

HIGHWAYS 36 & 75 CORNER LOTS

Kingsport Highway & Airport Road
Johnson City, TN 37615

Location

At the intersection of Hwy 36/Kingsport Hwy and Bobby Hicks Hwy/Airport Rd

Available for Sale

Lot 1: 1.387 acres - \$375,000

Lot 2: 3.47 acres - \$850,000

Highlights

Located at a lighted intersection

Mostly level and clear

Lot 1 has income-producing billboard

5 minute drive from Tri-Cities Airport

Proximal to Boone Lake and Ft Patrick Henry Lake

Approx. 2.5 miles from I-26, exit 13

Approx. 3.5 miles from I-81, exit 59

Zoned B-3: General Business District

Traffic Counts

Kingsport Hwy: 13,455 (2022)

Airport Rd: 10,087 (2022)

Demographics

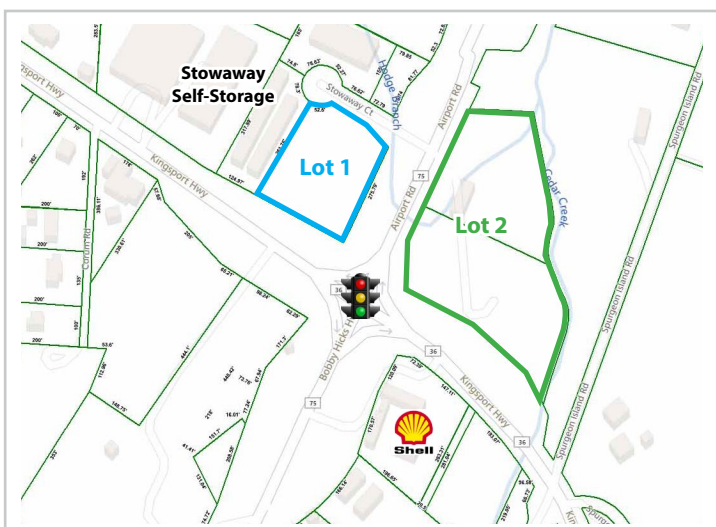
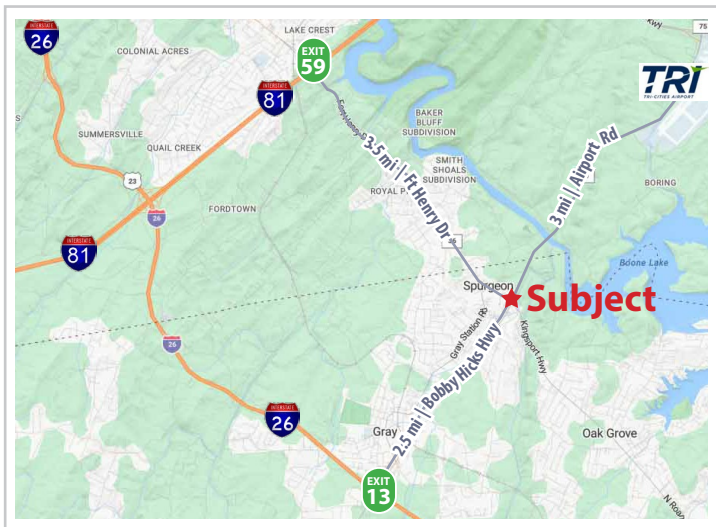
(2024 Est.)	3 mile	5 mile	10 mile
Population	15,951	38,161	162,010
Median HH Income	\$70,151	\$82,136	\$68,239
Median Age	44.4	44.9	44.7

Contact

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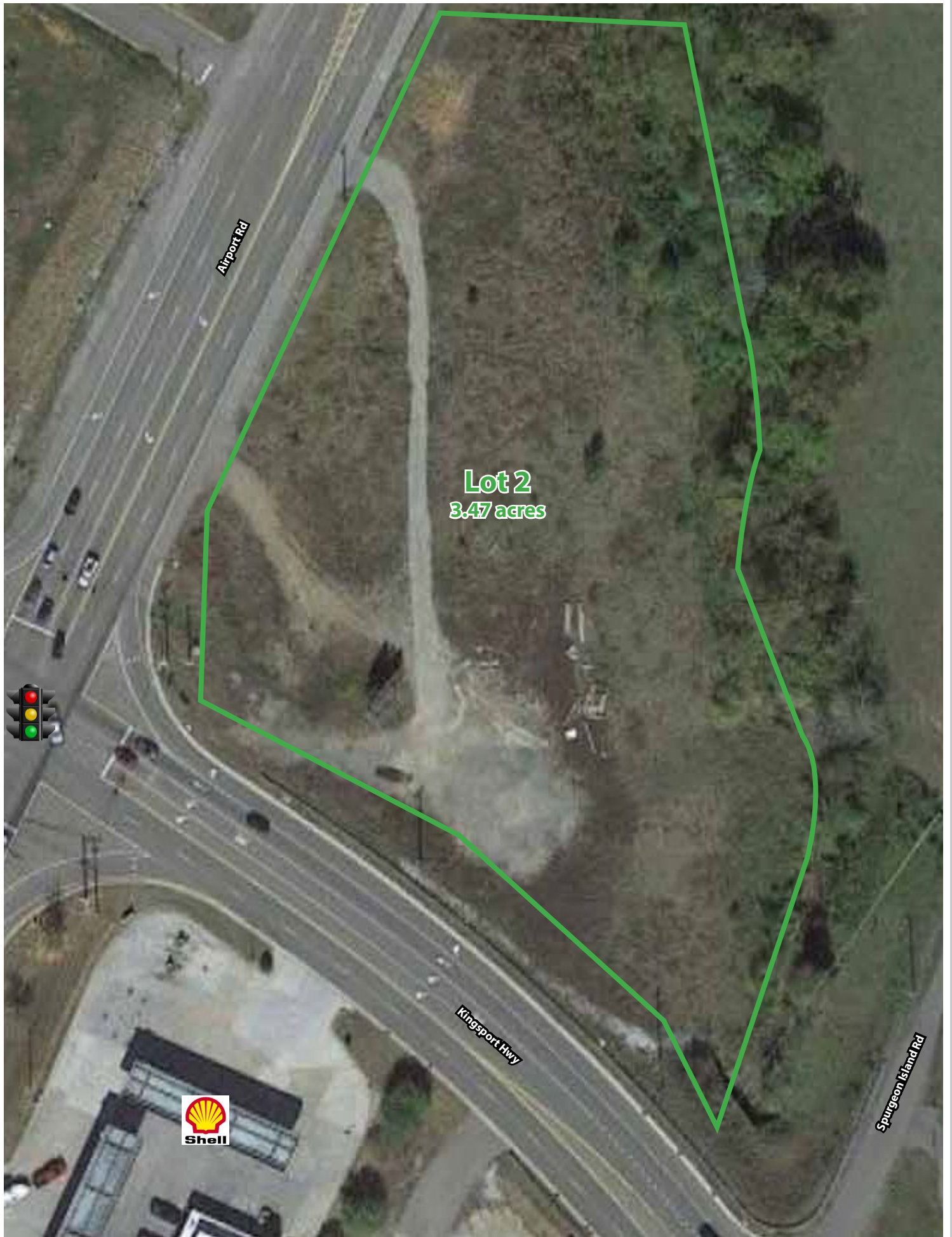
Stowaway
Self-Storage

