

# Riverfront Hospitality | Move-In Ready



1833 - 1837 Netherland Rd. Kingsport, TN 37660

**Sale: \$799,000**

**Rare two-building riverside hospitality** and flex opportunity on Kingsport's historic Holston River corridor — a scenic, high-visibility connector between Downtown Kingsport, the Long Island of the Holston, and the western edge of the city. The property is anchored by a move-in-ready restaurant / hospitality building positioned to capture year-round Greenbelt, river-recreation, and heritage-tourism traffic, paired with a second building suited to a wide range of secondary uses — from a riverside bar or entertainment / music venue to light industrial, showroom, warehouse, or service-trade headquarters.

**Click Below: Drone Video to Neighboring Riverfront Property**



*6 Minutes to Downtown*

What makes this property a **rare opportunity** is its frontage on the Holston River's renowned **trout-fishing** waters — inventory that is finite and **effectively irreplaceable**.



*Two Buildings, Two Potential Income Streams  
with Limitless Possibilities*

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## Building One: Move-In Ready



### Building One — Restaurant / Hospitality

The primary building is a turnkey restaurant / hospitality space ready for an operator to step in and open. Positioned directly on the Netherland Inn Road / Holston River corridor, it captures Greenbelt foot traffic, paddle and river-recreation visitors, heritage-tourism flow tied to the Netherland Inn (1818) and Long Island of the Holston, and steady commuter and event traffic between Downtown Kingsport and the western residential districts. The elevated floors and above-floodplain positioning support full ground-floor hospitality use without the elevation, venting, or floodproofing retrofits that constrain most riverside competitors.

### Building Two — Flex Building (Riverside Bar, Venue, or Industrial)

The second building is a flexible, build-out-ready footprint that supports a wide range of complementary uses, including:

- Riverside bar, **taproom, or beer garden** — paired with the hospitality building as a combined food-and-drink destination
- **Entertainment or live-music venue** — capitalizing on the riverfront patio orientation
- Light industrial — dry, ground-floor square footage for production, fabrication, or assembly
- Showroom — home goods, outdoor recreation, power sports, or specialty trade display.
- Warehouse — inventory, equipment, or vehicle storage on a corridor with rare elevated, non-encumbered footprint
- Headquarters for an HVAC, plumbing, electrical, or other service-based business — with showroom, office, and yard / storage on a single parcel

Sold together as a single dual-address opportunity, the two buildings give an owner-operator a hospitality anchor and a high-utility flex building in one transaction — a **rare combination** on the Netherland Inn corridor.

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# Building Two: Pictures & Potential Use Renderings

**Previous Use Picture**



**Potential Use Rendering**



**Current Picture 2026**



**Potential Use Rendering**



**Two miles from the confluence of the North and South Forks of the Holston River & 6 minutes to downtown**



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Potential Use Rendering

Kingsport's steady, measured growth is its quiet advantage. Fast-growing markets like Nashville often **overbuild during boom cycles** and **pay for it in vacancy** spikes. Kingsport doesn't carry that risk. Commercial fundamentals here are unusually tight across every sector — Office at 4.0% vacancy, Retail at 1.5%, and Multifamily at 5.6%, all outperforming national averages.

**Kingsport buying power per dollar of retail rent is 10% to 24% higher than Knoxville, Nashville, and Asheville, NC.**

This metric is critical: rent is ultimately funded by tenant revenue, which is directly tied to the purchasing power of the surrounding population. In Kingsport, that relationship is more favorable.

Kingsport’s average retail rents of \$16/sqft support a broad range of tenant categories while preserving healthy operating margins—even for rent-sensitive users such as discount retailers and value-oriented fitness concepts.

The same **construction-cost advantage** that benefits multifamily development holds equally true for retail and remodel work at this location. Kingsport hard costs run meaningfully below peer markets across the board, translating directly into a superior basis and stronger risk-adjusted returns.

**Repositioning** the existing F&B or executing a full **top-to-bottom remodel** can be done at a **fraction** of what the same scope would cost in **Chattanooga, Knoxville, Nashville, or Asheville.**

	Multifamily	
City	Cost to Build (\$/sq ft, hard cost)	Cost to Build per Unit (1,000 sq ft)
<b>Kingsport</b>	<b>\$175</b>	<b>\$175,000</b>
Chattanooga	\$200	\$200,000
Knoxville	\$210	\$210,000
Nashville	\$245	\$245,000
Asheville, NC	\$235	\$235,000

Most of the property sits above the regulatory floodplain, and the building floors are elevated — giving an owner-operator something genuinely uncommon in a riverfront setting: a turnkey hospitality footprint with a complementary flex building, all on a corridor where most competing sites carry meaningful floodplain encumbrance. Buyer to confirm flood zone designation and base flood elevation with the current FEMA panel.

