

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
\$1,037,450
Will subdivide

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

(2025 Est.)	3 mile	5 mile	10 mile
Population	7,131	20,957	159,404
Median HH Income	\$90,713	\$77,949	\$60,881
Median Age	46.0	45.7	41.9

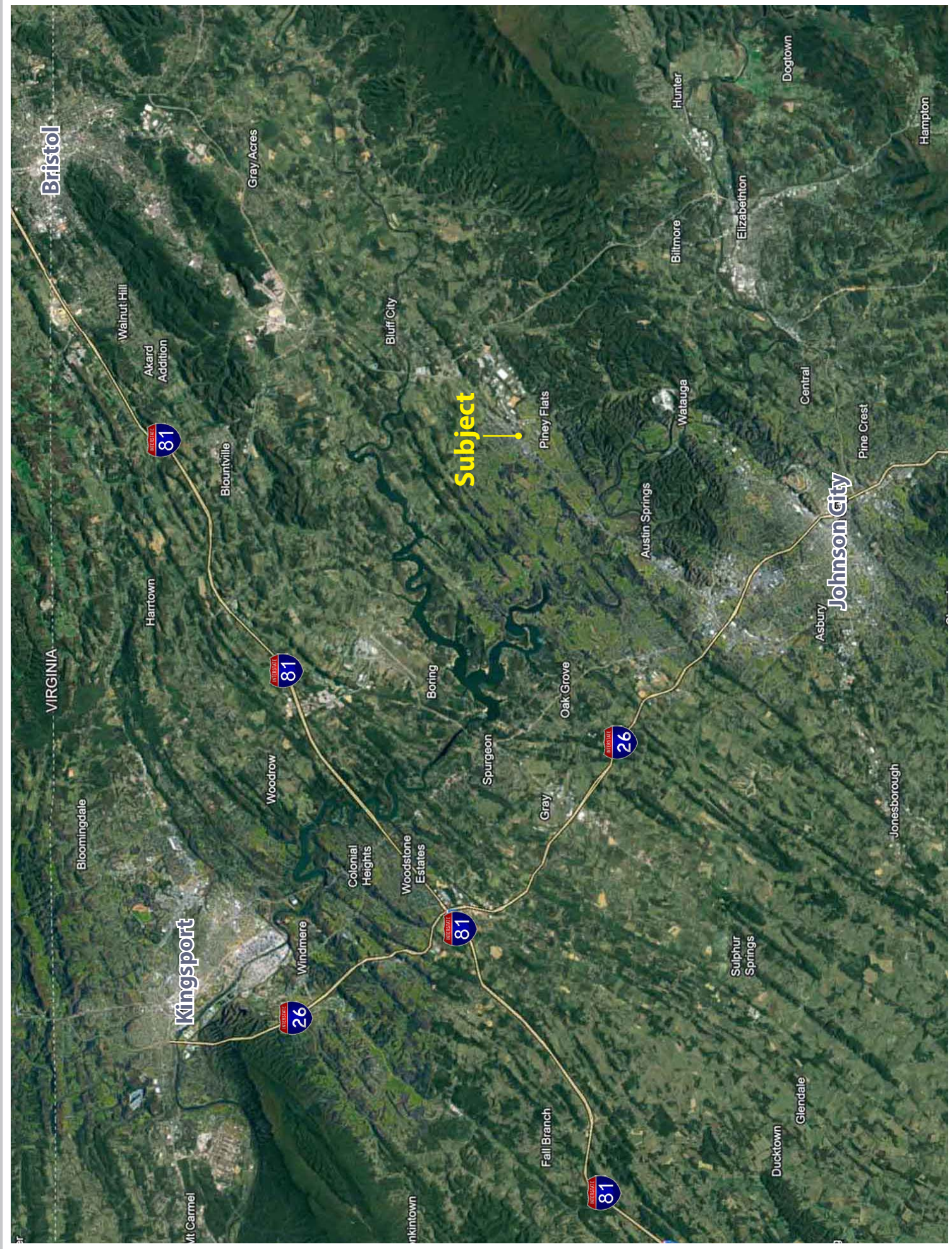
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Bristol

VIRGINIA

Kingsport

Johnson City

Subject

Bloomingdale

Harttown

Walnut Hill

Akard Addition

Blountville

Woodrow

Windmere

Colonial Heights

Woodstone Estates

Boring

Spurgeon

Gray

Oak Grove

Piney Flats

Austin Springs

Watauga

Hunter

Sulphur Springs

Ducktown

Glendale

Asbury

Pine Crest

Dogtown

Jonesborough

Hampton

Blillmore

Elizabethithon

Central

Bluff City



Piney Flats Rd

Hwy 11E / Hwy 19E

Subject

Discount Storage Solutions

PINEY FLATS BAPTIST CHURCH

FOOD CITY

DOLLAR TREE

Allison Rd



EASTMAN UNITED WAY

Little Caesars

DUNKIN' DONUTS

3 EXPRESS

Waffle House

Great Clips

Ballard Health

Creality

ACE Hardware

McDonald's

Walgreens

EXXON

Discount Storage Solutions

Available - 6.37[±] Acres



For marketing purposes only.
Buyer to verify all information.



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