

2220 HIGHWAY 394, BLOUNTVILLE, TN 37617

OFFERING MEMORANDUM

SELLING PRICE: \$550,000



+/- 2.62 ACRES AVAILABLE FOR SALE

High-Visibility Commercial Pad | Food City–Anchored Corridor

Executive Summary

Positioned along the high-visibility corridor of Highway 394 in Blountville, Tennessee, this ±2.62-acre commercial parcel represents a premier quick-service restaurant development opportunity in one of Sullivan County's most traveled retail corridors. Benefiting from consistent traffic generated by the connection between I-81 and the Bristol Motor Speedway, the site offers outstanding visibility, strong vehicular flow, and direct access to a traffic light via permanent easement—key features for any successful fast-food operator.

Zoned B-3 General Business, the property is strategically located between McDonald's and a Dollar General—anchored retail center and directly across from a Food City—anchored shopping center. This synergy with existing national retailers creates a proven customer draw and maximizes site viability for quick-service restaurant development. Within ½ mile, major employers such as the Sprint Call Center and United Coal Company contribute a steady daytime population, further enhancing the site's demand profile.

The location's proximity to Tri-Cities Golf Club and surrounding residential neighborhoods adds another layer of consumer traffic, combining commuter, recreational, and local demand. For developers, investors, and operators, this site provides a rare chance to secure a prime fast-food pad in a growing market corridor with built-in retail momentum and long-term potential.



PROPERTY OVERVIEW



Address	2220 Highway 394, Blountville, TN 37617
Total Lot Size	±2.62 Acres (±114,127 SF)
Available Configurations	For Sale
Zoning	B-3 General Business
Permitted Uses	Restaurant, Fast Food, Urgent Care, Bank, Retail
Traffic Counts	Highway 394: Heavy commuter & event traffic from I-81 to Bristol Motor Speedway
Frontage	Excellent frontage and visibility along Highway 394
Occupancy	Vacant – Ready for Development
Nearby Anchors	Food City, McDonald’s, Dollar General, Sprint Call Center, United Coal Company
Nearby Developments	Bristol Motor Speedway corridor, Tri-Cities Golf Club, Expanding residential neighborhoods
Access	Permanent easement with access to traffic light; approx. 2 miles from I-81 (Exit 69)
Utility Infrastructure	City Water, Sewer, and Power Available
Ideal Uses	Quick-Service Restaurant (Fast Food), Urgent Care, Bank, General Retail
Nearby Attractions	Tri-Cities Golf Club, Bristol Motor Speedway, Regional Shopping & Dining
Access	Multiple ingress/egress points with signalized access





PROPERTY HIGHLIGHTS

PRIME FAST-FOOD DEVELOPMENT SITE

Strategically located between McDonald's and a Dollar General-anchored center, across from a Food City shopping center, the site is ideally suited for a national or regional quick-service restaurant operator.

EXCEPTIONAL FRONTAGE & VISIBILITY

Prominent frontage along Highway 394 with strong daily traffic counts from commuters, event-goers, and travelers connecting from I-81 to Bristol Motor Speedway.

FLEXIBLE DEVELOPMENT OPTIONS

±2.62 acres available for sale or ground lease, accommodating fast food, retail, urgent care, or banking uses.

STRONG DEMAND DRIVERS & RETAIL SYNERGY

Surrounded by national retailers and major employers including Sprint Call Center and United Coal Company, the site benefits from consistent consumer demand and established brand synergy.

B-3 ZONING – WIDE PERMITTED USES

Blountville's B-3 zoning allows diverse commercial uses including restaurants, medical services, retail, and financial institutions.

REGIONAL CONNECTIVITY

Direct access to a signalized intersection via permanent easement. Conveniently located approx. 2 miles from I-81 (Exit 69), connecting regional traffic to Bristol and the Tri-Cities.

FULL UTILITIES AVAILABLE

City water, sewer, and power available at the property line to support immediate development.

LONG-TERM GROWTH POTENTIAL

With strong traffic flows from Bristol Motor Speedway events, expanding residential areas, and regional employers, the site offers sustained growth potential for both operators and investors.

