



PRIME LAND FOR DEVELOPMENT FOR SALE

BOBBY HICKS HWY, JOHNSON CITY, TN 37615



PROPERTY DESCRIPTION

Situated in the heart of Gray, TN, with easy access to highway and Interstate 26, this 42 acre tract of land is tailor-made for a commercial shopping center, housing development and/or an industrial complex. The site features over 760 SF of road frontage on Bobby Hicks Hwy 1 mile away from I-26 and less than 5 miles from the Tri-Cities Airport.

PROPERTY HIGHLIGHTS

- - 42 Acres of Land Primed for Commercial, MultiFamily
- - Located 5 miles from the Tri-Cities Airport
- - 1 mile from Food City and Retail \Outlets
- - Approximately 775 ft of Road Frontage

CHASE ROSWALL

Acquisitions, Leasing, Development
423.612.2576
chaser@ira-realty.com

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	41.58 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,686	17,917	73,882
Total Population	16,350	39,205	155,562
Average HH Income	\$64,223	\$73,112	\$66,704





RETAILER MAP

BOBBY HICKS HWY, JOHNSON CITY, TN 37615



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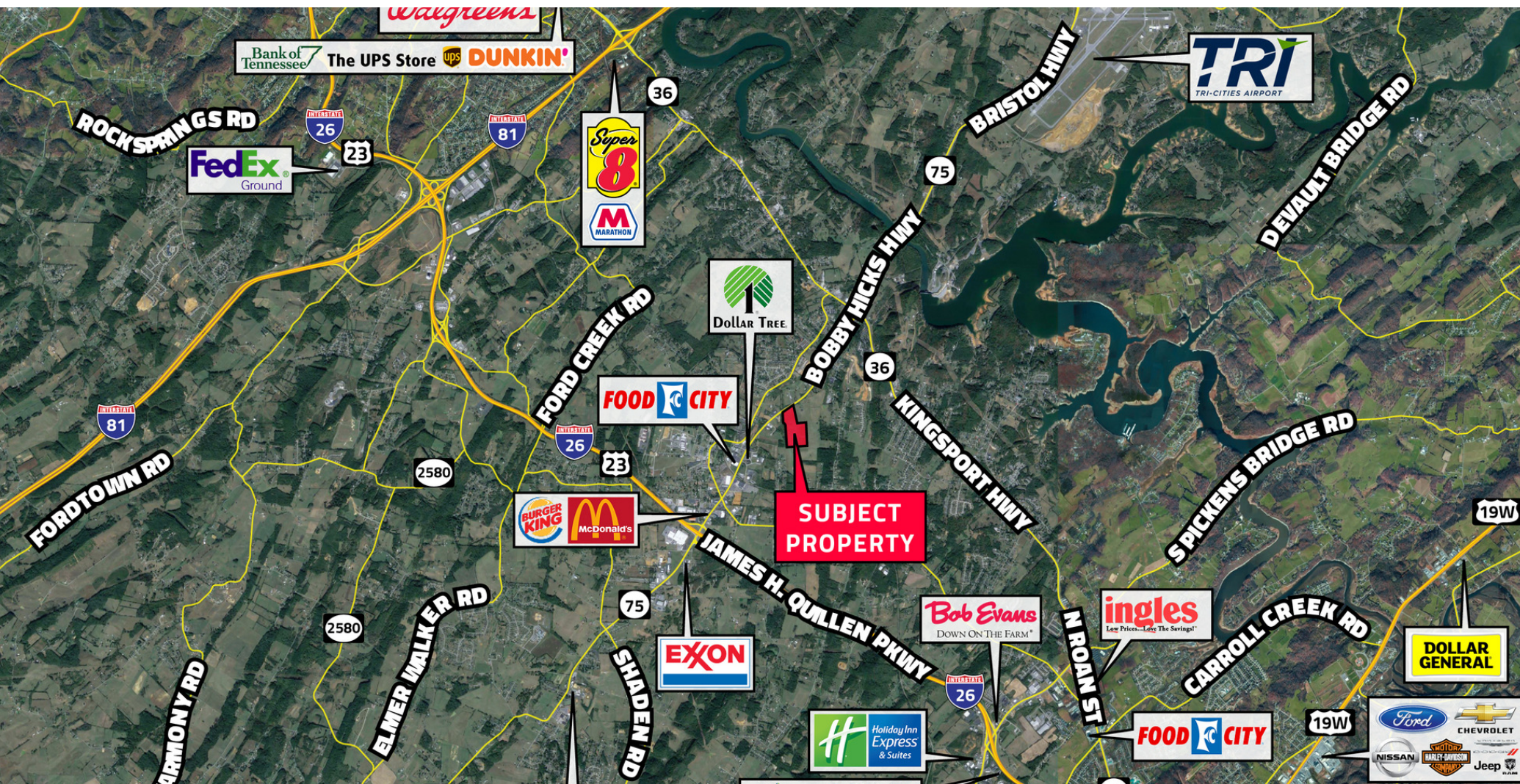
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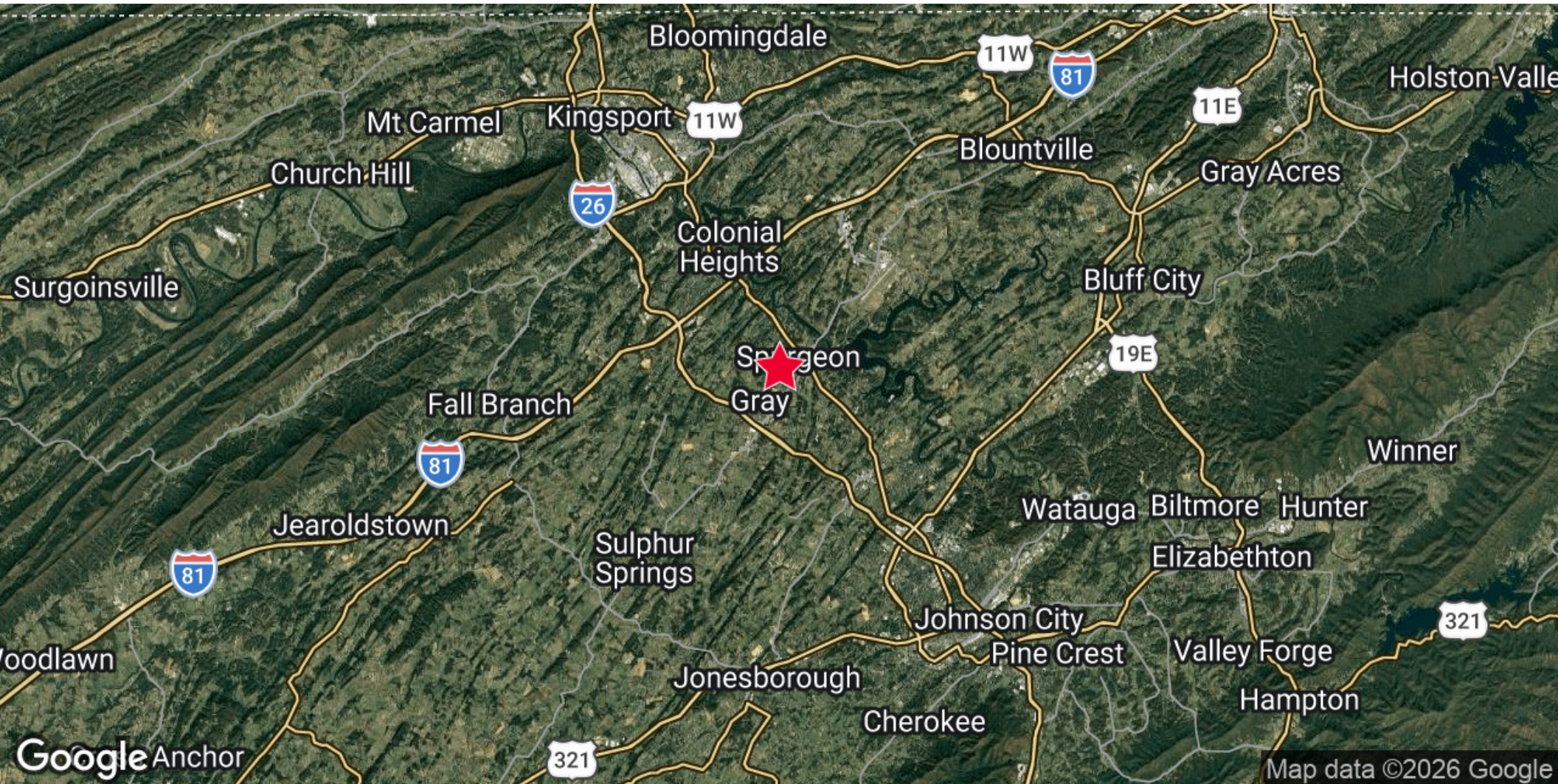
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LOCATION MAP

