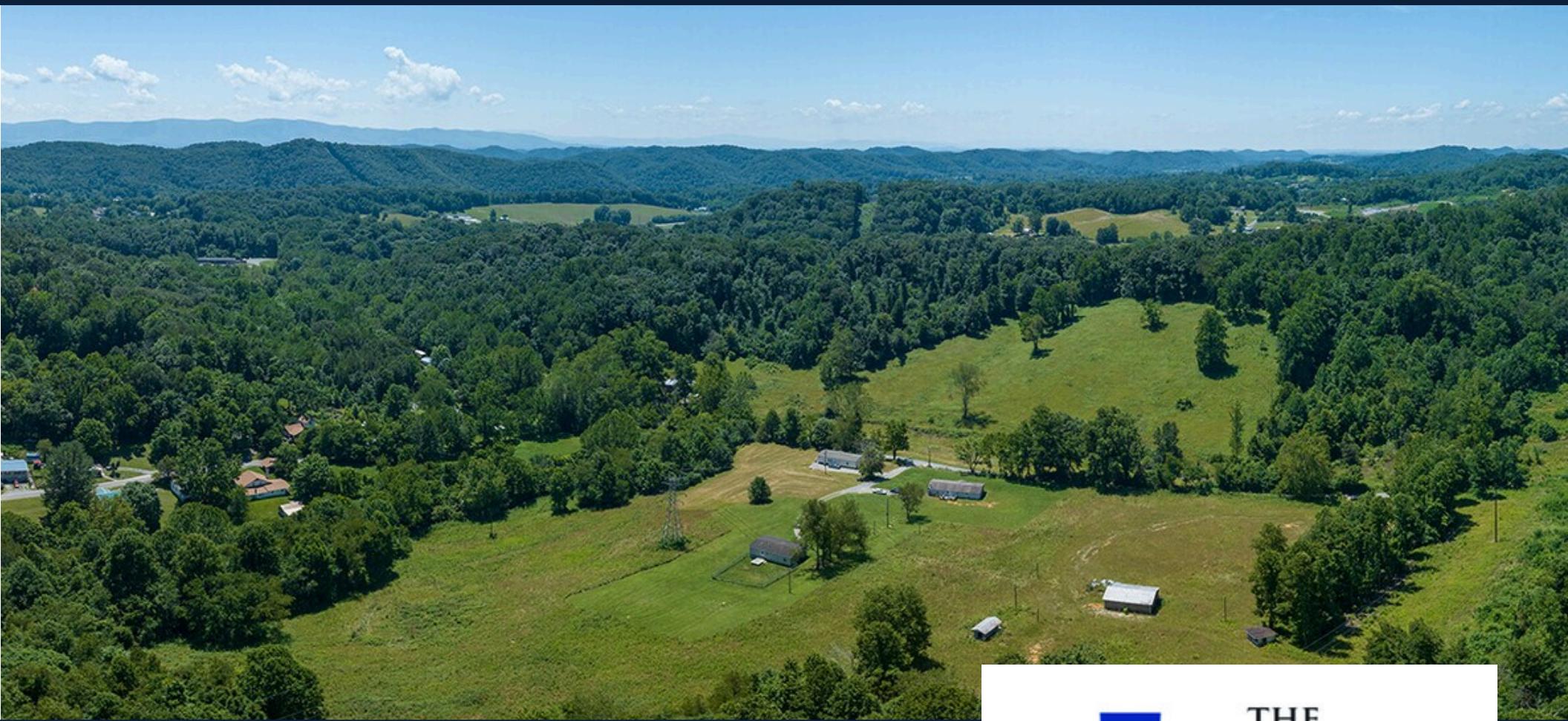


Steel Creek Development - Bristol TN



64.34 ACRES

Bristol, TN



Contact:

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PROPERTY OVERVIEW

Bristol,
Tennessee

HIGHLIGHTS

- Location: Bristol, TN
- Lot Size: 64.34 contiguous acres
- Zoning:
- Utilities: All utilities accessible at site
- Road Access: Directly off Highway 81 and State Highway 11W
- Nearby: Downtown Bristol, Steele Creek park, large employers, major retail, Bristol Regional Medical Center

WHY BRISTOL

This 64± acre land opportunity at 237 Steele Creek Rd in Bristol, TN offers a rare, large-scale site with flexibility for residential, multifamily, or mixed-density development. The size and layout allow for multiple strategies, including single-family, townhomes, apartments, or a phased master-planned community. Bristol, TN is experiencing steady population growth, increasing from its 2020 base to approximately 27,867 residents in 2024, signaling sustained housing demand. Household incomes are also rising, with a median household income of roughly \$55,000, supporting both for-sale and rental product. The market benefits from strong regional drivers such as Bristol Motor Speedway and the newly opened Hard Rock Casino, which continue to attract jobs, tourism, and infrastructure investment.

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