

JOHN B DENNIS HIGHWAY LAND

2440 North John B Dennis Highway
Kingsport, TN 37660

Location

Lot 1: Across from Sullivan North High School

Lot 2: Adjacent to Sullivan North High School,
in front of St. Dominic Catholic Church

Available for Sale

Lot 1: 39 acres - \$954,000

Lot 2: 6 acres - \$400,000

Highlights

Proximal to former Sullivan North High School

Less than 1 mile from Indian Path Community Hospital

Less than 1 mile from Kingsport Speedway

Approx. 1 mile from major retail corridor on E Stone Dr

American Electric Power easements on both lots

Lot 1 zoned P-1 (Kingsport City) & R-1 (Sullivan County)

Lot 2 zoned R-1B (Kingsport City)

Traffic Counts

N John B Dennis Hwy: 16,138 (2022)

Demographics

(2024 Est.)	3 mile	5 mile	10 mile
Population	36,426	64,416	122,900
Median HH Income	\$47,087	\$50,945	\$57,483
Median Age	45.6	45.0	45.8

Contact

Shannon K. Castillo

Affiliate Broker

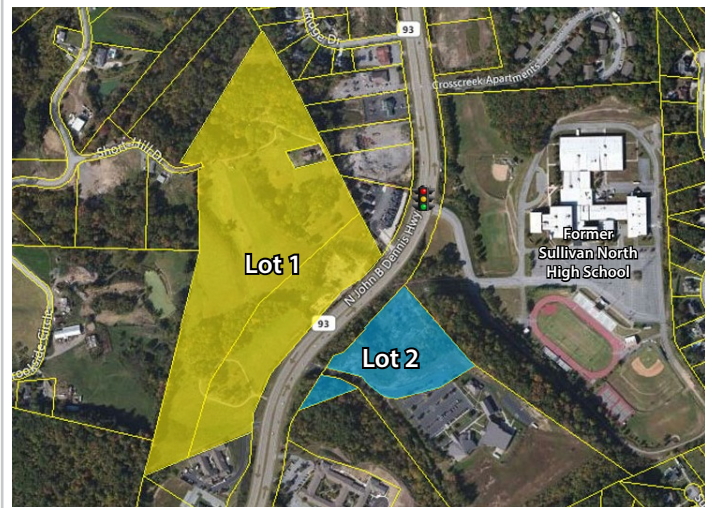
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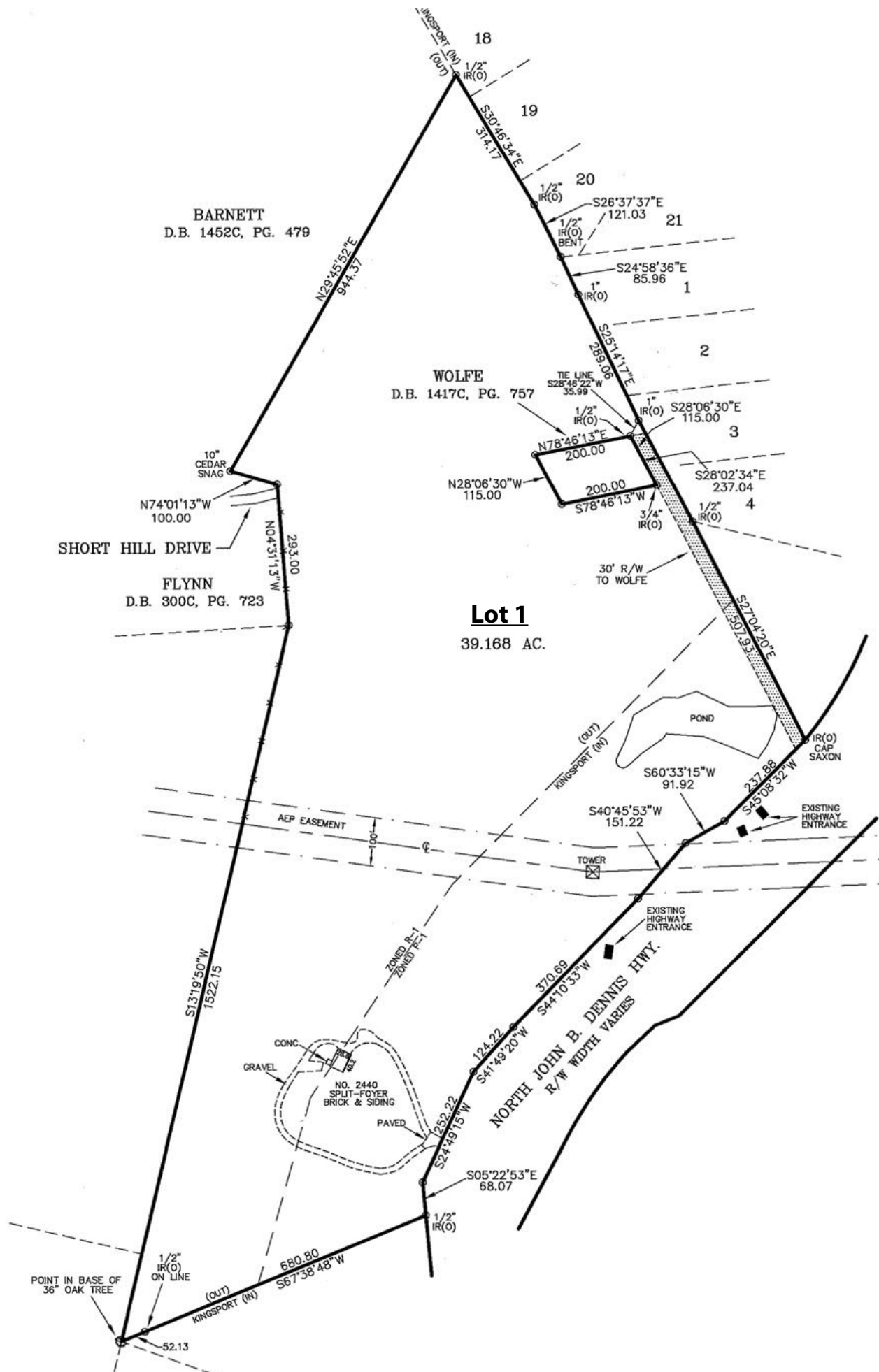