The dual-address configuration (1833 and 1837) provides built-in flexibility — operate the hospitality building and the flex / industrial building under one roof, separate the two addresses for an owner-user / income-tenant split, or reposition each address with independent branding and entrances. With Planned Village District (PVD) zoning, the site is governed by one of Kingsport’s most flexible mixed-use zoning frameworks, designed specifically to welcome a blend of commercial, office, retail, lodging, live/work, and civic uses in a walkable village pattern.

# \$294M Capital Improvement Plan 2025–2029



## Kingsport, Tennessee Infrastructure & Beautification City Scapes / "Rebuild" Initiatives

Kingsport, Tennessee, is currently undergoing significant infrastructure and beautification efforts aimed at revitalizing its downtown and enhancing public spaces. These projects, often referred to as city scapes or "rebuild" initiatives, focus on modernizing infrastructure while improving aesthetics and quality of life.

### 1. Main Street Rebuild Project

**Scope:** Revitalizing the downtown area from Market Street to Sullivan Street. **Status:** Ongoing for roughly two years. (Picture Above). Replace aging infrastructure, stabilize the road base, enhance the aesthetic appeal of the downtown corridor. Key improvements include new water, sewer, and stormwater lines, utilities moved underground, stamped brick crosswalks, landscaping, and bulb-outs.



### 2. Downtown Public Art & Aesthetic Enhancements

- **Vinyl Wraps:** In June 2024, new vinyl wraps were installed on utility boxes featuring local history (funded by a Tennessee Arts Commission grant).
- **Downtown Master Plan:** Comprehensive plan developed by TSW Design to guide the creation of a vibrant downtown for future generations.

### 3. Other Major City Upgrades

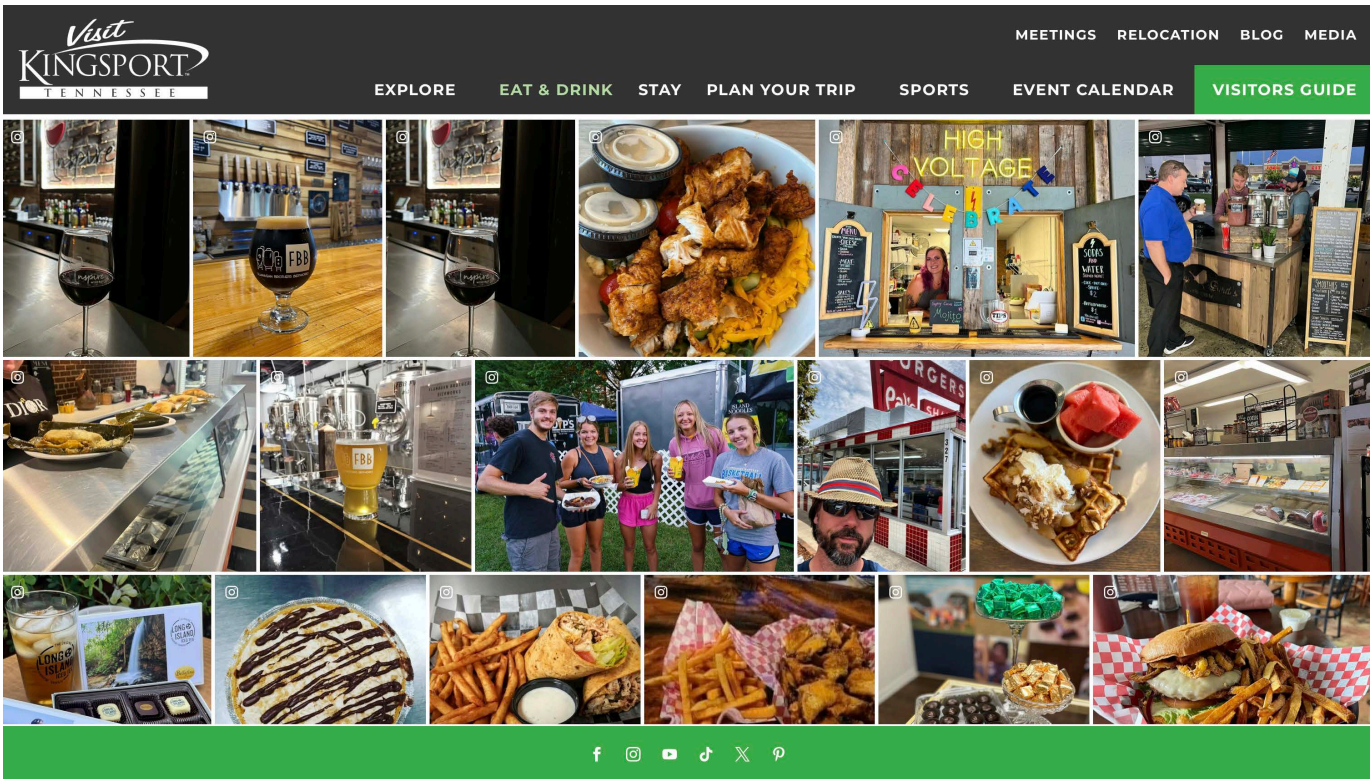
- **Riverwalk Park Expansion:** \$7.8 million grant from the BlueCross BlueShield of Tennessee Foundation to add new amenities along the 11-mile Greenbelt.
- **Bays Mountain Park:** Renovations to update the nature center, expand the gift shop, and restore the observation tower.
- **Street Resurfacing:** \$2.5 million project covering streets including Moreland Drive and Fall Creek Road (expected completion in 2025).
- **Scott Adams Memorial Skatepark:** New, improved skatepark planned for Brickyard Park.

