

WALNUT ST REDEVELOPMENT SITE

738 West Walnut Street
Johnson City, TN 37604

Location

On W Walnut St & W State of Franklin Rd, near the intersection of Cherokee St

Available for Sale

Approx. 1.07 acres
\$845,000

Highlights

Highly visible on W Walnut St & W State of Franklin Rd

Desirable W Walnut St corridor, currently under redevelopment by the City of Johnson City

Less than 1 mile from ETSU and Downtown Johnson City

Surrounded by student housing, the well-established Tree Streets neighborhood and ETSU baseball stadium

Zoned WWD (West Walnut District) and DO (Design Overlay District)

Traffic Counts

W State of Franklin Rd: 14,870 (2022)

Demographics

(2025 Est.)	3 mile	5 mile	10 mile
Population	54,082	80,005	162,808
Median HH Income	\$50,153	\$53,228	\$60,748
Median Age	35.1	37.6	41.6

Contact

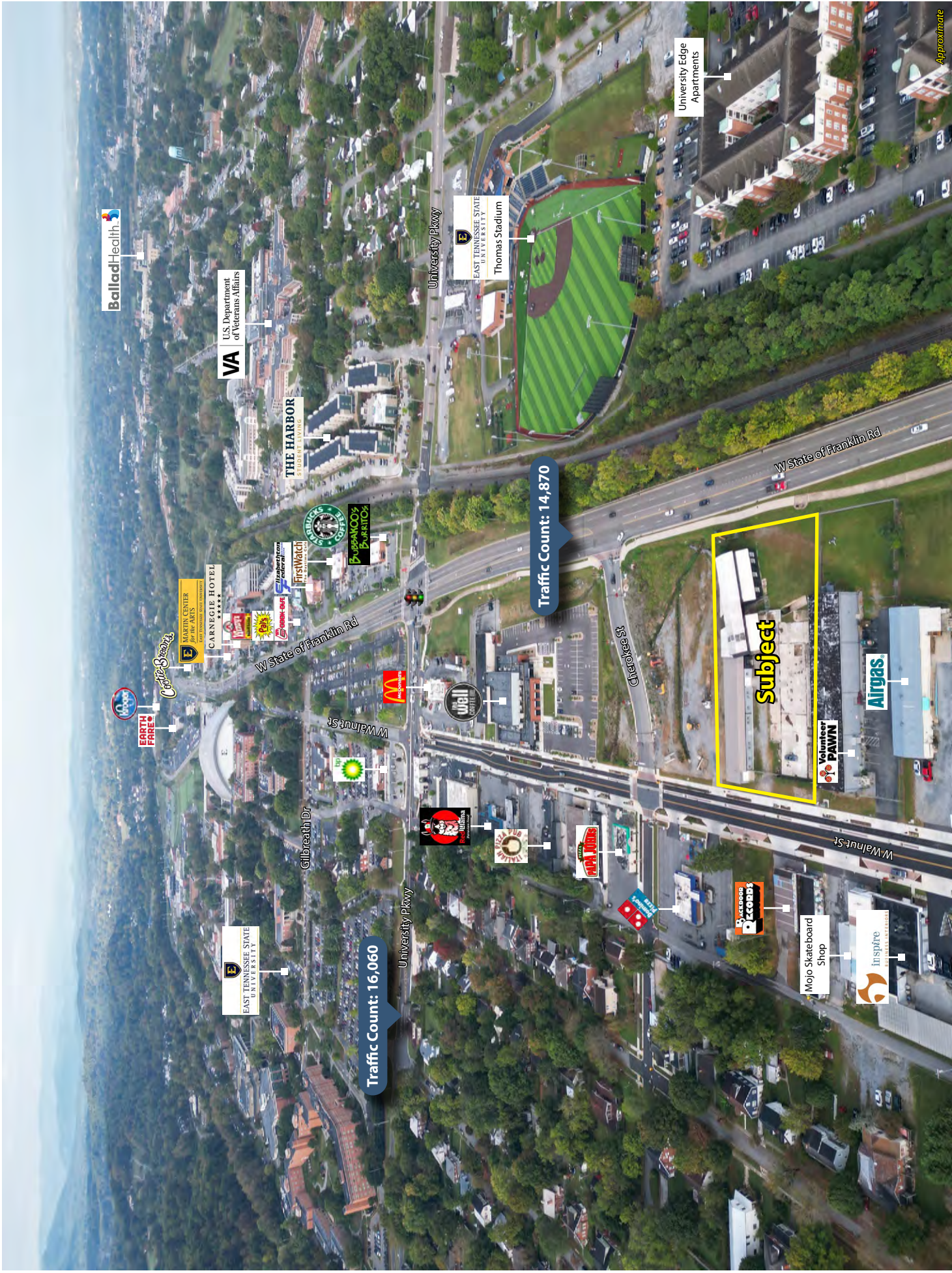
John Speropulos, CCIM, SIOR
john@mitchcox.com

