



# INVESTMENT OPPORTUNITY

KINGSPORT, TN 37660



## PROPERTY DESCRIPTION

Located in Kingsport, TN just minutes from Interstate 26, Holston Valley Medical Center, Holston Medical Group, and Downtown Kingsport, this prime property offers a wealth of opportunity for Land and Other investment uses. Boasting favorable topography offering a view of the city and ample space, it provides a versatile canvas for development, whether for commercial, residential, or mixed-use projects. With its strategic location in a rapidly expanding market, the property presents an exceptional chance to shape the landscape and make a lasting impact. Embrace the potential for growth and success in this prime location, where your investment can thrive amidst the region's dynamic environment. Whether you envision a new landmark or a thriving community hub, this property offers the perfect foundation for your investment vision.

## TOMMY PERRIGAN

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## PROPERTY HIGHLIGHTS

- Surrounded by Retail, Medical and Residential
- East Stone Drive: 30K ADTC
- Minutes from I-26

## OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	3.42 Acres







# EXTERIOR PHOTOS



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# RETAIL AERIAL



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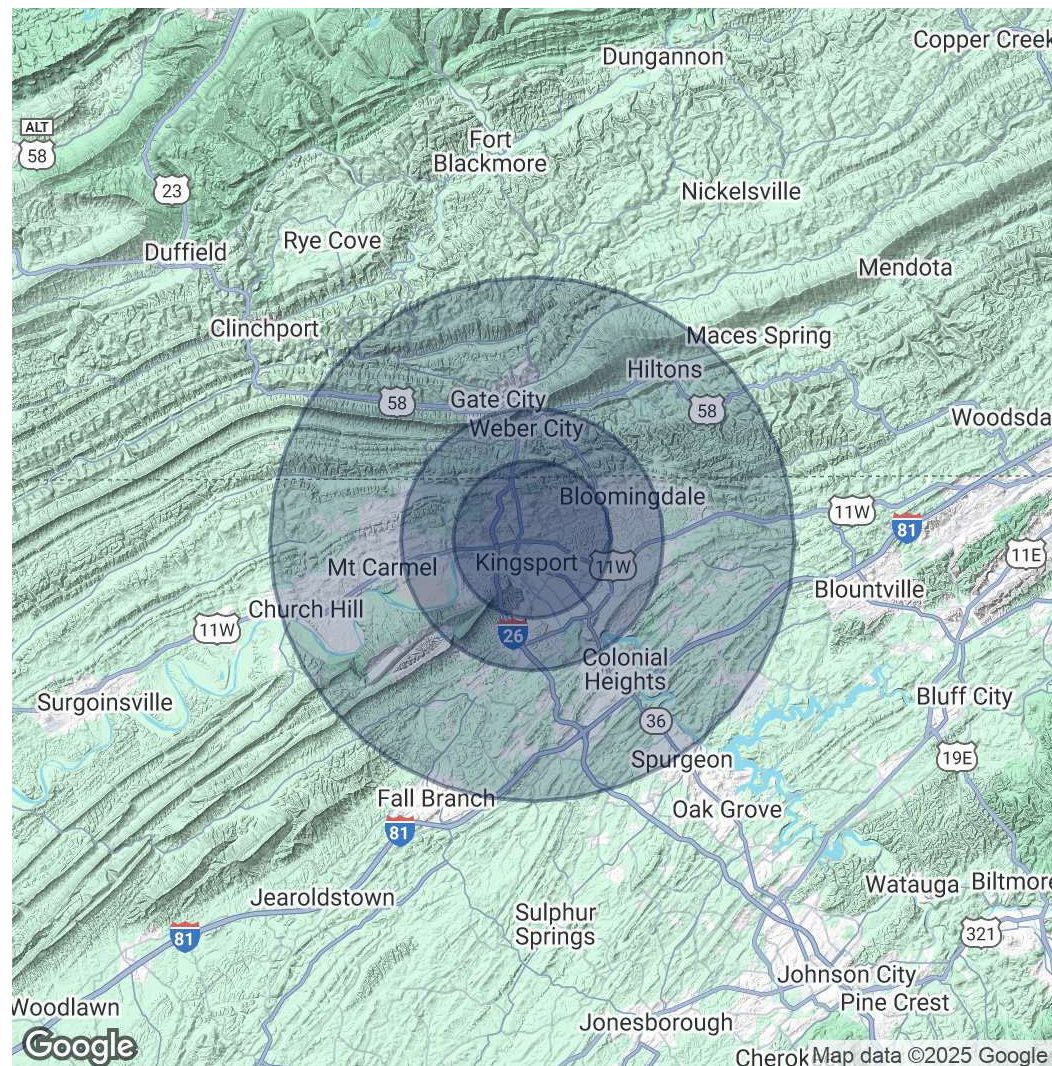


# DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	35,904	63,390	122,333
Average Age	44	45	45
Average Age (Male)	42	43	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,129	27,894	52,764
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$62,753	\$71,005	\$79,757
Average House Value	\$203,018	\$225,342	\$251,438

Demographics data derived from AlphaMap



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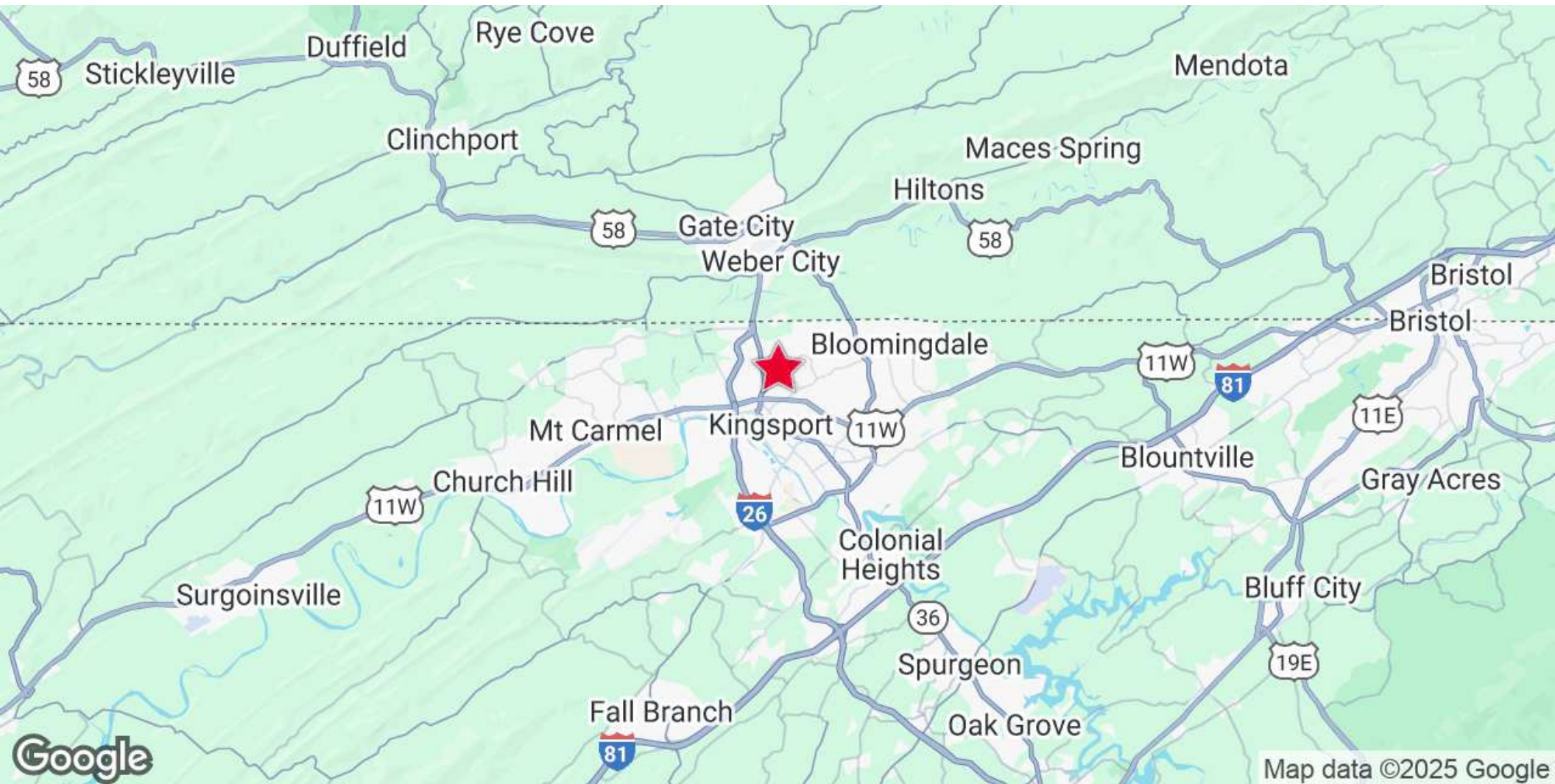
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# LOCATION MAP



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