

HIGHWAYS 36 & 75 CORNER LOTS

Kingsport Highway & Airport Road
Johnson City, TN 37615

Location

At the intersection of Hwy 36/Kingsport Hwy and Bobby Hicks Hwy/Airport Rd

Available for Sale

Lot 1: 1.387 acres - \$400,000

Lot 2: 3.47 acres - \$999,000

Highlights

Located at a lighted intersection

Mostly level and clear

Lot 1 has income-producing billboard

5 minute drive from Tri-Cities Airport

Proximal to Boone Lake and Ft Patrick Henry Lake

Approx. 2.5 miles from I-26, exit 13

Approx. 3.5 miles from I-81, exit 59

Zoned B-3: General Business District

Traffic Counts

Kingsport Hwy: 13,455 (2022)

Airport Rd: 10,087 (2022)

Demographics

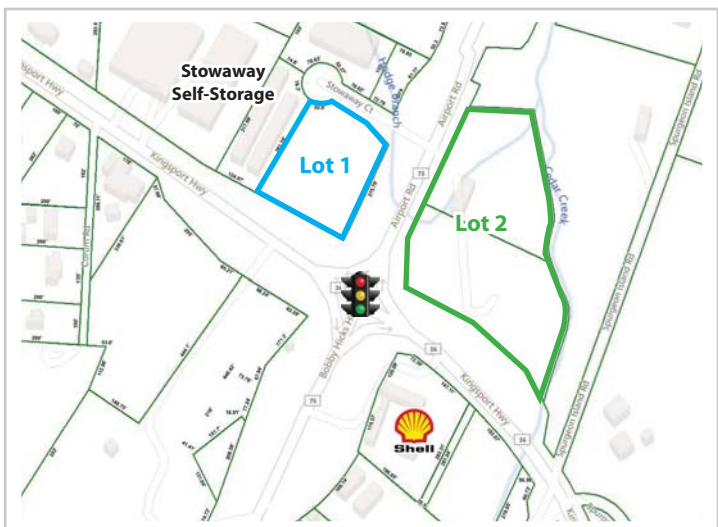
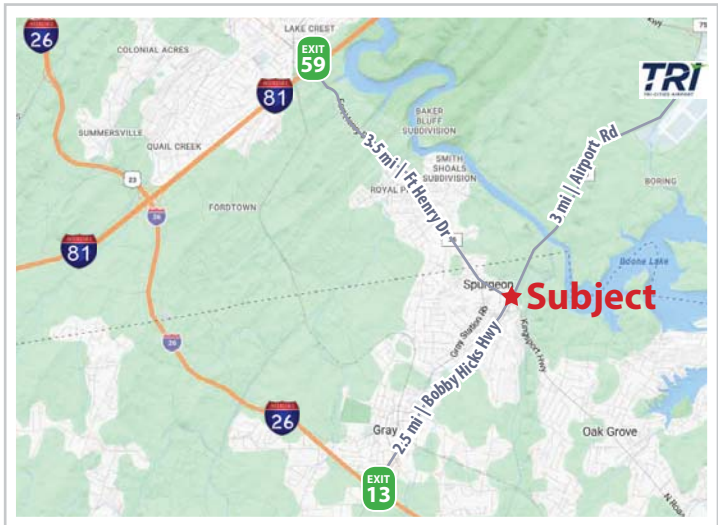
| (2023 Est.) | 3 mile | 5 mile | 10 mile |
|------------------|----------|----------|----------|
| Population | 15,448 | 37,759 | 159,902 |
| Median HH Income | \$61,841 | \$71,539 | \$59,867 |
| Median Age | 42.9 | 45.0 | 45.9 |

