

# WALNUT ST REDEVELOPMENT SITE

738 West Walnut Street  
Johnson City, TN 37604

## Location

On W Walnut St & W State of Franklin Rd, near the intersection of Cherokee St

## Available for Sale

Approx. 1.07 acres  
\$799,000

## Highlights

Highly visible on W Walnut St & W State of Franklin Rd

Desirable W Walnut St corridor, currently under redevelopment by the City of Johnson City

Less than 1 mile from ETSU and Downtown Johnson City

Surrounded by student housing, the well-established Tree Streets neighborhood and ETSU baseball stadium

Zoned WWD (West Walnut District) and DO (Design Overlay District)

## Traffic Counts

W State of Franklin Rd: 14,870 (2022)

## Demographics

| (2025 Est.)      | 3 mile   | 5 mile   | 10 mile  |
|------------------|----------|----------|----------|
| Population       | 54,082   | 80,005   | 162,808  |
| Median HH Income | \$50,153 | \$53,228 | \$60,748 |
| Median Age       | 35.1     | 37.6     | 41.6     |

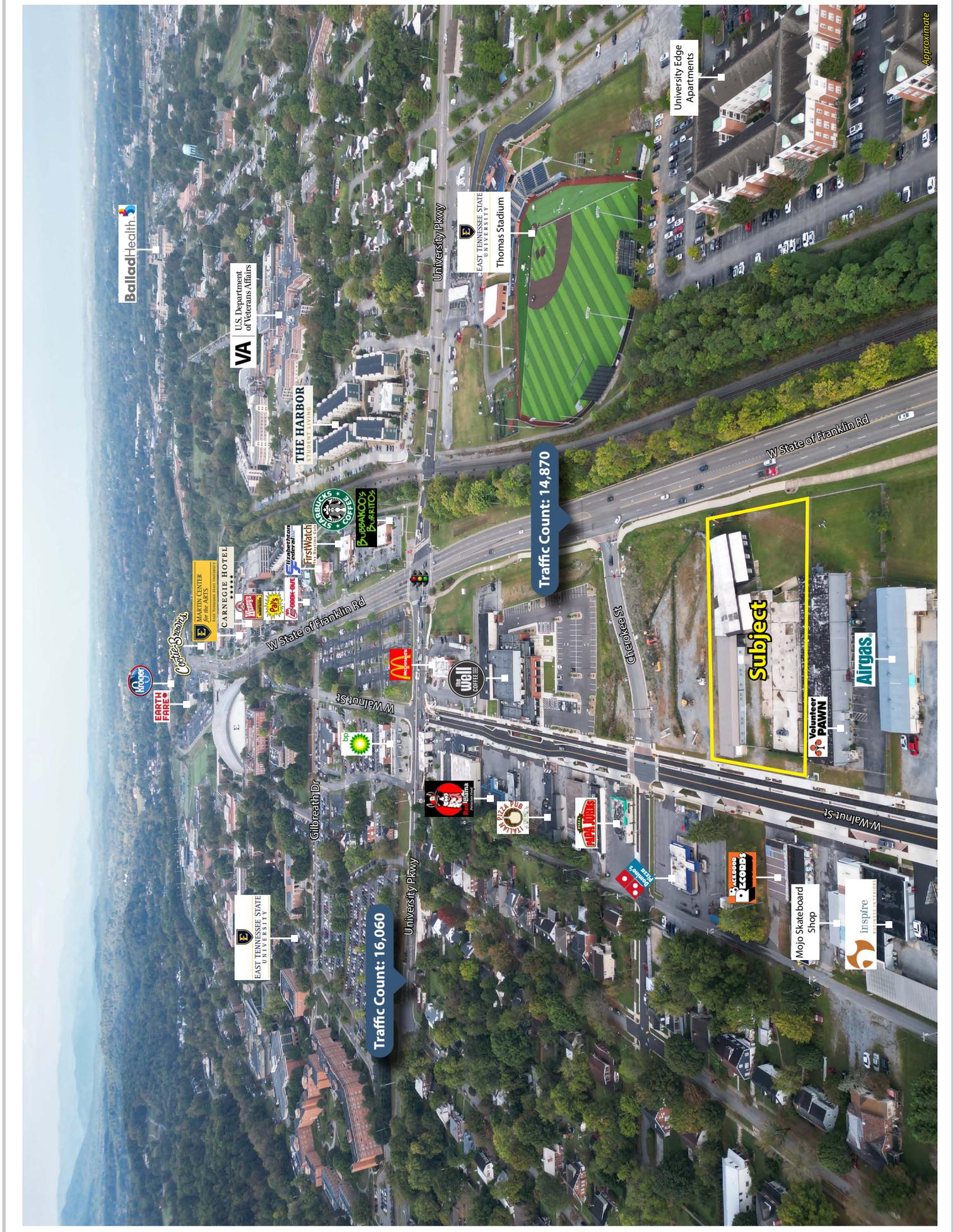
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BalladHealth