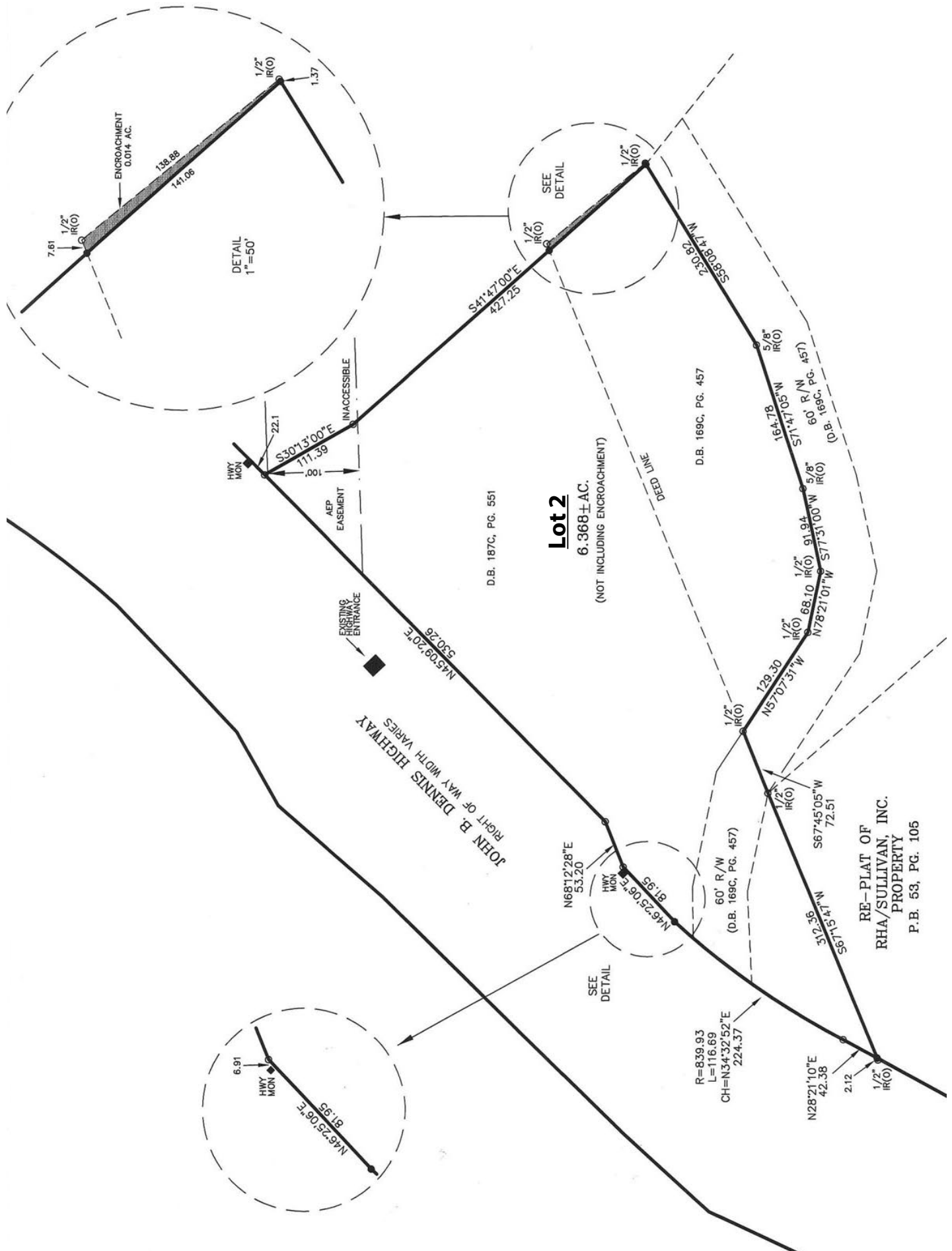
Lot 1

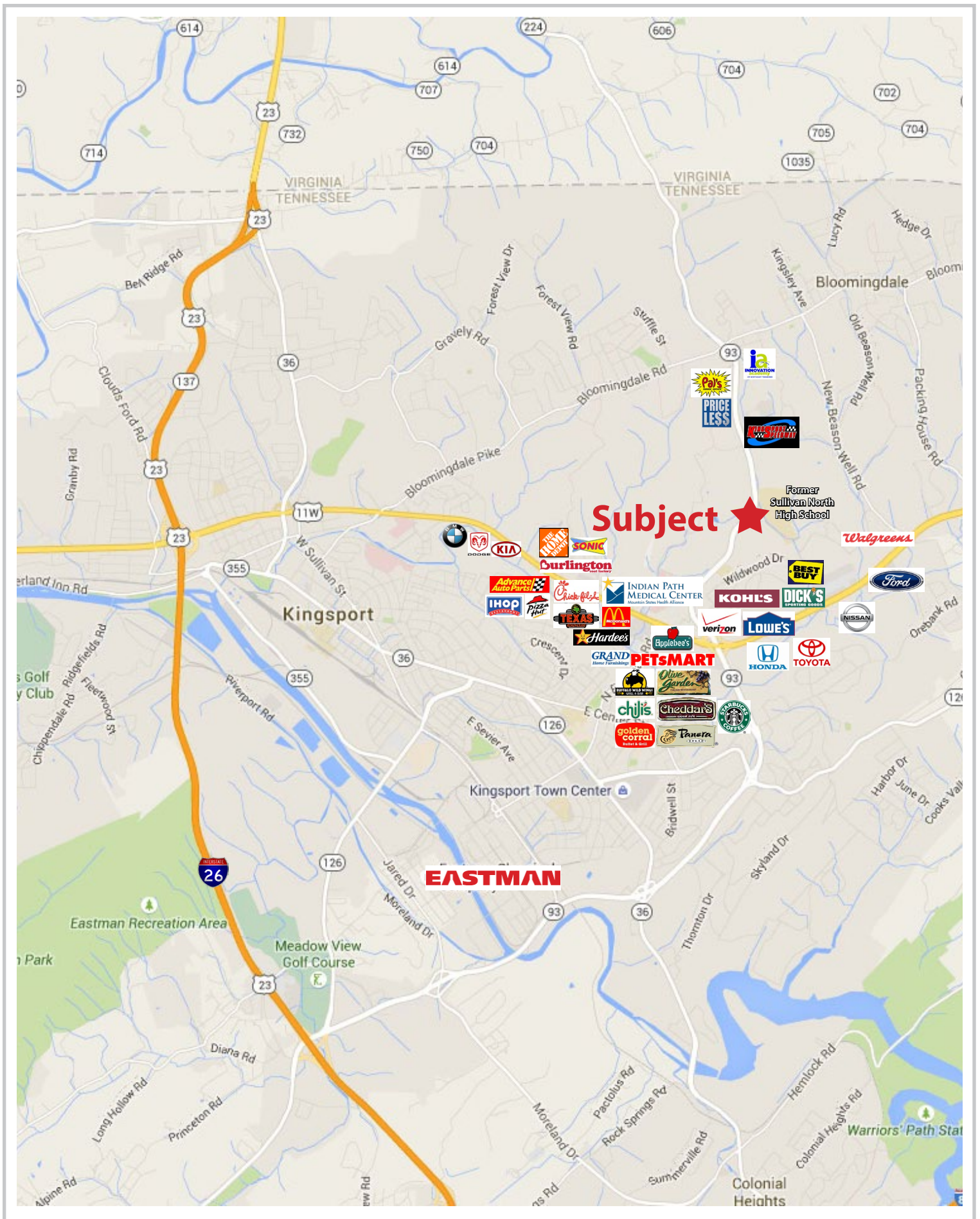


Lot 2









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