

BOONES CREEK OUTPARCEL

Pinnacle Drive
Johnson City, TN 37615

Location

Just off I-26 on Pinnacle Drive

Boones Creek Area in North Johnson City

Available for Sale

0.55 acre

Highlights

Rapidly growing area of Johnson City

Site is visible from I-26

Just off exit 17 behind Cracker Barrel

Some grade work already done

Zoned B-4

Traffic Counts

I-26: 60,486 (2017)

Boones Creek Road: 20,188 (2017)

Demographics

(2018 Est.)	3 mile	5 mile	10 mile
Population	20,929	54,424	155,454
Median HH Income	\$64,352	\$54,234	\$47,848
Median Age	43.9	44.0	42.1

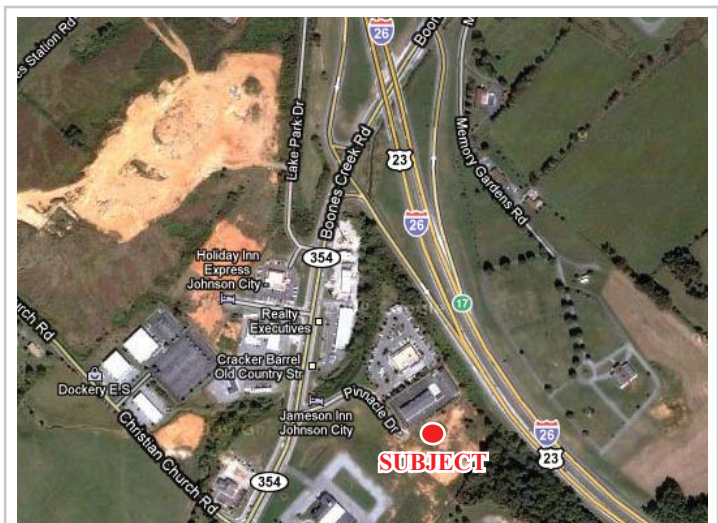
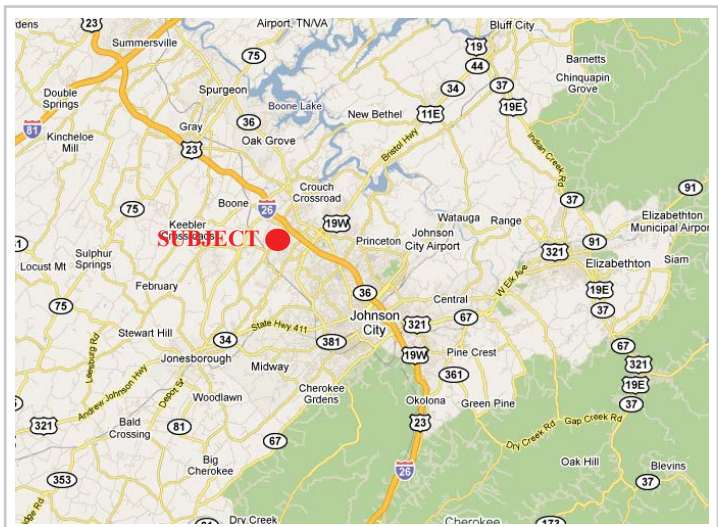
Contact

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☎ 423-282-6582 | ☎ 423-282-5903
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Owner/Agent





