

BOONES CREEK ROAD LAND

Boones Creek Road
Johnson City, TN 37615

Location

Across from Beef O'Brady's in Boones Creek

Available for Sale

Approx. 3 acres
\$545,000

Highlights

Approx. 0.5 miles from I-26, exit 17

I-26, exit 17 recently renovated

Convenient to several residential neighborhoods

Proximal to several large employers, including ACT, Citi and DialAmerica

Zoned B-4, Planned Arterial Business District with Corridor Overlay (CO) and Regional Retail and Tourism Development District Overlay (RRTD)

Traffic Counts

Boones Creek Rd: 17,414 (2022)
I-26 near Boones Creek Rd: 60,573 (2022)

Demographics

(2023 Est.)	3 mile	5 mile	10 mile
Population	23,470	53,684	166,856
Median HH Income	\$79,076	\$70,980	\$59,589
Median Age	44.7	45.0	42.7

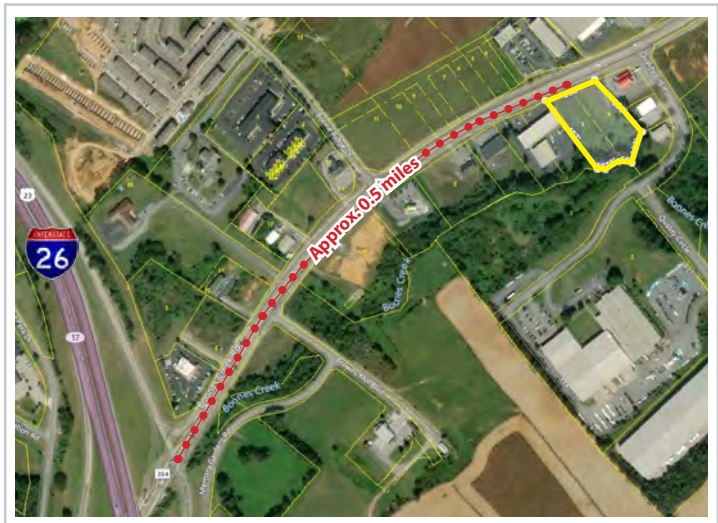
Contact

John Speropulos, CCIM, SIOR
john@mitchcox.com

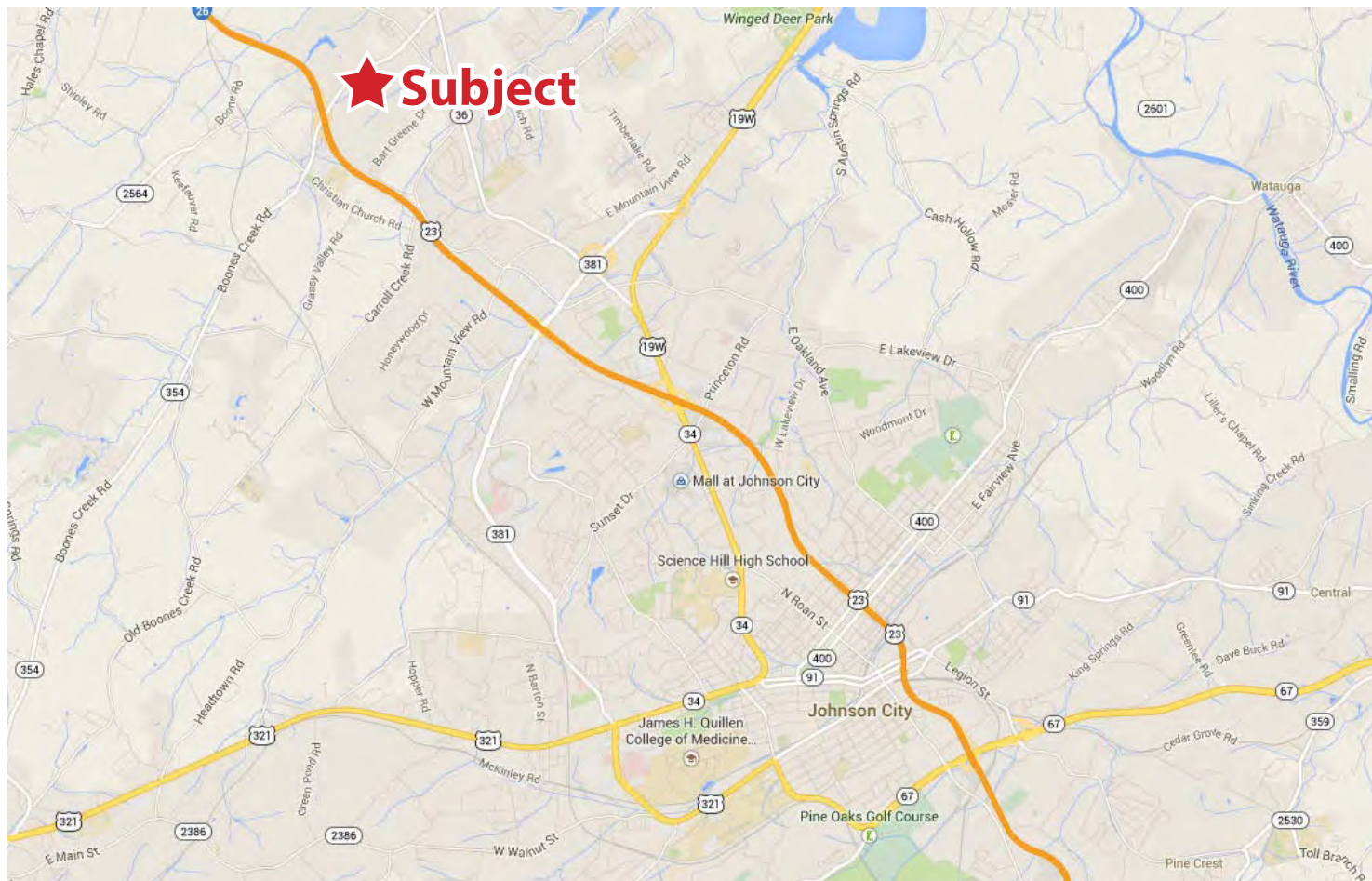
Marc Murphy, CCIM
mmurphy@mitchcox.com

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

Owner/Agent



MITCH COX
REALTOR, INC.





