

LAND FOR SALE, LEASE OR BUILD-TO-SUIT

2620 Volunteer Parkway, Bristol, TN



KEY HIGHLIGHTS

- Fantastic development opportunity within walking distance to Bristol Motor Speedway.
- B-3 zoning will allow most types of commercial development C-Store, motel, office, restaurant and more.
- B-3 zoning will allow max residential density of 35 units per acre!
● **2.6** +/- acres
- Water and sewer in place.
- Level with over 300 feet of frontage on Volunteer Parkway!
- Former Sunset motel that has been demolished ready for new development
- Remaining acreage used for a campground during races.
- Current office is ready to use

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Estimated Population	1,084	10,675	31,437
2022 Estimated Households	501	4,561	13,442
Average Household Income	\$66,049	\$69,616	\$68,090
Median Household Income	\$51,998	\$56,579	\$55,505

CONTACT

Gene Couch

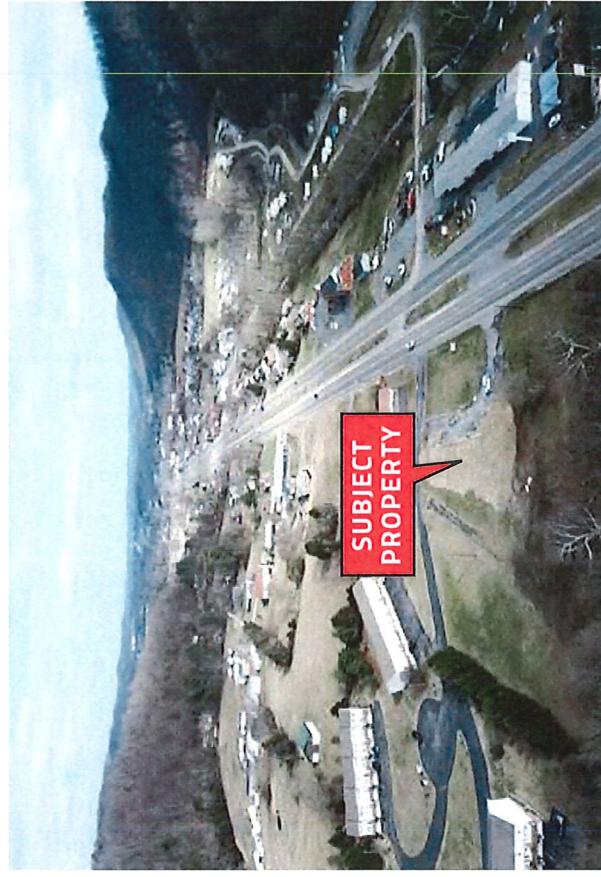
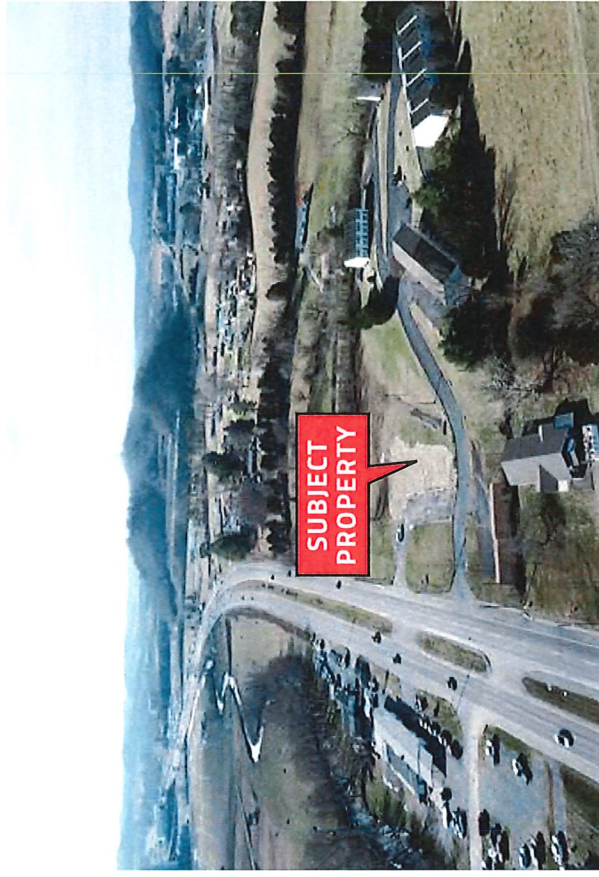
(423) 968-5971 (Office)