INTERSTATE 26

EXIT 17

WOODSPRING SUITES

QUALITY INN

Backyard Buffet



Subject

Pinnacle Dr

Wendy's

SCOTCHMAN

Pella

REALTY EXECUTIVES

PRO STYLE

LeaderOne

Domino's

CHANGES Edward Jones

SANITARY SUPPLY

Shell

SUBWAY

WAFLE HOUSE

EVANS & EVANS Real Estate Auction

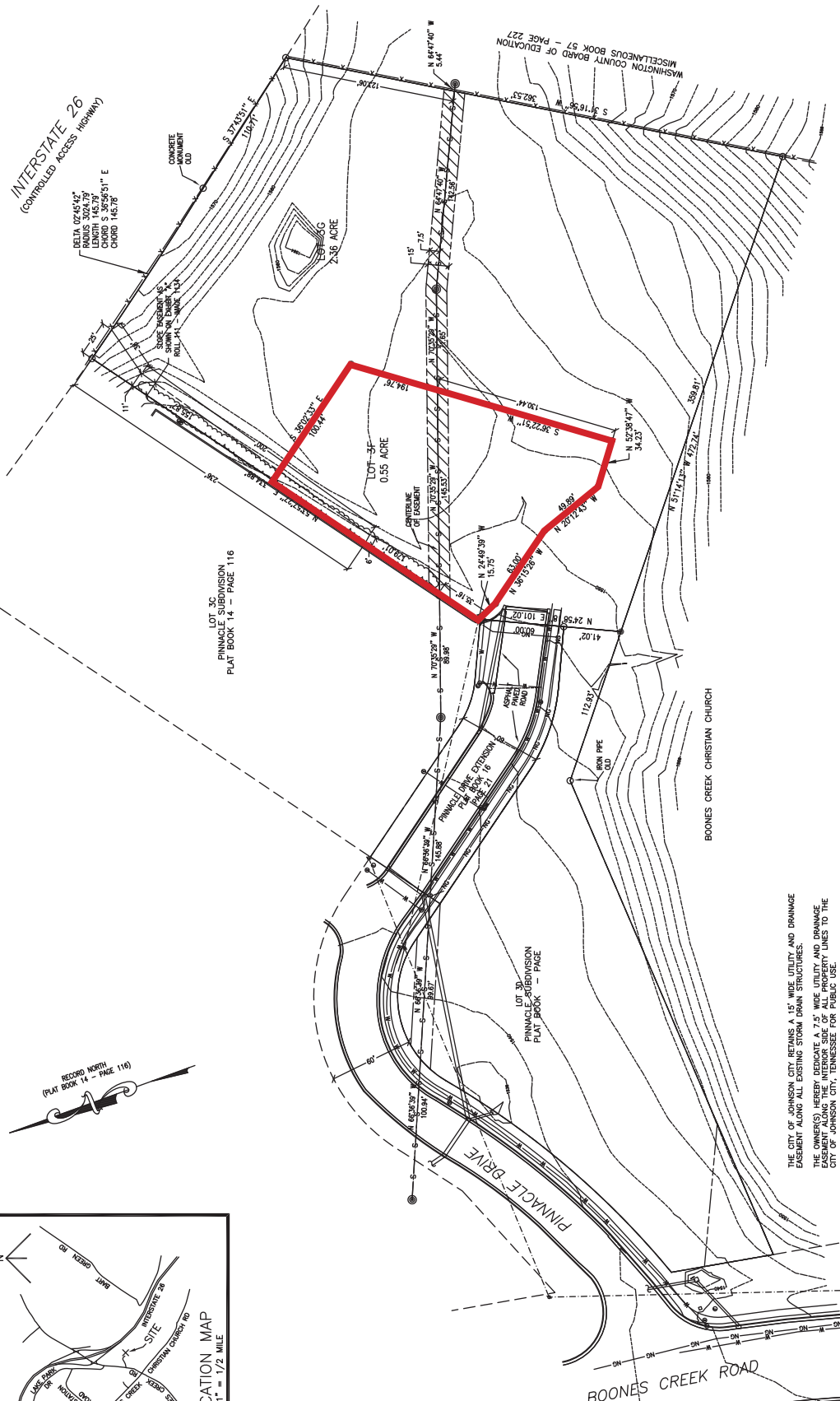
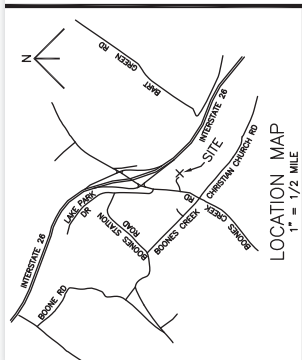
Holiday Inn Express

FreeService Tire Company, Inc.

first Community Bank

Bones Creek Rd

U.S. UNIVERSAL SOLUTIONS



THE CITY OF JOHNSON CITY RETAINS A 15' WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL EXISTING STORM DRAIN STRUCTURES.

THE OWNER(S) HEREBY DEDICATE A 7.5' WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL EXISTING UTILITY LINES TO THE CITY OF JOHNSON CITY, TENNESSEE FOR PUBLIC USE.

SURVEY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN, DEED REFERENCES ARE BASED ON INFORMATION OBTAINED IN THE COUNTY TAX ASSESSOR'S OFFICE.

PROPERTY SUBJECT TO ANY EXACT LOCATION OF COUNTY, CITY OR STATE PROPERTY OR ZONING.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THE SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A FLOOD HAZARD ZONE BY THE FEDERAL FLOOD INSURANCE RATE MAPS RECEIVED BY ME AS OF THIS DATE.

DATE OF SURVEY: 17th SEPTEMBER 2008

THE SUBJECT PROPERTY DOES NOT CONTAIN VISIBLE SINKHOLES. THE ZONING ORDINANCE OF JOHNSON CITY DEFINES ALL SINKHOLES TO HAVE A DEPTH OF 12 INCHES OR MORE. THE SURVEY DOES NOT IDENTIFY ANY SINKHOLES OR INDICATES DEVELOPMENT ALLOWING OR DRAINING TO A SINKHOLE.

- LEGEND**
- IRON ROD OLD (UNLESS OTHERWISE NOTED)
 - IRON ROD NEW
 - CENTER OF MANHOLE COVER
 - /// SANITARY SEWER EASEMENT AS PER

CERTIFICATE OF ACCURACY	CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES	CERTIFICATE OF THE APPROVAL OF WATER AND SEWERAGE SYSTEM	CERTIFICATE OF APPROVAL FOR RECORDING	DIVISION OF LOT 30, PINNACLE SUBDIVISION
I HEREBY CERTIFY THAT THE PLAN, MEASUREMENTS AND DESCRIPTIONS HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON.	I HEREBY CERTIFY THAT THE STREETS AND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LAYED OUT IN ACCORDANCE WITH THE CITY SPECIFICATIONS OR, IF THAT IS NOT THE CASE, WITH THE CITY SPECIFICATIONS AS SHOWN. THE REQUIREMENTS OF THE CITY SPECIFICATIONS AS SHOWN.	I HEREBY CERTIFY THAT THE MEASUREMENTS, PLANS, MEASUREMENTS, AND DESCRIPTIONS HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JOHNSON CITY, TENNESSEE AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTRATION COMMISSION.	I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE MEASUREMENTS AND DESCRIPTIONS HEREON ARE NOT LESS THAN 1:10,000.	JOHNSON CITY REGIONAL PLANNING COMMISSION TOTAL ACRES 2.92 ACRES NEW ROAD 0-0 MILES NEW ROAD 0-0 OWNER JOHN ISAKS SURVEYOR GLENN ALLEN SHELWITT CIVIL DISTRICT 11TH CLOSURE ERROR 1:10,000 SCALE 1" = 50'
REGISTERED SURVEYOR #1542 DATE _____	CITY ENGINEER OR COUNTY ROAD COM. _____ DATE _____	CITY OR COUNTY HEALTH OFFICER OR HIS AUTHORIZED REP. _____ DATE _____	REGIONAL PLANNING COMMISSION SECRETARY _____ DATE _____	REGIONAL PLANNING COMMISSION SECRETARY _____ DATE _____