N Roan St

Old Gray Station Rd

Subject

Boones Creek Business Park

Boones Ridge Dr

Exit 26

Exit 17

Zella's

Ingles

McDonald's

FIRST HORIZON

CVS

FOOD CITY

MEADE TRUCK CO

JIAL AMERICA

ACT

MANUFIBERS, INC.

Shoppes at Boones Creek

BOONES CREEK

DERMATOLOGY ASSOCIATES

THE BANK OF MARION

MCB

Bob Evans

Bob Evans

Driver's License Dept

citi

FERGUSON

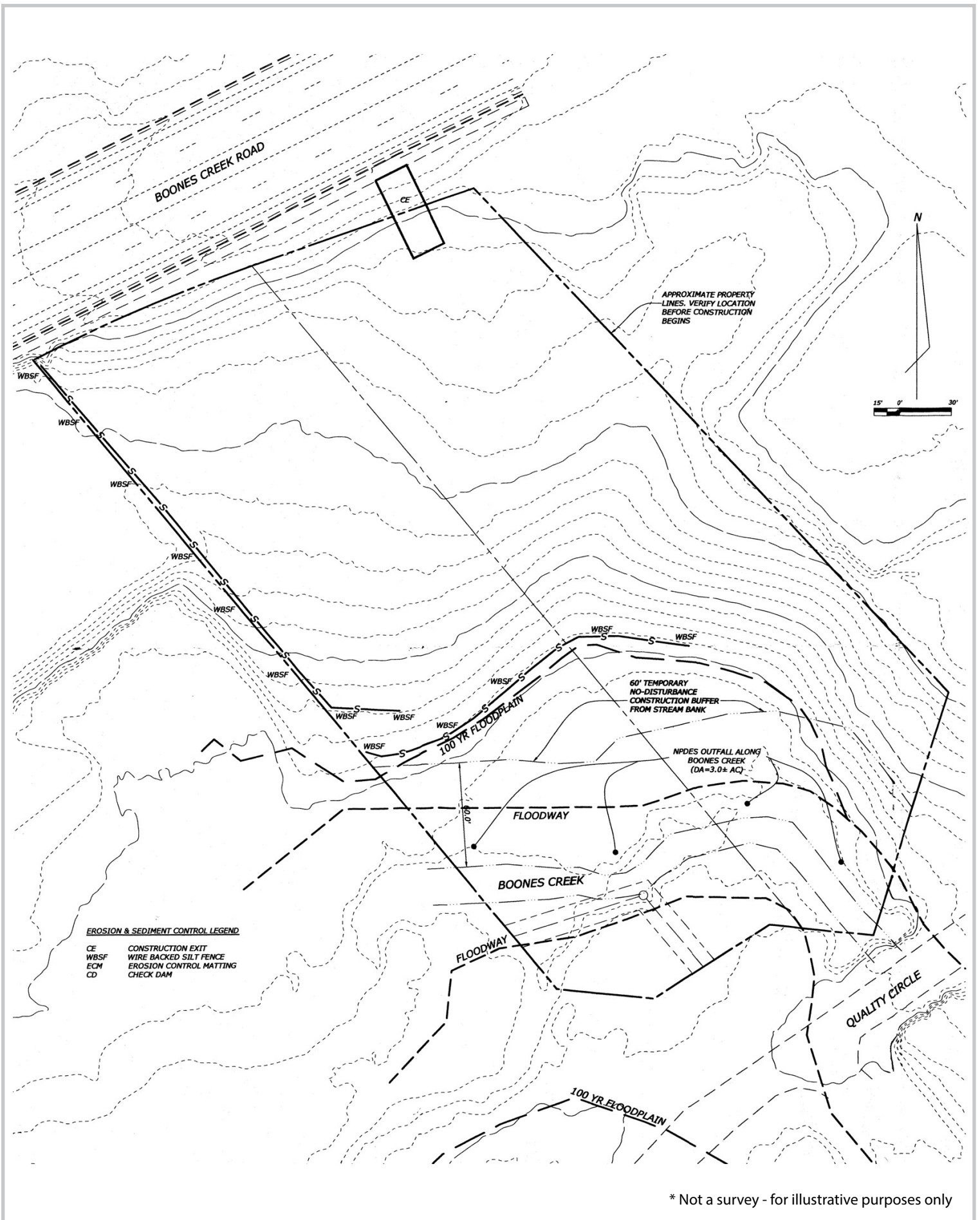
Kroger

Walgreens

H-E-B

Walgreens Express

The Villas at Boones Ridge
251-Unit Apartment Community



MITCH COX
REALTOR, INC.

2304 Silverdale Drive, Suite 200, Johnson City, TN 37601
423-282-6582 (o) 423-282-5903 (f) www.mitchcox.com