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ADDITIONAL PHOTOS

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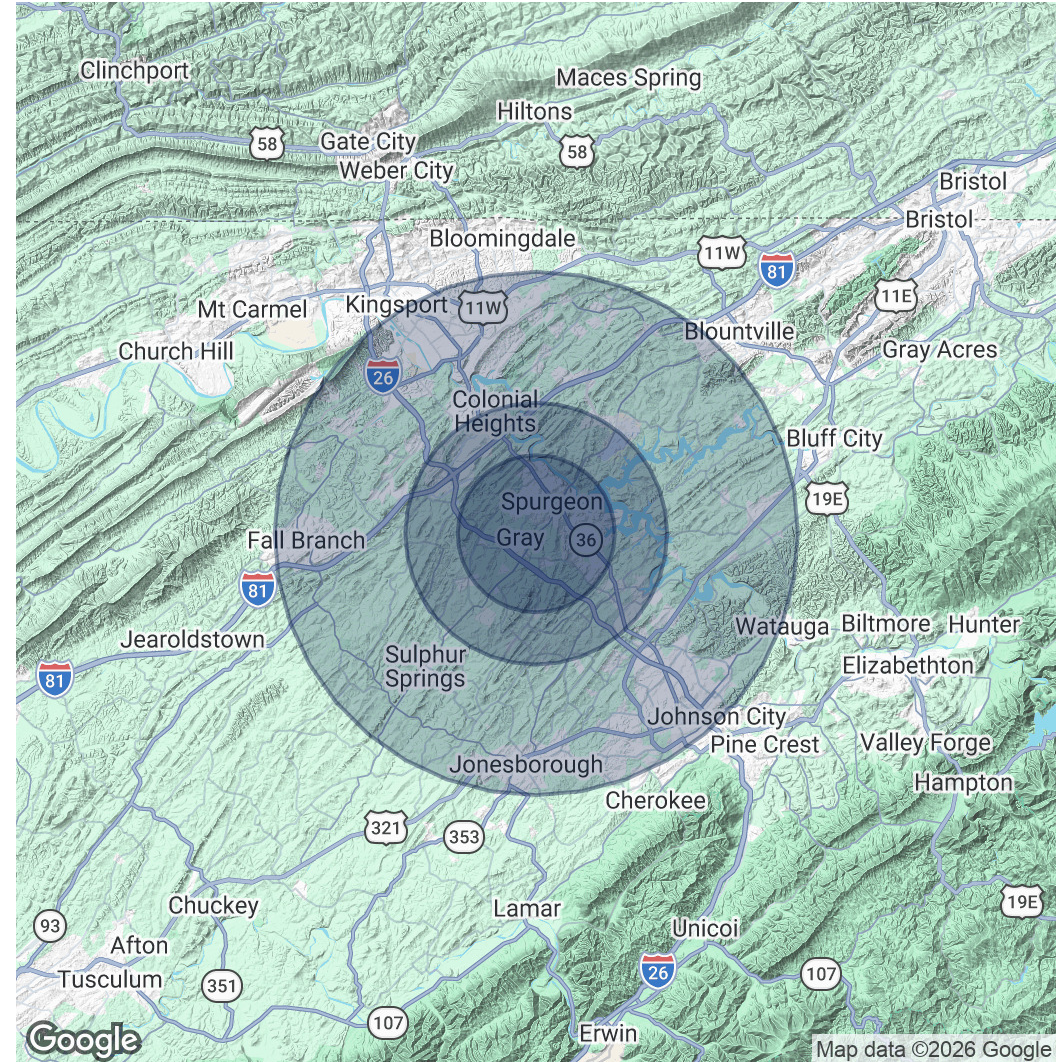
DEMOGRAPHICS

BOBBY HICKS HWY, JOHNSON CITY, TN 37615

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,350	39,205	155,562
Average Age	45.9	45.0	43.4
Average Age (Male)	43.2	43.8	41.2
Average Age (Female)	47.1	44.8	44.8

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,686	17,917	73,882
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$64,223	\$73,112	\$66,704
Average House Value	\$188,094	\$213,865	\$183,666

2020 American Community Survey (ACS)



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