### 4. City Visioning & Future Development

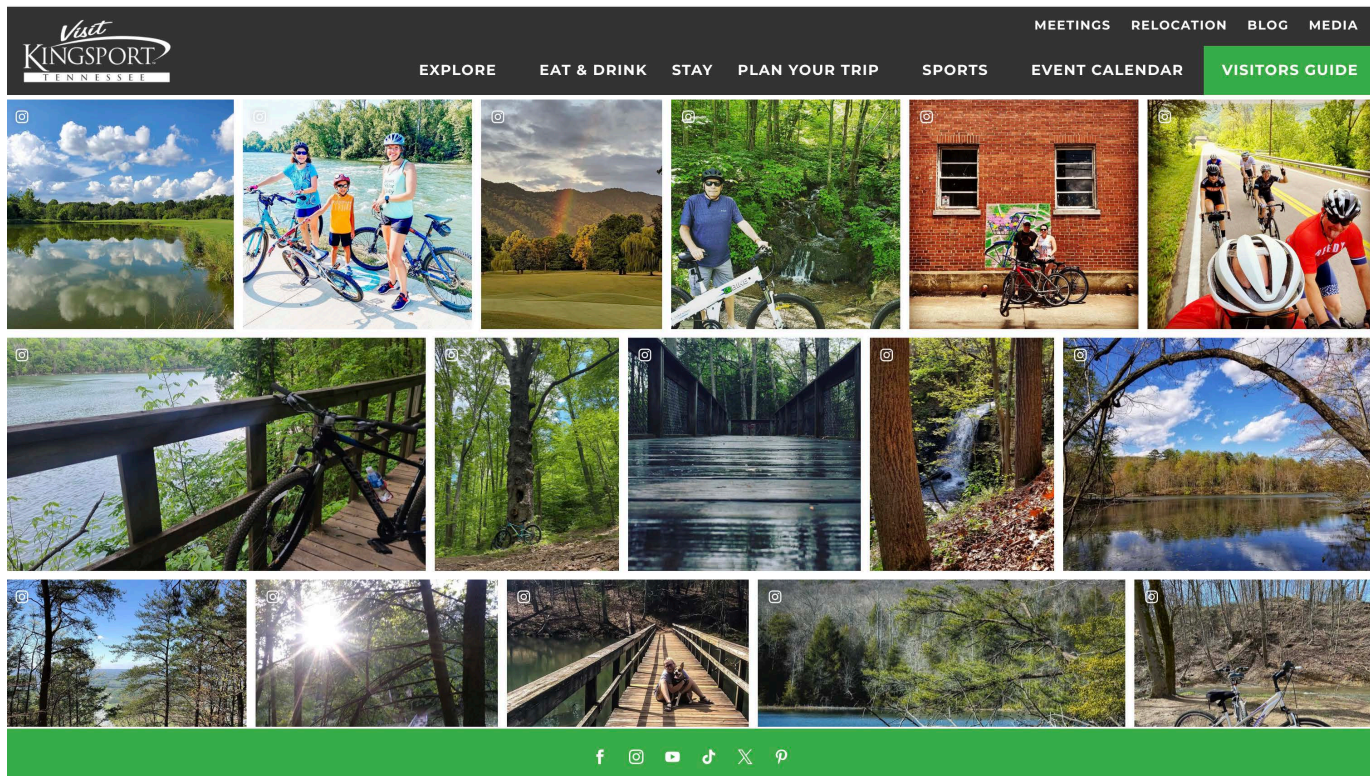
- **"Only Kingsport" Campaign:** Continues to promote the city as the "City of Originals," highlighting unique attractions such as the hand-carved carousel and outdoor adventures.
- **Residential Growth:** Over 1,200 residential permits issued in the last five years, resulting in approximately 2,500 new residential units.
- **Industrial & Commercial Growth:** Includes redevelopment of the Dobyys-Taylor Warehouse and expansion of the IMAX theater at Fort Henry Mall.

