

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
\$1,287,001
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

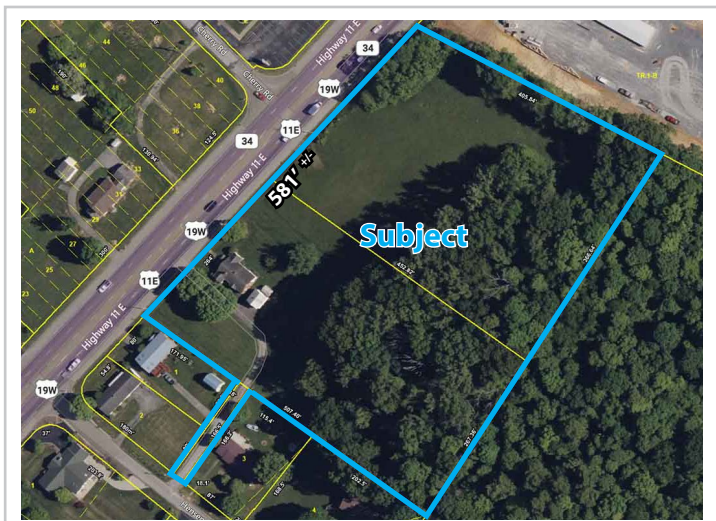
(2024 Est.)	3 mile	5 mile	10 mile
Population	7,221	20,695	158,233
Median HH Income	\$86,022	\$76,429	\$60,172
Median Age	46.2	45.8	41.8

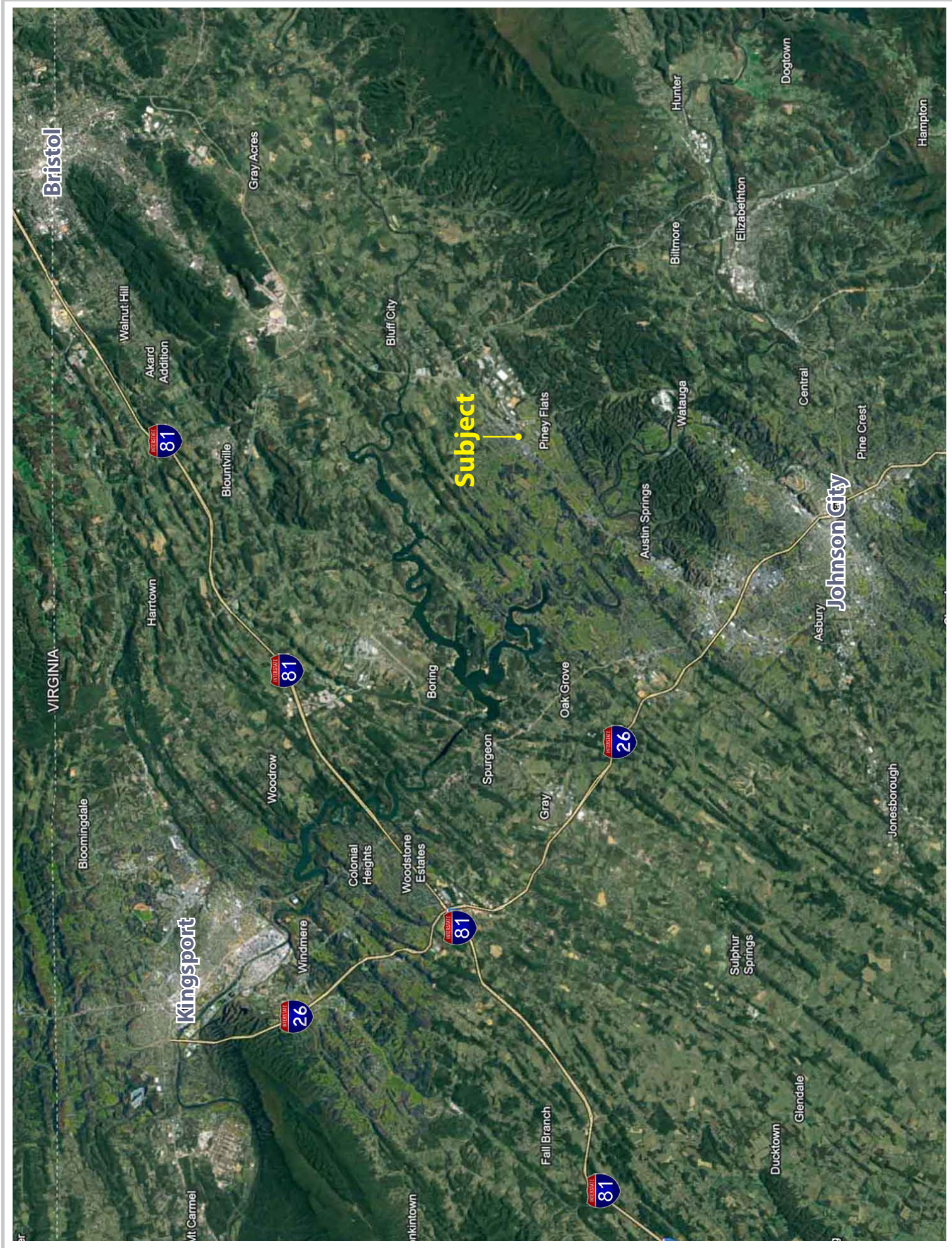
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Bristol

VIRGINIA

Bloomingdale

Walnut Hill

Hartown

Akard Addition

Kingsport

Vt Carmel

Blountville

Gray Acres

Woodrow

Windmere

Colonial Heights

Woodstone Estates

Bluff City

Winkintown

Boring

Spurgeon

Fall Branch

Gray

Oak Grove

Piney Flats

Subject

Austin Springs

Hunter

Blillmore

Watauga

Sulphur Springs

Ducktown
Glendale

Elizabethhton

Dogtown

Central

Pine Crest

Asbury

Johnson City

Jonesborough

Hampton



 Available - 6.37^{+/-} Acres



For marketing purposes only.
Buyer to verify all information.



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