Contact

John Speropulos, CCIM, SIOR
john@mitchcox.com

Marc Murphy, CCIM
mmurphy@mitchcox.com

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





Stowaway
Self-Storage

Lot 1
1.387 acres

Billboard

Kingsport Hwy

Airport Rd





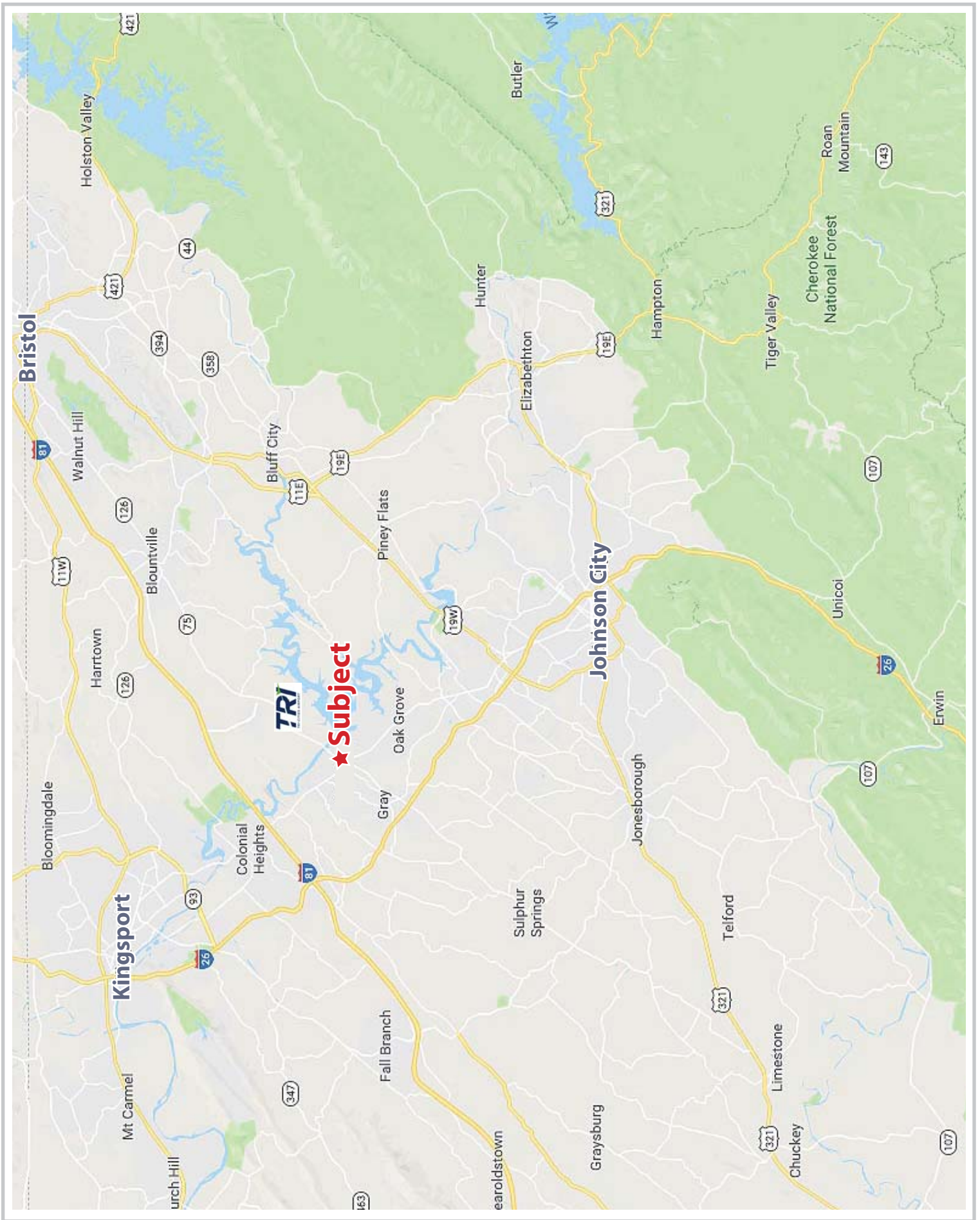
Airport Rd

Lot 2
3.47 acres

Kingsport Hwy

Spurgeon Island Rd





MITCH COX
REALTOR, INC.

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