(828) 506-4051 (Cell)

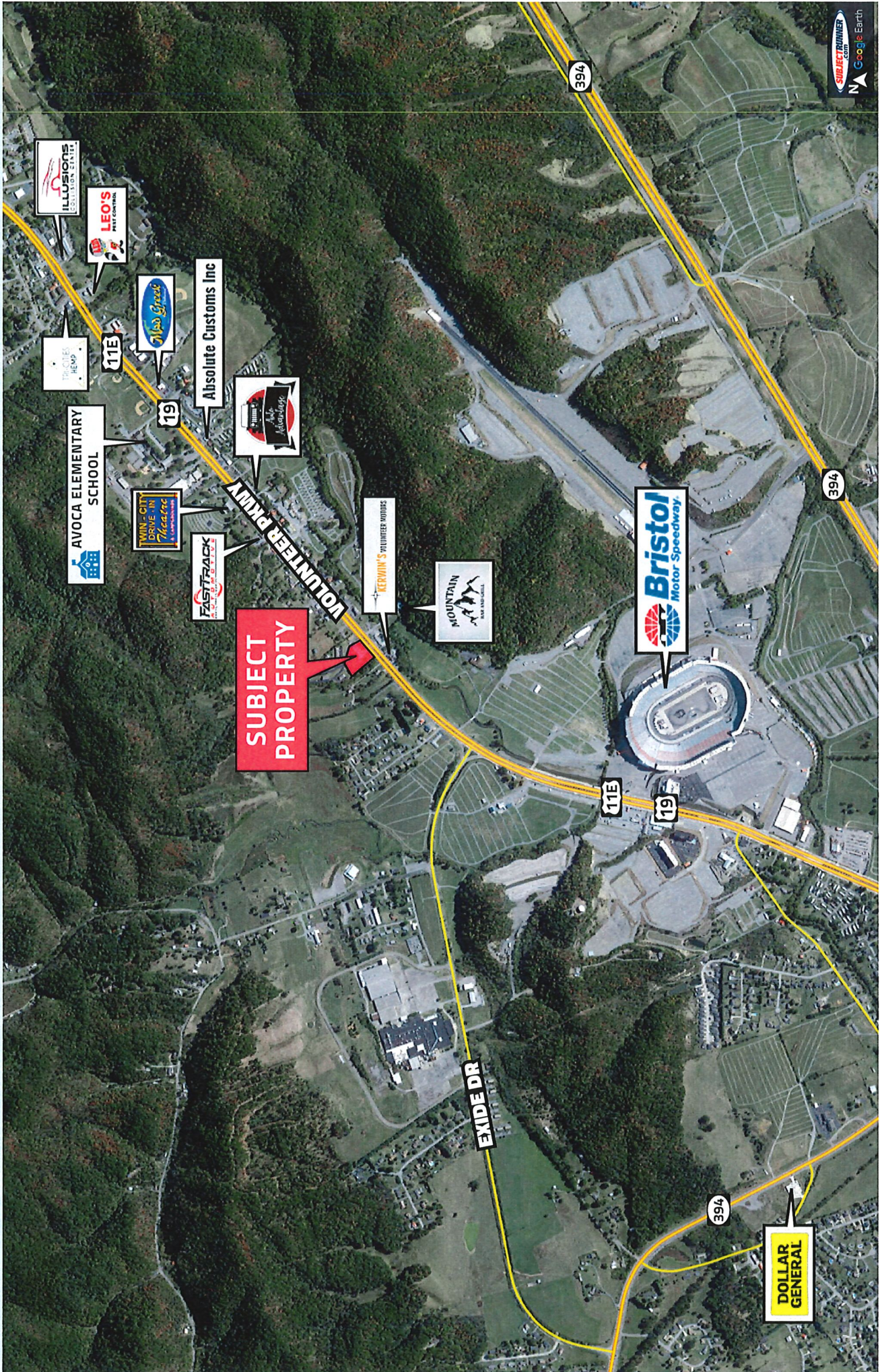
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CLOSEUP AERIAL



MIDRANGE AERIAL