**For the most up-to-date information,** visit the City of Kingsport's official engineering project page or the dedicated Main Street Rebuild Project website.

Explore Kingsport, TN dining at <https://visitkingsport.com/eat-drink/>



Discover Kingsport, TN outdoor Activity at <https://visitkingsport.com/explore/category/outdoors/>

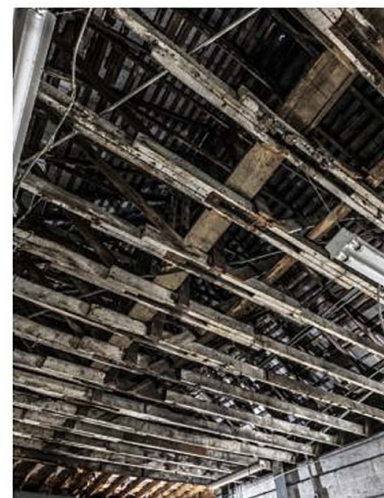


**Dollywood (Pigeon Forge) – roughly 1 hour 34 minutes by car.**

**Smoky Mountains National Park – North Entrance 90 Miles**

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# [Click Here: Full Picture Gallery](#)



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# Complete Highlights

FOR SALE / LEASE

- Netherland Inn Road corridor — Kingsport's historic Holston River frontage road, connecting Downtown Kingsport, the Long Island of the Holston, and the city's western residential and recreational districts
- Adjacent to the historic Netherland Inn (1818) and the Long Island of the Holston —federally recognized historic and culturally significant sites that anchor year-round visitor and event traffic
- Direct corridor access to the Kingsport Greenbelt — a 10-mile riverfront walking, running, and cycling trail that drives steady recreational, residential, and tourism traffic past the property
- Holston River frontage area — kayaking, tubing, fly fishing, and paddle access immediately adjacent; ideal for the hospitality building and well suited to outfitter, brewery / taproom, café, and outdoor-recreation retail concepts in the flex building
- Minutes to Downtown Kingsport — within ~5 minutes of Broad Street, Church Circle, and the city's revitalized Central Business District
- Minutes to Eastman Chemical Company — one of the largest single-site chemical manufacturing employers in the U.S. and a primary regional demand driver for hospitality, contractor service, vendor, and worker-facing food and retail
- Holston Valley Medical Center, Northeast State Community College, and the ETSU Kingsport academic presence within short drive — supporting medical, professional, and institutional tenant demand
- Highway access — short connection to I-26, linking to I-81 and a day's drive of roughly 70% of the U.S. population; ~14 miles / 21 minutes to Tri-Cities Airport (TRI) with direct service to Charlotte (CLT), Atlanta (ATL), Dallas/Fort Worth (DFW), Chicago (ORD), Orlando (MCO/SFB), Washington D.C. (IAD), Tampa/St. Pete (PIE), and Phoenix/Mesa (AZA)
- Drive-by visibility on a scenic, well-trafficked riverfront corridor used by commuters, tourists, Greenbelt users, and event traffic year-round

## PVD (Planned Village District) Zoning — A Flexible Mixed-Use Framework

1833-1837 Netherland Inn Road sits inside one of Kingsport's Planned Village District (PVD) zones, codified at City Code §§ 114-483 through 114-493. Unlike rigid single-use districts, the PVD is intentionally designed under §§ 114-484 and 114-487 to "promote diversity and integration of uses and structures — explicitly welcoming commercial, office, lodging, live/work, civic, and residential uses inside a single walkable framework.

