD IN JOHNSON CITY, TENNESSEE
 FOR: RICHARD DRUMMOND
 DISTRICT: 10TH
 COUNTY: WASHINGTON
 STATE: TENNESSEE
 DATE: 09-27-17
 SCALE: 1"=50'
 DRAWING: DRUMMONDTNVIEWSET09-27-17.SCI
 DRAWN BY: MJS

NOTES:
 CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF
 PRECISION OF THE UNADJUSTED SURVEY IS 10,000 OR BETTER AS SHOWN.
 THIS SURVEY IS IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM
 STANDARDS OF PRACTICE.

HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST
 ACCURATE AND/OR THE PROPERTY OWNER AND THAT THIS SURVEY IS CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS
 AND FOUND THAT THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD
 ZONE. THE FLOOD INSURANCE RATE MAP IS EFFECTIVE
 DATE: SEPTEMBER 29, 2006 FOR WASHINGTON COUNTY, TENNESSEE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION
 AND IS SUBJECT TO THE FINDINGS THEREOF.

THIS SURVEY SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIVE
 COVENANTS AND OR SERVITUDES EITHER WRITTEN OR UNWRITTEN,
 BUILDING SETBACKS SHALL CONFORM TO LOCAL ZONING REGULATIONS FOR
 FUTURE BUILDINGS OR THE RESTRICTIVE COVENANTS, WHICHEVER IS MORE
 RESTRICTIVE.

THIS PROPERTY MAY BE SUBJECT TO SLOPE AND/OR CONSTRUCTION EASEMENTS
 RELATING TO THE DESIGN OR CONSTRUCTION OF ROAN STREET & MOUNTAIN
 VIEW ROAD PER RECORDED DEEDS.

DEED REFERENCE: ROLL 646 IMAGE 1252, D.B. 347 PG 417, D.B. 312 PG 51
 *THE RECORDED DEEDS FOR THIS PROPERTY DO NOT FORM MATHEMATICALLY
 CLOSED FIGURES.

TAX REFERENCE: TAX MAP 29 PARCEL 96.01, 96.00
 *THIS PROPERTY REFLECTS CONVEYANCE OF PROPERTY TO STATE OF
 TENNESSEE FOR IMPROVEMENT OF S.R. 36 AS RECORDED IN ROLL
 261 IMAGE 2456

PROPERTY ADDRESS: MOUNTAIN VIEW ROAD, JOHNSON CITY, TENNESSEE

LEGEND:

(O)	1/2" REBAR IRON PIN OLD
(N)	1/2" REBAR W/CAP IRON PIN NEW
-X-	FENCE
-C-	CENTER LINE
- - - -	ADJACENT LINE
OHET	OVERHEAD UTILITY LINES

LYONS SURVEYING COMPANY
 112 INDUSTRIAL ROAD, SUITE 3
 GRAY, TENNESSEE 37615
 PHONE 423-477-2847



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