

KNOBCREEK/MOUNTAINVIEWLAND

Knob Creek Road & W Mountain View Road
Johnson City, TN 37604

Location

At the intersection of Knob Creek Road and Mountain View Road in North Johnson City

Available for Sale

Approx. 4.094 acres
\$1,125,850

Highlights

New apartments under construction on adjacent parcels

City of Johnson City plans to widen Knob Creek Road

Zoned B4

Proximal to Kohls, Lowes Home Improvement and Haven at Knob Creek (372-unit apartment community)

Convenient to Med Tech Regional Business Park, Franklin Woods Community Hospital and retail corridor on Peoples Street

Approx. 1.5 miles from I-26, exit 19

Traffic Counts

N State of Franklin Rd: 26,758 (2022)

Knob Creek Rd: 7,873 (2022)

I-26 near exit 19: 56,157 (2022)

Demographics

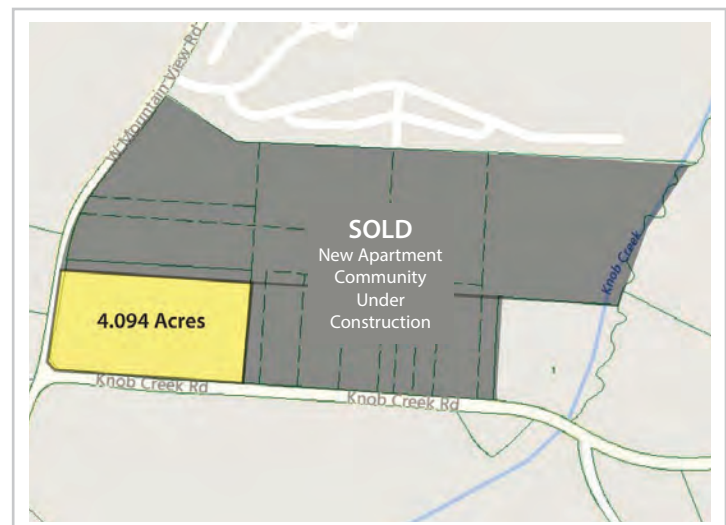
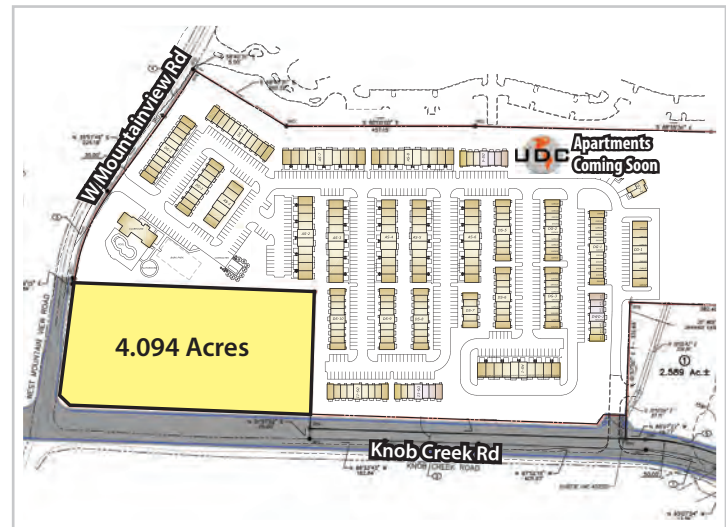
(2023 Est.)	3 mile	5 mile	10 mile
Population	28,333	81,772	157,663
Median HH Income	\$62,152	\$56,758	\$58,488
Median Age	46.0	40.5	42.2