VA  
U.S. Department of Veterans Affairs

THE HARBOR  
STUDENT LIVING

University Pkwy

EAST TENNESSEE STATE UNIVERSITY  
Thomas Stadium

University Edge Apartments

Approximate

Kroger

EARTH FAIR

Crocker's Brewery

MARTIN CENTER  
FOR TENSILE STATE UNIVERSITY

CARNEGIE HOTEL

First Watch

Starbucks

PURPACOS BURRITOS

W State of Franklin Rd

McDonald's

W Walnut St

Walmart

W State of Franklin Rd

Walmart

W State of Franklin Rd

Traffic Count: 16,060

Traffic Count: 14,870

Subject

Volunteer PAWN

Airgas

W Walnut St

Records

Mojo Skateboard Shop

inspire

University Pkwy

EAST TENNESSEE STATE UNIVERSITY

Gilbreath Dr

W Walnut St

**Subject**

153rd Ave

University Pkwy

University Pkwy

W State of Franklin Rd



EAST TENNESSEE STATE  
UNIVERSITY



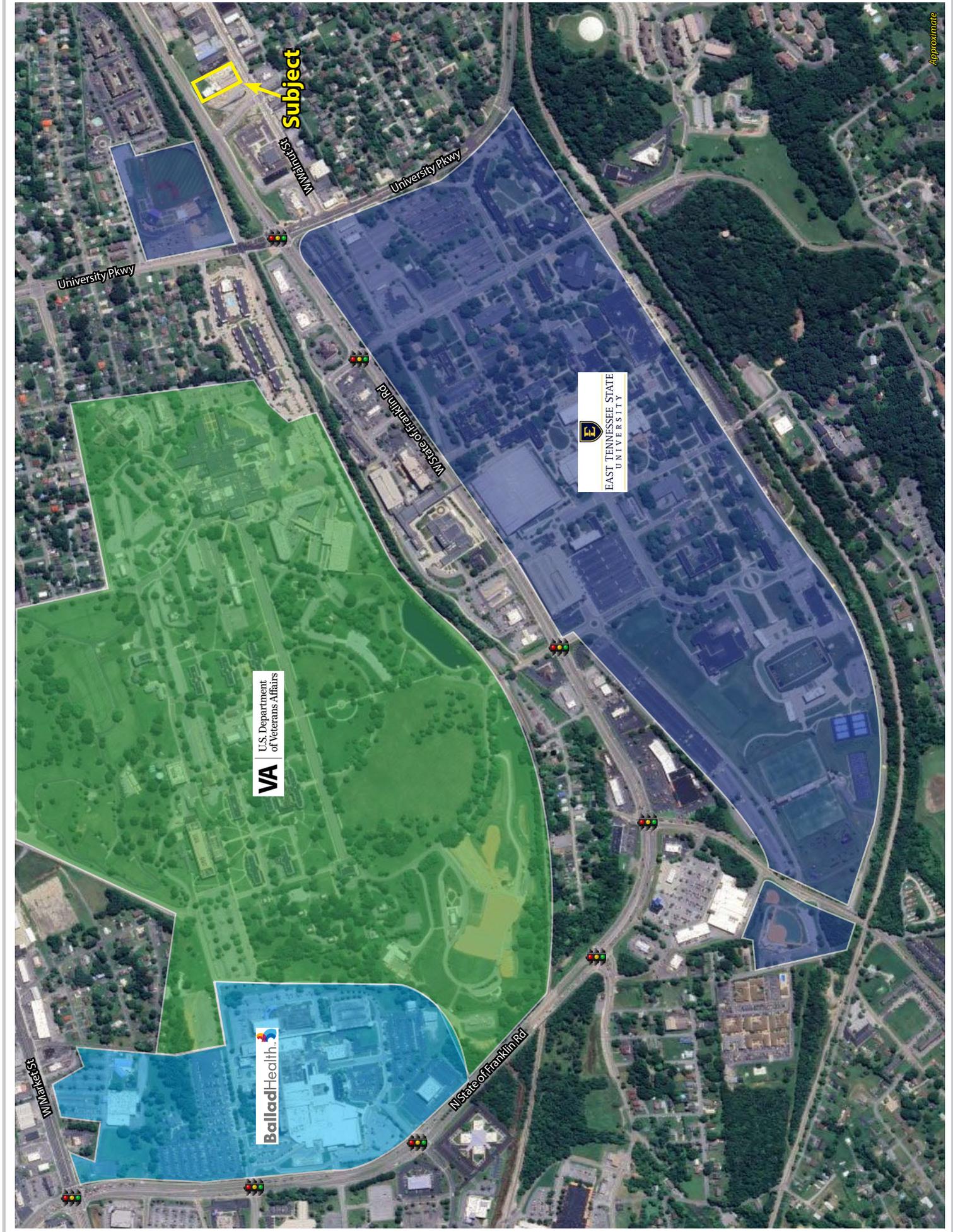
U.S. Department  
of Veterans Affairs



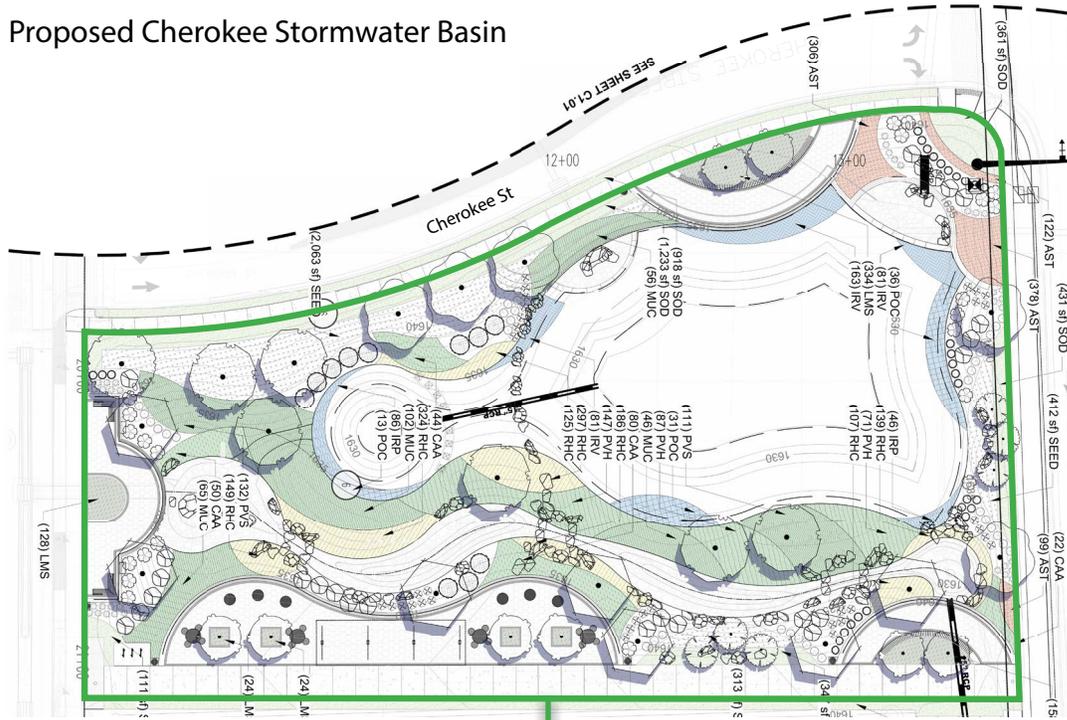
Ballad Health

N State of Franklin Rd

W Market St



# Proposed Cherokee Stormwater Basin



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