

GRAY I-26 EXIT 13 SITE

222 Old Gray Station Road
Johnson City, TN 37615

Location

Just off in-demand I-26, exit 13

Available for Sale

1.8+/- Acres
\$1,125,000

Highlights

Ingress & egress from Bobby Hicks Hwy & Old Gray Station Rd

Highly visible location

Easy access to major lighted intersection

Over 100' of frontage on Bobby Hicks Hwy

Nearly 125' of frontage on Old Gray Station Rd

Existing 4,574+/- SF former bank building on site

Johnson City Water & Sewer at site

Zoned B-3 - General Business District

Traffic Counts

I-26: 65,718 (2024)

Bobby Hicks Hwy: 12,567 (2024)

Demographics

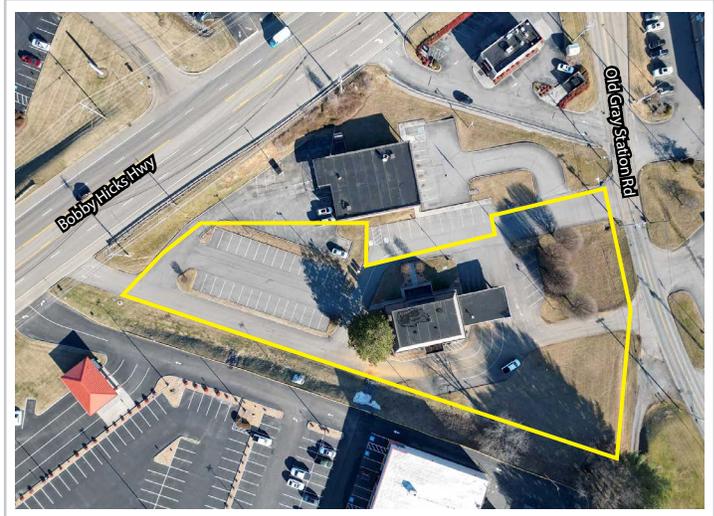
(2025 Est.)	3 mile	5 mile	10 mile
Population	17,384	40,755	173,977
Median HH Income	\$77,598	\$81,337	\$67,390
Median Age	44.0	44.7	42.7

Contact

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Subject

EASTMAN UNION

Advantage Auto Parts

DOLLAR TREE

Frontier Health

Ballad Health

Bank of Tennessee

DUNKIN

AT&T

HOLSTON

BLACKBURN CHILDREN'S & STEGALL, P.L.C.

Ballad Health

ASHLEY

STORAGE

Ballad Health

Wagmans

ACE Hardware

ACE Hardware

DQ

Pizza Hut

SUBWAY

First Bank

WING KING

Shell

ROADRUNNER Markets

McDonald's

Old Gray Station Rd

Bobby Hickory Hwy

FURNITURE ROW

Robinsons

EXIT 13

26

Suncrest Dr

TPI Corporation

26



Station Park at Gray
Townhomes

BLACKBURN CHILDERS
& STEAGALL P.L.C.

Ballad Health

WagYrens

Old Gray Station Rd

UNITED STATES
POSTAL SERVICE

Pizza
Hut

FOOD
CITY

ASHLEY
Professional
STORAGE

DQ

(226 Units)
UNIVERSAL
Gray Station

Old Gray Station Rd

FEDERAL

First Bank
& Trust Company

Bobby Hickory

GAMEFIT

FACE

HOPE
CHURCH

BREWERY



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