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Permitted principal uses under § 114-487 expressly include:

- Commercial and office uses
- Live/work units (mixed commercial/office and residential under one roof — up to 100% residential allowed within the unit)
- Lodging uses (bed & breakfast, hotel, motel)
- Civic and religious uses
- Residential uses (single-family, two-family, townhouse, multifamily, accessory residence)
- Open space, plazas, greens, and recreational uses

The PVD's § 114-489(5) Schedule of Area Regulations is purpose-built for mixed commercial, office, lodging, and civic build-out, allowing:

- **Commercial / Office / Lodging / Civic use categories:** minimum lot size 3,500 SF, maximum lot size 43,560 SF (1 acre per use), maximum building height 3½ stories
- **Maximum building coverage:** up to 70% (commercial / office / lodging / civic)
- **Maximum impervious cover:** up to 90% (commercial / office / lodging) — supportive of larger building footprints, parking, and yard storage
- **Side and rear setbacks:** 0 feet permitted for office and commercial uses — supporting party-wall and contiguous build-out
- **Front yard setback:** 5 feet minimum / 10 feet maximum — preserving a walkable streetfront

PVD-permitted uses inside the village center under the § 114-489(6) Schedule of Permitted Uses include neighborhood commercial, general commercial, office, hotel, motel, bed & breakfast, live/work units, townhouses, and multi-family — alongside permitted civic, government, utility, agricultural, and historic uses. Special-exception uses (subject to BZA approval and master plan amendment) extend the universe further.

For a hospitality-led owner-operator with a complementary flex / industrial building, the PVD framework is one of the most accommodating zoning environments available on the Netherland Inn corridor — particularly given the property's elevated floors and dual-address configuration. Buyer should confirm specific operational use, any required special exception, and any master-plan amendment needs directly with the City of Kingsport Planning Commission and Zoning Ad confirmed with the City of Kingsport.

## Use Concepts — Hospitality-Led, with Flex and Industrial Secondary

The PVD framework is structured around mixed commercial, office, retail, lodging, and live/work activity. With the move-in-ready hospitality building as the anchor and a flex building behind it, the categories below illustrate how a buyer can put both buildings to work. Specific operations and any needed special-exception approvals should be confirmed with the City of Kingsport.

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## Primary Focus — Move-In-Ready Hospitality (Building One)

- Restaurant, café, taproom, beer garden, brewpub, or distillery with riverfront-corridor patio orientation
- Coffee shop, bakery, juice / smoothie, ice cream, or dessert concept catering to Greenbelt and Netherland Inn corridor traffic
- Outfitter café — kayak / paddle / bike rental paired with food and beverage service
- Boutique inn, bed & breakfast, or lodging concept (PVD-permitted in the village center)
- Event venue, private dining, or destination supper-club concept on the river corridor
- Wedding, rehearsal-dinner, and private-event hospitality tied to the Netherland Inn /Long Island heritage corridor

## Secondary Focus — Flex / Industrial / Showroom (Building Two)

### Riverside Bar, Entertainment & Music Venue

- Riverside bar, taproom, cocktail lounge, or beer garden complementing the hospitality anchor
- Live-music venue, listening room, or performance stage with riverfront patio
- Entertainment venue — comedy, dueling pianos, trivia, or themed-experience concept
- Private-event and wedding-reception venue paired with the restaurant building

### Light Industrial, Showroom & Warehouse

- Light industrial — fabrication, assembly, prototyping, and small-batch production with elevated, dry floor area
- Showroom — flooring, tile, kitchen & bath, appliance, lighting, window/door, cabinet, or millwork
- Warehouse — inventory, equipment, fleet, or finished-goods storage on elevated floors
- Outdoor-recreation, powersports, e-bike, paddle craft, or RV showroom and accessory shop
- Maker / craft production — woodworking, metal fabrication, ceramics, screen printing, leatherwork — with a retail front
- Climate-controlled secure storage for high-value vehicles, art, wine, or archive collections

### Service-Trade Headquarters

- HVAC company headquarters — office, dispatch, showroom, parts counter, and secure yard
- Plumbing company headquarters — office, showroom, fixtures display, and storage
- Electrical contractor headquarters — office, lighting / fixture showroom, and equipment storage
- Roofing, painting, flooring, or other specialty-trade contractor headquarters with showroom and yard
- General contractor, remodeler, and design-build offices with attached storage and yard
- Landscape, irrigation, hardscape, and outdoor-living contractor headquarters with display yard
- Pest control, lawn care, snow removal, and property maintenance company offices
- Cleaning, restoration, and disaster-recovery company offices
- Equipment rental and tool-library storefronts

