

# HWY 11E LAND - PINEY FLATS

5877 Highway 11E  
Piney Flats, TN 37686

## Location

Between Allison Rd/Piney Flats Rd and Industrial Park Rd on Highway 11E in Piney Flats

## Available for Sale

6.37+/- acres in a Qualified Opportunity Zone  
\$1,430,000

## Highlights

- Located in a fast-growing area
- Over 500' depth & almost 600' of highway frontage
- Approx. 3 miles from Johnson City & 6 miles from Bristol
- Access to lighted intersection via Hensen Avenue
- Great retail area with large daytime population
- 0.3 miles from Tri-County Industrial Park
- Zoned B-4: Arterial Business Service District

## Traffic Counts

Bristol Hwy/Hwy 11E: 23,266 (2022)

## Demographics

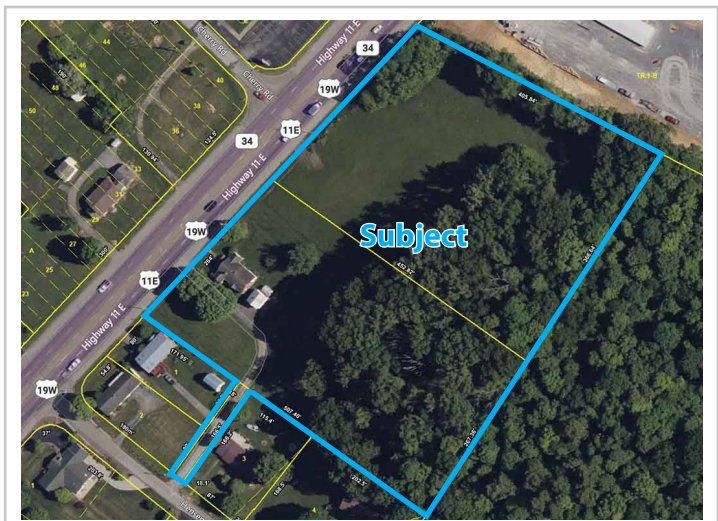
(2024 Est.)	3 mile	5 mile	10 mile
Population	7,221	20,695	158,233
Median HH Income	\$86,022	\$76,429	\$60,172
Median Age	46.2	45.8	41.8