Lot 1
1.387 acres

Billboard

Kingsport Hwy

Airport Rd



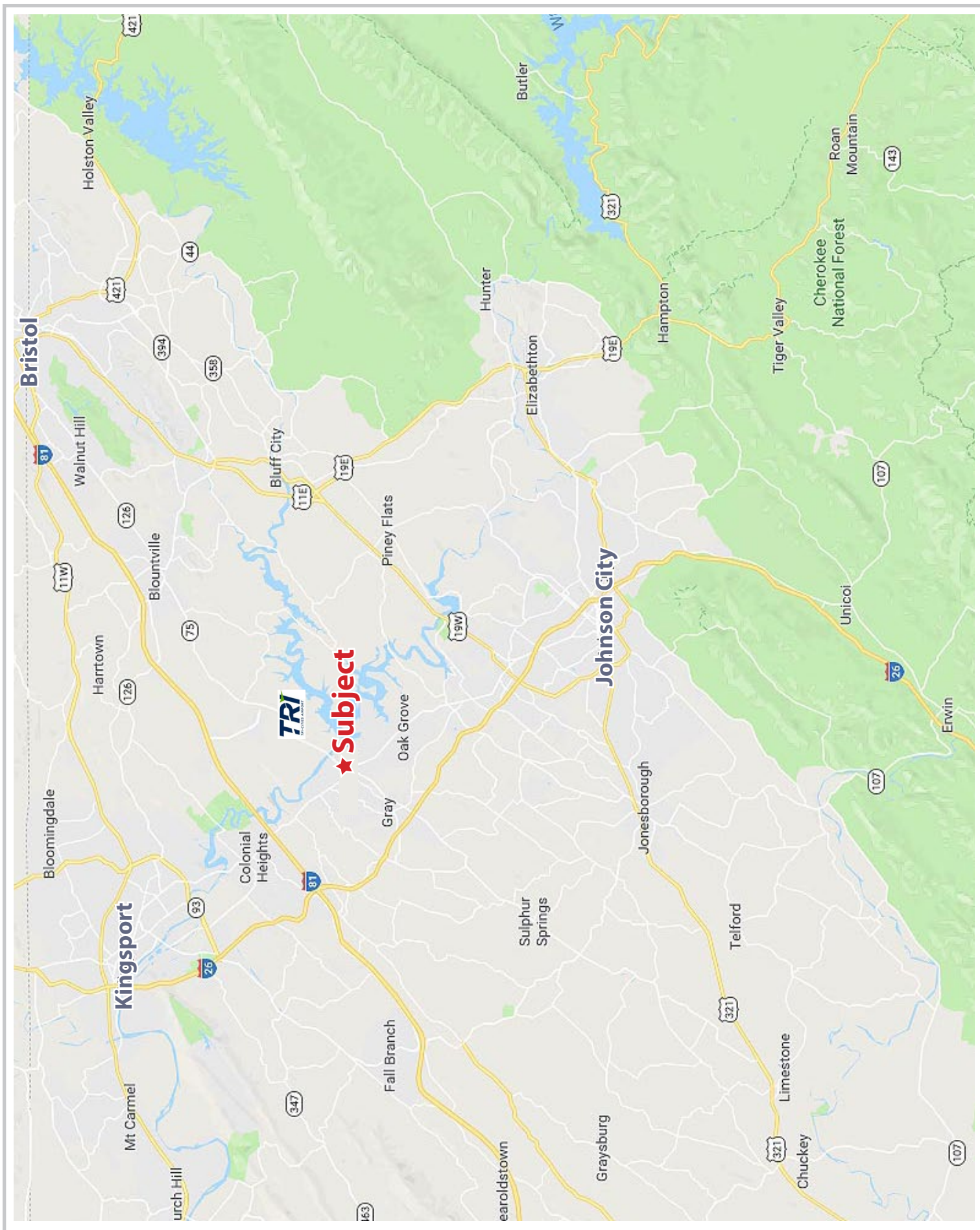
Airport Rd

Lot 2
3.47 acres

Kingsport Hwy

Spurgeon Island Rd





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