## Mixed-Use, Office, and Live/Work

- Live/work units — PVD-permitted; up to 100% of building floor area may be residential within the unit, with commercial or office use on the remainder
- Creative office, architecture, engineering, design, and marketing studios
- Professional services — law, CPA, financial advisory, real estate, insurance
- Co-working, executive suites, and small-team office condos

## Who This Property Suits

- **Hospitality owner-operator** — ready to step into a turnkey restaurant / hospitality building on a high-traffic riverfront corridor with a complementary flex building behind it
- **Restaurant + bar / venue operator** — pairing the move-in-ready hospitality building with a riverside bar, taproom, or live-music venue in the second building
- **HVAC, plumbing, electrical, or service-trade owner** — seeking a headquarters with showroom, office, and storage in the flex building, with the hospitality building as an income tenant or owner-perk amenity
- **Specialty retailer or showroom operator** — targeting outdoor-recreation, powersports, or home-goods customers using the Netherland Inn / Greenbelt corridor
- **Maker, craft producer, or small-batch manufacturer** — wanting elevated, dry production square footage with a retail or tasting-room front
- **Investor / repositioner** — pursuing dual-address tenant separation, value-add lease-up, or live/work mixed-use redevelopment under PVD's flexible framework

## Kingsport — America's First "Model City"

Kingsport was purpose-designed as a planned city in the early 20th century, and the city's pedestrian grid, Church Circle roundabout, civic architecture, and intentional commercial corridors all reflect that early planning DNA. After a period of 20th-century decline, Kingsport — and particularly the Downtown core, the Holston River corridor, and the Netherland Inn / Long Island historic district — has been on a steady upswing, driven by a city-led master plan, private redevelopment, and sustained public infrastructure investment. The result is a market with real momentum: active storefronts, growing residential density, a 10-mile Greenbelt, public art, breweries, restaurants, the 1.8-mile Heritage Trail, and a dense calendar of festivals, markets, and outdoor-recreation programming.

The Netherland Inn corridor in particular sits at the intersection of three of Kingsport's most durable demand drivers: heritage tourism (the Netherland Inn and Long Island of the Holston), outdoor recreation (the Greenbelt and the Holston River), and proximity to the Eastman Chemical workforce — one of the largest single-site industrial employment bases in the southeastern U.S. Together, those drivers underpin the move-in-ready hospitality opportunity at the heart of this listing.

## Investment Summary

- Two-building riverside hospitality + flex asset on Kingsport's historic Netherland Inn Road / Holston River corridor
- Building One — move-in-ready restaurant / hospitality building positioned for immediate operation
- Building Two — flex building suited to a riverside bar, entertainment / music venue, light industrial, showroom, warehouse, or HVAC / plumbing / electrical / service-trade headquarters
- Most of the property sits above the regulatory floodplain and the building floors are elevated, supporting full ground-floor hospitality, retail, and storage use (buyer to confirm with current FEMA panel)

- Planned Village District (PVD) zoning — one of Kingsport's most flexible mixed-use zoning frameworks, expressly permitting commercial, office, lodging, live/work, civic, and residential uses
- Up to 70% building coverage and 90% impervious cover allowed for commercial, office, and lodging uses under PVD § 114-489(5)
- 0-foot side and rear setbacks permitted for commercial and office uses — supporting party-wall, contiguous, and yard-utilizing build-out
- Direct corridor exposure to Greenbelt users, heritage tourism traffic, Holston River recreation, and Eastman / Downtown Kingsport commuter flow
- Sold together as a single dual-address opportunity

Buyer to verify square footage, lot size, parcel data, zoning conformance, permitted uses for intended operation, FEMA flood zone designation, base flood elevation, and any City of Kingsport incentive program eligibility directly with Sullivan County, the City of Kingsport Planning Commission, and the City Zoning Administrator.

## Property Snapshot

**Address:** 1833-1837 Netherland Inn Road, Kingsport, TN 37660

**Property Type:** Hospitality / Restaurant + Flex / Light Industrial / Mixed-Use (two buildings)

**Building One:** Move-in-ready restaurant / hospitality building

**Building Two:** Flex building — riverside bar, entertainment / music venue, light industrial, showroom, warehouse, or HVAC / plumbing / electrical / service-trade headquarters

**Building Size:** ±2,592 SF (Bldg 1, built 1983) / ±5,537 SF (Bldg 2, built 1930) - Total ±8,129 SF

**Lot Size:** 0.197 ac (1833) / 0.580 ac (1837) - Total 0.777 ac (Alley & Assoc. Survey 5/13/2024)

**Year Built:** 1930 (Building Two) & 1983 (Building One)

**Parcel:** Tax Map 45K "D", Parcels 005.00 & 006.00 (Sullivan County)

**Zoning:** Planned Village District (PVD) — City of Kingsport (Code §§ 114-483 through 114-493)

**Flood Status:** Most of the property sits above the regulatory floodplain and the building floors are elevated (buyer to confirm with current FEMA panel)

