

ERWIN LAND AT I-26, EXIT 37

701 Jonesborough Road
Erwin, TN 37650

Location

Just off I-26, exit 37, at the intersection of Jonesborough Rd and N Buffalo St in Erwin

Available for Sale

0.76 acre lot
\$150,000

Highlights

- Adjacent to I-26, exit 37 ramp
- Located in a Certified Economic Opportunity Zone
- Highly visible from I-26
- Partially paved and fenced
- Adjacent to Super 8 by Wyndham
- 0.2 miles from Food City
- Zoned B-2, Arterial Business District

Traffic Counts

I-26: 19,446 (2022)
Jonesborough Rd: 4,572 (2022)

Demographics

| (2023 Est.) | 3 mile | 5 mile | 10 mile |
|------------------|----------|----------|----------|
| Population | 10,126 | 13,292 | 42,621 |
| Median HH Income | \$46,250 | \$47,804 | \$53,749 |
| Median Age | 47.7 | 47.5 | 44.9 |

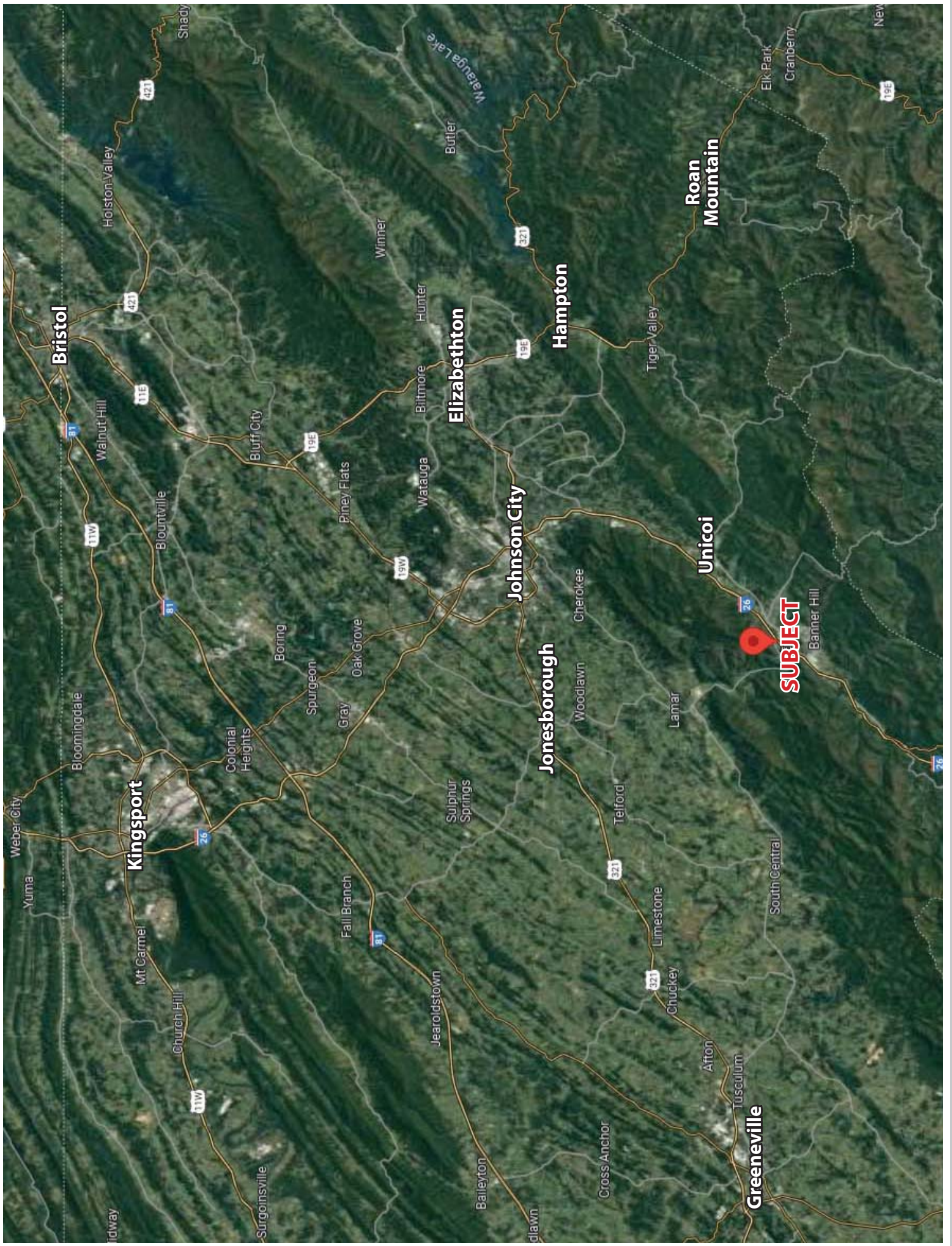
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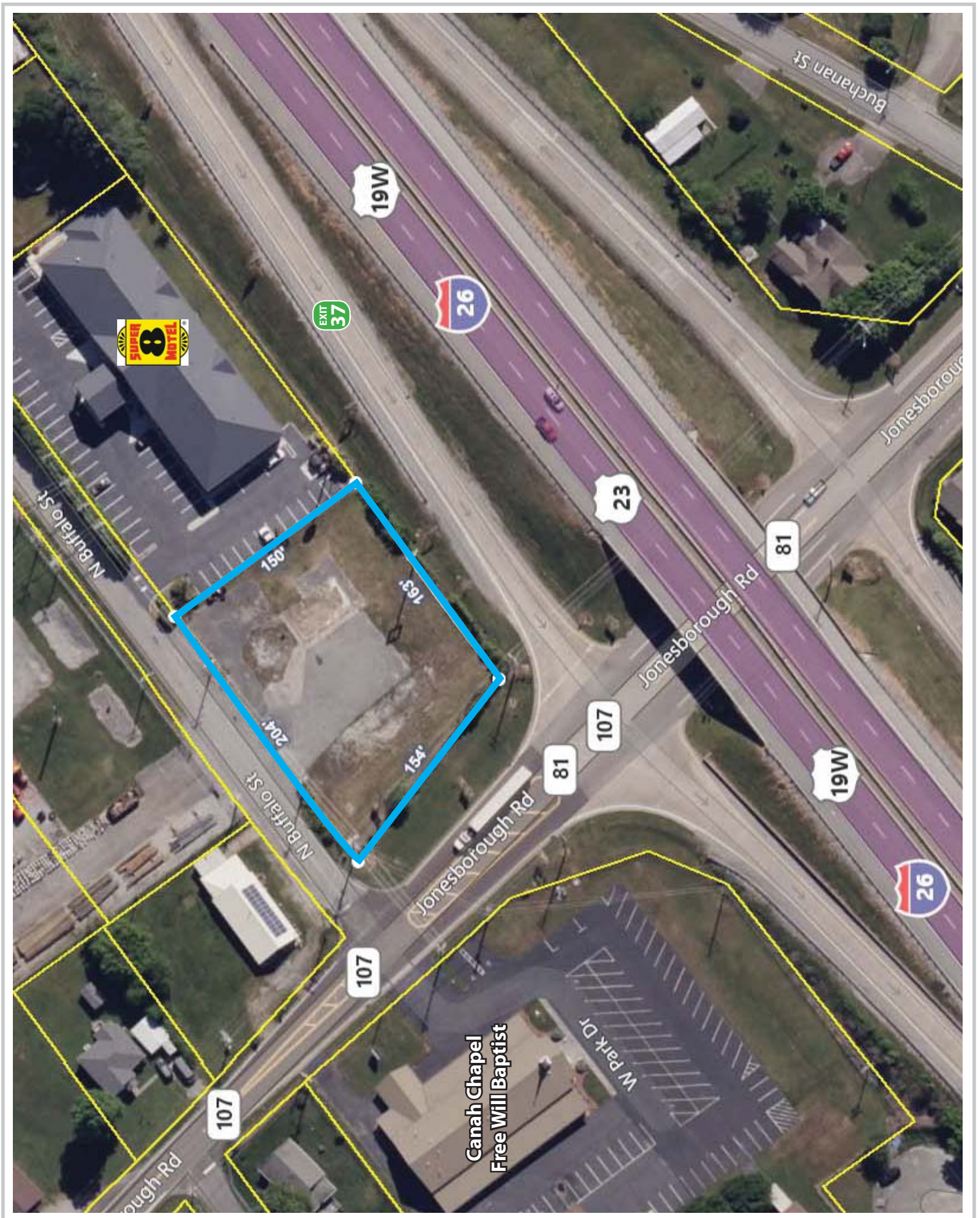
EXIT
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Canah Chapel
Free Will Baptist

Unicoi County
Highway Dept.

INTEGRAL
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