Property Summary



five BELOW OLD NAVY Marshalls Bojangles Michaels belk
DICK'S FIVE GUYS ULTA Kirklands WAFFLE HOUSE DUNKIN' DONUTS
BUDDY'S bar-b-q ZAXBY'S Bath & Body Works Aubrey's CARMAX MOE's
McDonald's Starbucks Panda Express BEST BUY BOOT BARN OUTBACK Chick-fil-A

Hard Rock
HOTEL & CASINO
BOWLING

Kroger

LOWE'S

TOYOTA
McDonald's
Pizza-Hut
KFC
TACO BELL
CVS pharmacy
SONIC

Bristol Regional Medical Center
A Member of WakeMed Health System

Walmart

Pizza-Hut

HONDA

Avoca Elementary School

Bristol
Motor Speedway

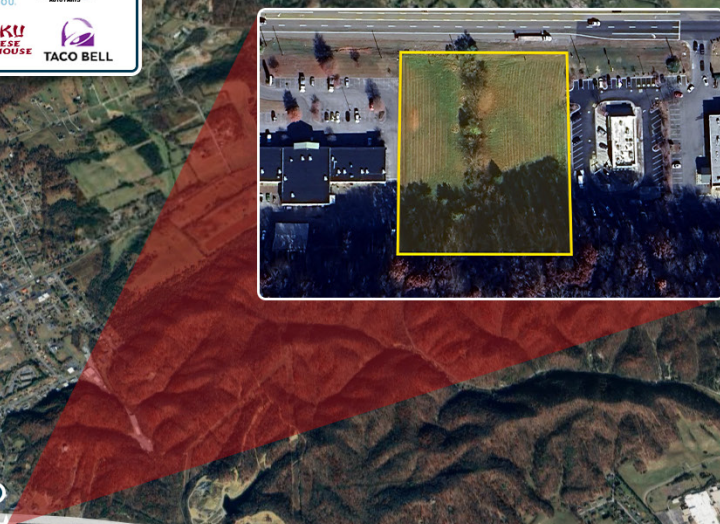
DOLLAR GENERAL

MINI MALL STORAGE

DOLLAR GENERAL

Walgreens
McDonald's

Walgreens Hardee's Wendy's
DOLLAR TREE FOOD CITY COOK-OUT
Starbucks Burger King Vaseline Dunkin' Donuts Arby's



SUBWAY
Arby's
Advance's Auto Parts

DOLLAR TREE FOOD CITY
Eastman Credit Union
O'Reilly
Giovanni's
SHOKU JAPANESE STEAK HOUSE
TACO BELL

BURGER KING

Hardee's
Pal's



Market Overview

The Blountville commercial real estate market continues to benefit from steady regional growth, supported by a strong population base, major employers, and robust traffic flows tied to the area's connectivity. Strategically located within the Tri-Cities region, Blountville serves as a gateway between Interstate 81, Bristol Motor Speedway, and surrounding residential communities, making it an attractive location for retailers, restaurants, and service providers seeking to capture both local and regional demand.

The Highway 394 corridor is a primary commercial route, offering excellent frontage and visibility to significant daily traffic, particularly during seasonal events at Bristol Motor Speedway. The property at 2220 Highway 394 is positioned between McDonald's and a Dollar General-anchored retail center, directly across from a Food City-anchored shopping center. This concentration of national retailers creates a strong foundation of retail synergy, while major nearby employers such as Sprint Call Center and United Coal Company drive a consistent daytime population.

Demographic trends in Sullivan County and the surrounding Tri-Cities area support continued demand for quick-service dining and commercial services. Within a short drive, expanding residential developments, established recreational amenities like Tri-Cities Golf Club, and access to regional attractions contribute to a stable and diverse consumer base.

For developers, investors, and operators, 2220 Highway 394 represents a compelling opportunity to secure a prime fast-food development site with flexible B-3 zoning, full utility access, and strong long-term growth potential. The site's visibility, accessibility, and proximity to regional demand drivers position it for lasting success within one of East Tennessee's most active commercial corridors.

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