**Frontage:** Direct frontage on Netherland Inn Road — Kingsport's historic Holston River corridor **Sale Type:** Owner-User Hospitality, Investment, or Redevelopment

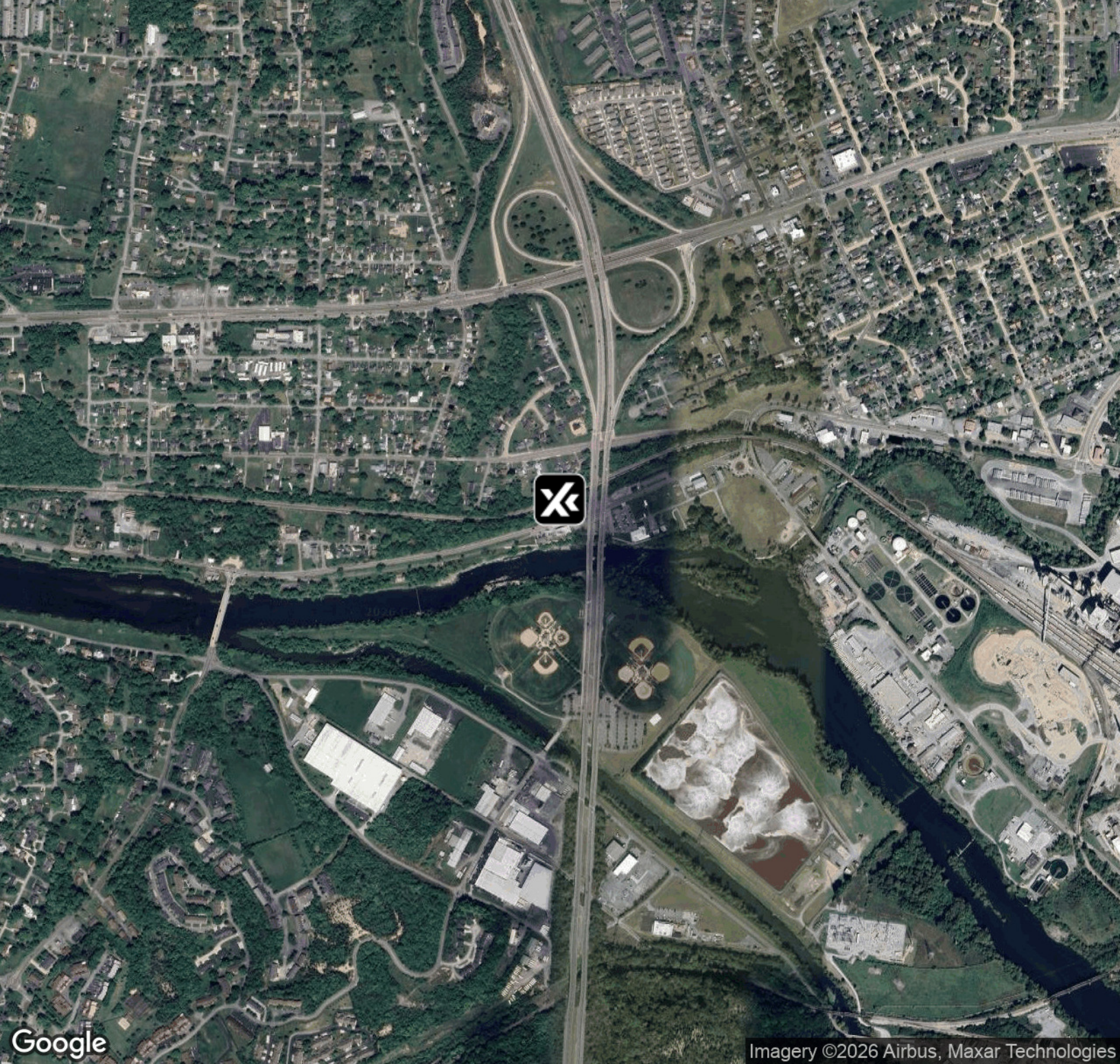
## Disclaimer

All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy. Prospective purchasers should independently verify all square footage, lot dimensions, zoning compliance, PVD master-plan status, permitted and special-exception uses, FEMA flood zone designation, base flood elevation, incentive-program eligibility, and any required licensing with the appropriate authorities and their own professional advisors. References to City Code §§ 114-483 through 114-493 are summaries for marketing purposes only and do not constitute a legal opinion or binding interpretation of the Kingsport Code of Ordinances.