Marc Murphy, CCIM
mmurphy@mitchcox.com

☎ 423-282-6582 | ☎ 423-282-5903
www.mitchcox.com



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Ballad Health

VA
U.S. Department
of Veterans Affairs

THE HARBOR
STUDENT LIVING

University Pkwy

EAST TENNESSEE STATE
UNIVERSITY
Thomas Stadium

University Edge
Apartments

W State of Franklin Rd

Traffic Count: 14,870

Subject

Airgas

Volunteer
PAWN

W Walnut St

Mojo Skateboard
Shop

Inspire
REAL ESTATE INTERIORS

Backwoods
Records

Red Bull

Walmart

McDonald's

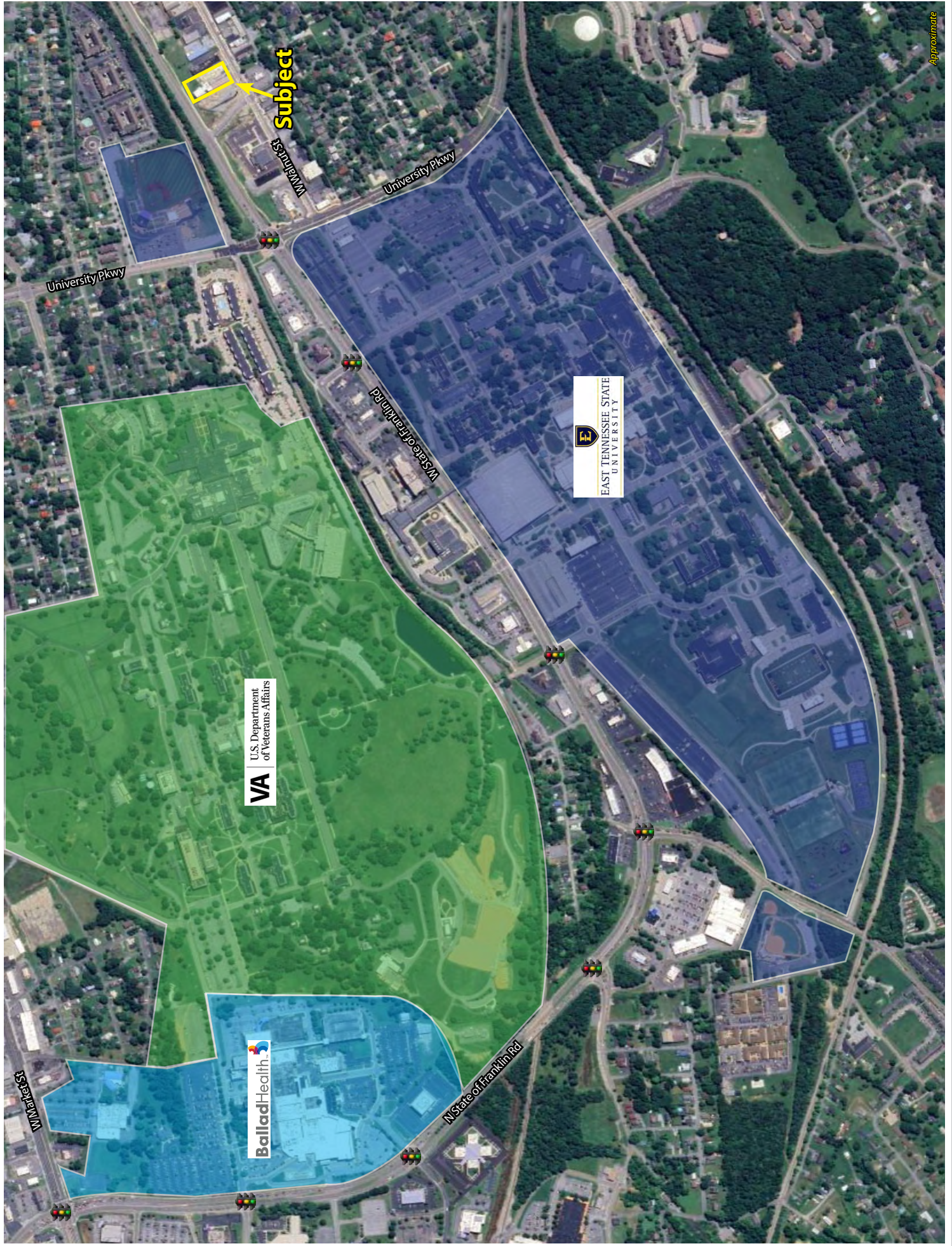
Walmart

Gilbreath Dr

EAST TENNESSEE STATE
UNIVERSITY

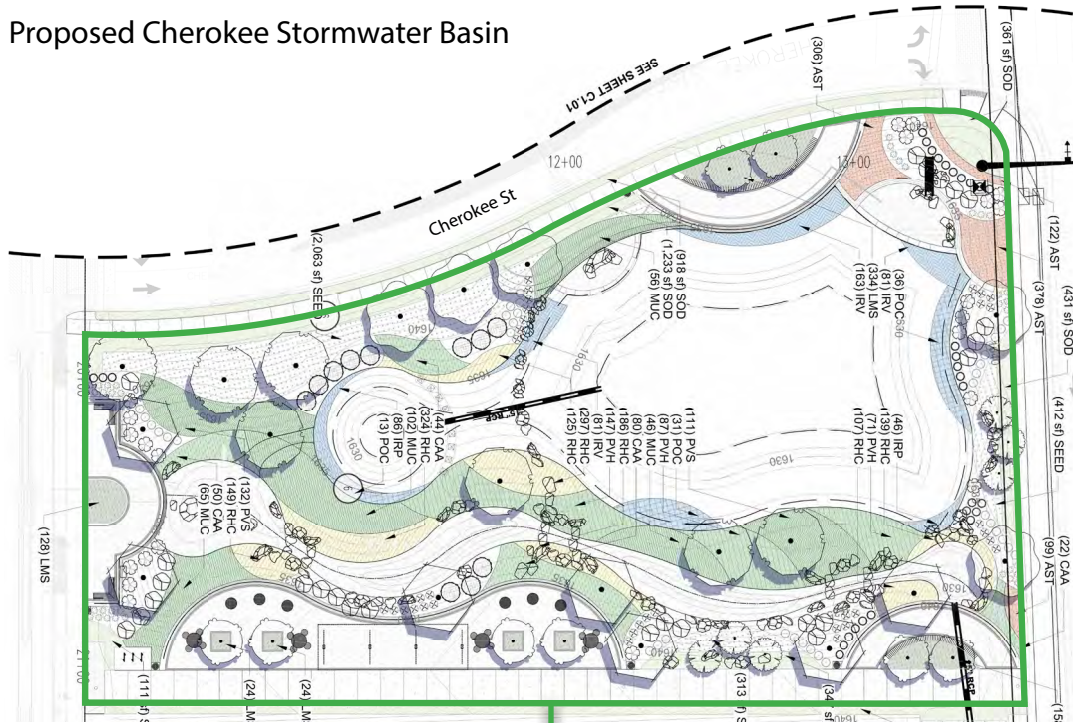
Traffic Count: 16,060

Approximate



Approximate

Proposed Cherokee Stormwater Basin



Approximate



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