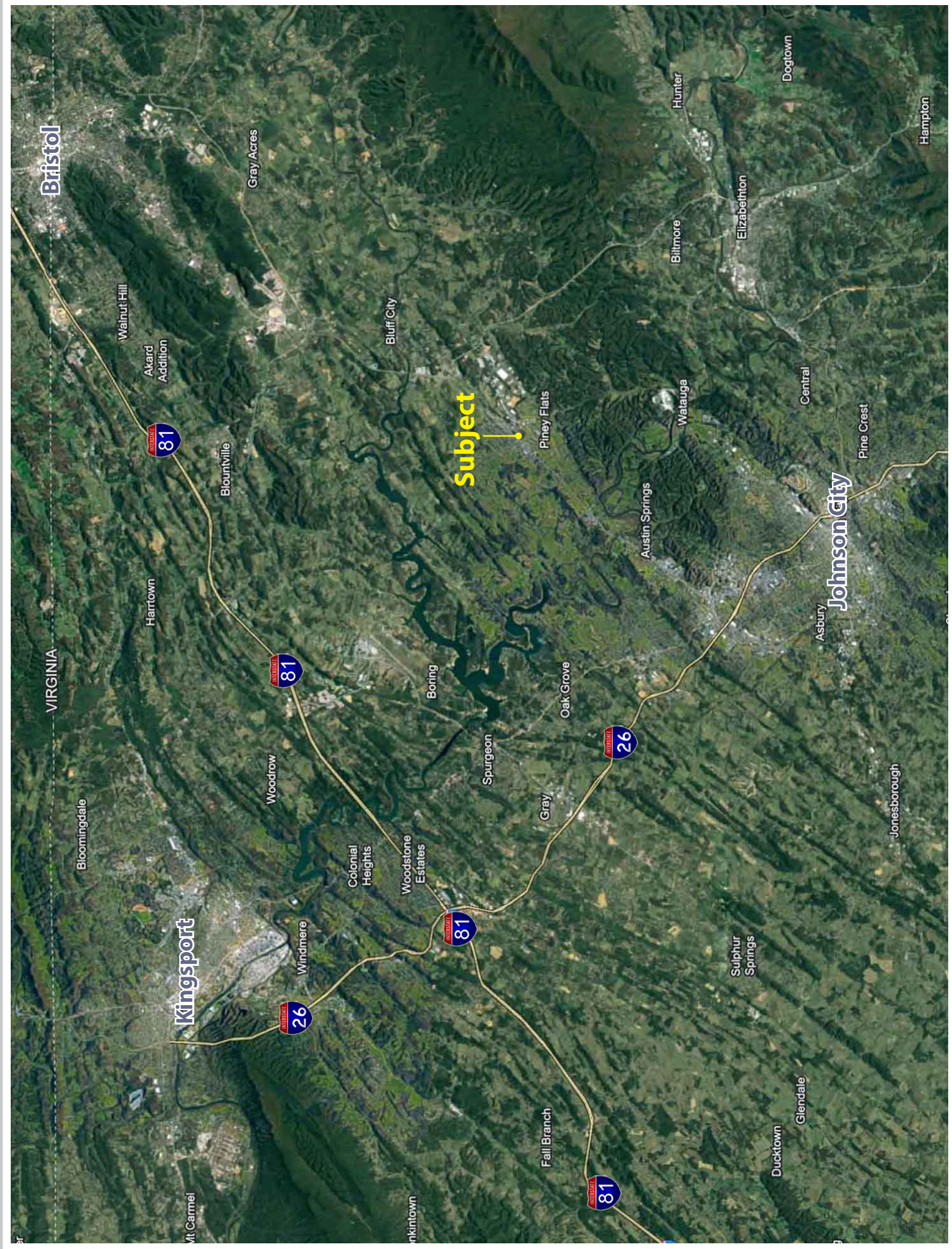
## Contact

**John Speropulos, CCIM, SIOR**  
john@mitchcox.com

**Marc Murphy, CCIM**  
mmurphy@mitchcox.com

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





Bristol

VIRGINIA

Kingsport

Johnson City

Subject

81

81

26

81

26

81

Bloomingdale

Hartown

Walnut Hill

Akard Addition

Blountville

Woodrow

Windmere

Colonial Heights

Woodstone Estates

Boring

Spurgeon

Gray

Oak Grove

Piney Flats

Austin Springs

Gray

Watauga

Hunter

Sulphur Springs

Ducktown

Glendale

Asbury

Pine Crest

Dogtown

Jonesborough

Hampton

Elizabethton

Central

ar

Vt Carmel

nkintown

Fall Branch

p



Subject

Piney Flats Rd

Hwy 11E / Hwy 19E

Allison Rd

Discount Storage Solutions

PINEY FLATS BAPTIST CHURCH

FOOD CITY

DOLLAR TREE

EASTMAN UNITED WAY

LITTLE CAESARS

DUNKIN' DONUTS

GREAT CLIPS

Waffle House

Ballard Health

McDonald's

ACE Hardware

O'Reilly Auto Parts

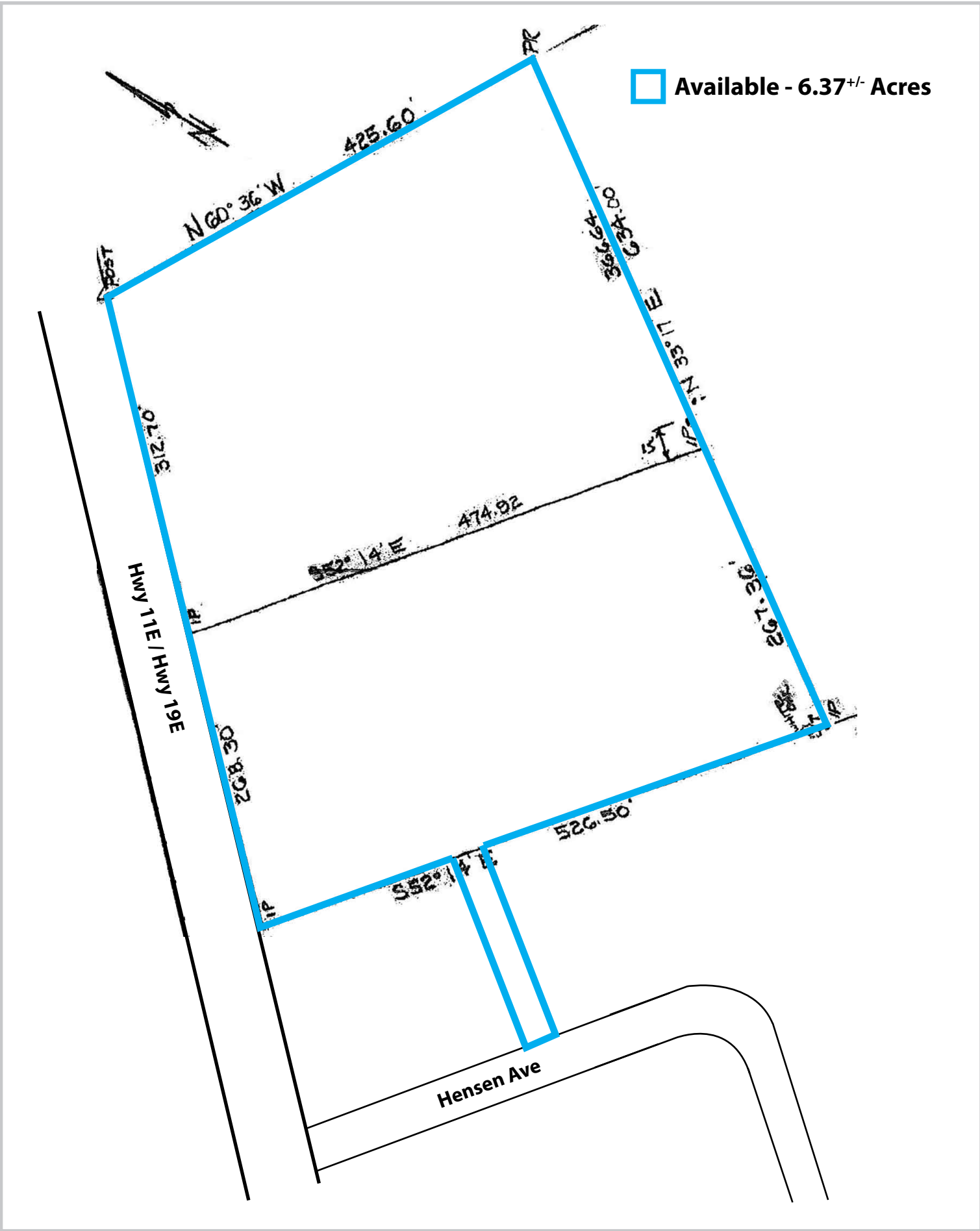
Walgreens

Advance Auto Parts

EXXON

Wal-Mart

Available - 6.37<sup>+/-</sup> Acres



**MITCH COX**  
REALTOR, INC.

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