For showings and additional information, contact the listing agent.

# Aerial Map

FOR SALE



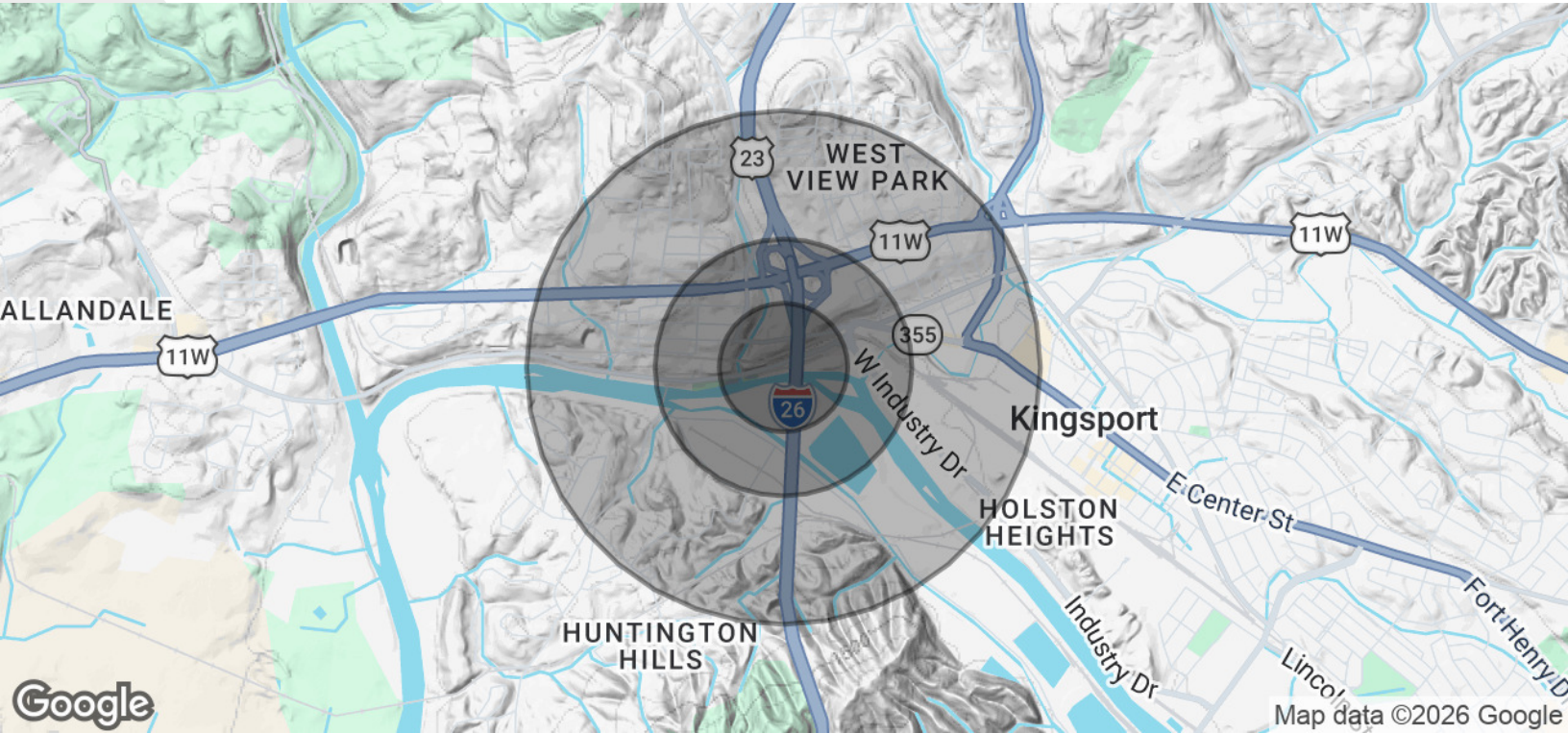
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# Demographics Map & Report

FOR SALE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	248	1,021	4,488
Average Age	49.5	49.8	46.3
Average Age (Male)	51.7	51.5	47.3
Average Age (Female)	43.8	44.1	42.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	468	2,036
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$65,530	\$68,889	\$66,296
Average House Value	\$182,825	\$188,877	\$190,719

2023 American Community Survey (ACS)

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# Location Map

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