Contact

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LOWIE'S

lanebryant

KIRKLAND'S

KOHL'S

% of DANCE

WHEELER'S
BAGELS
UNIVERSAL
WINE & SPIRITS

THE
CTB

THE HAVEN
AT ALANDS CREEK

UDC Apartments
Coming Soon

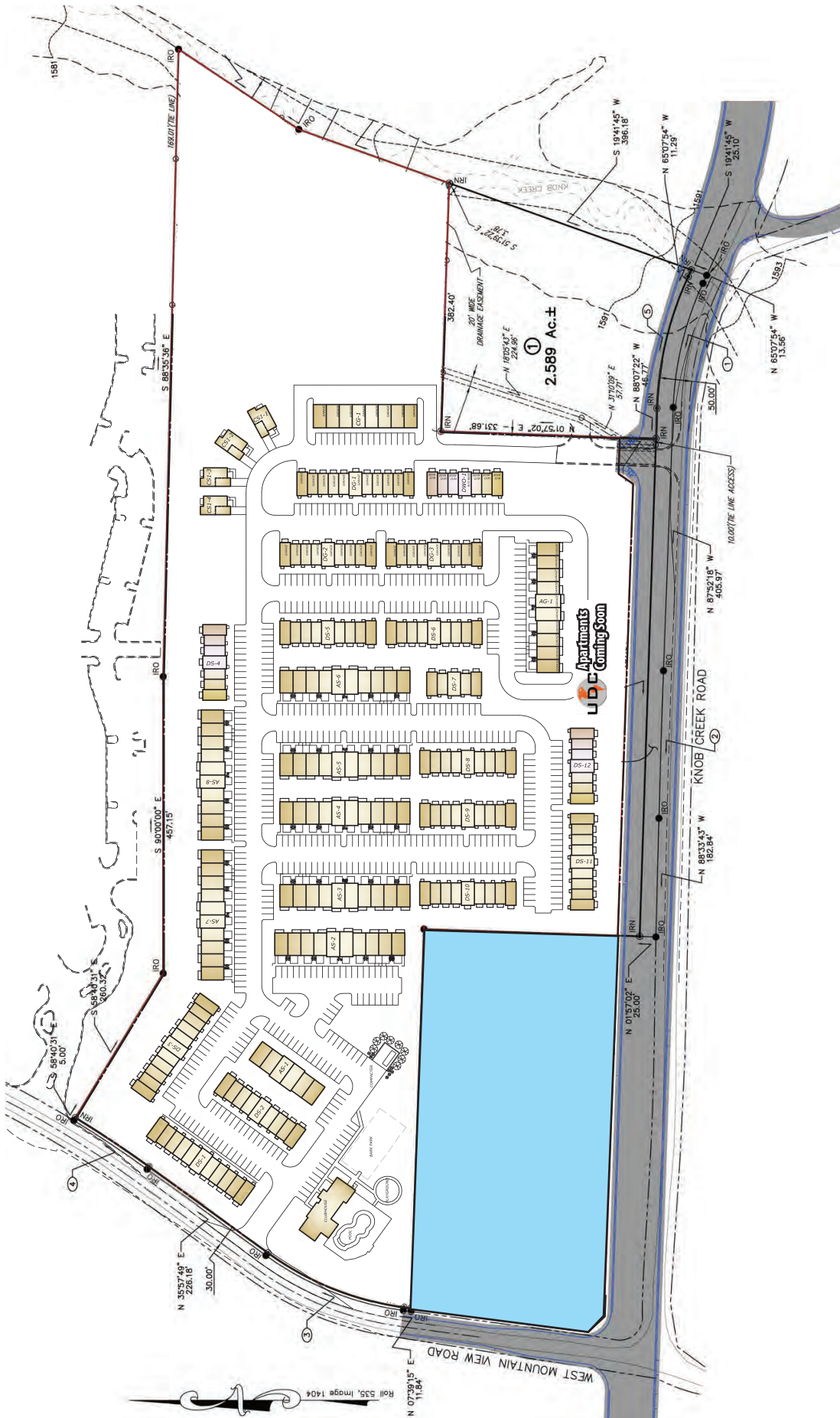
Subject

Marketplace Blvd

Knob Creek Rd

Knob Creek Rd

W Mountainview Rd



4.094 acres: \$275,000/acre



MITCH COX
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