



29-ACRE DEVELOPMENT TRACT FOR SALE - JOHNSON CITY, TN

131 Pickens Bridge Road
Johnson City, TN 37615
greencommercialrealty.com

920 North State of Franklin Rd
SE Corner at Sunset Drive

LAT 36.32497 N / LON 82.39357 W

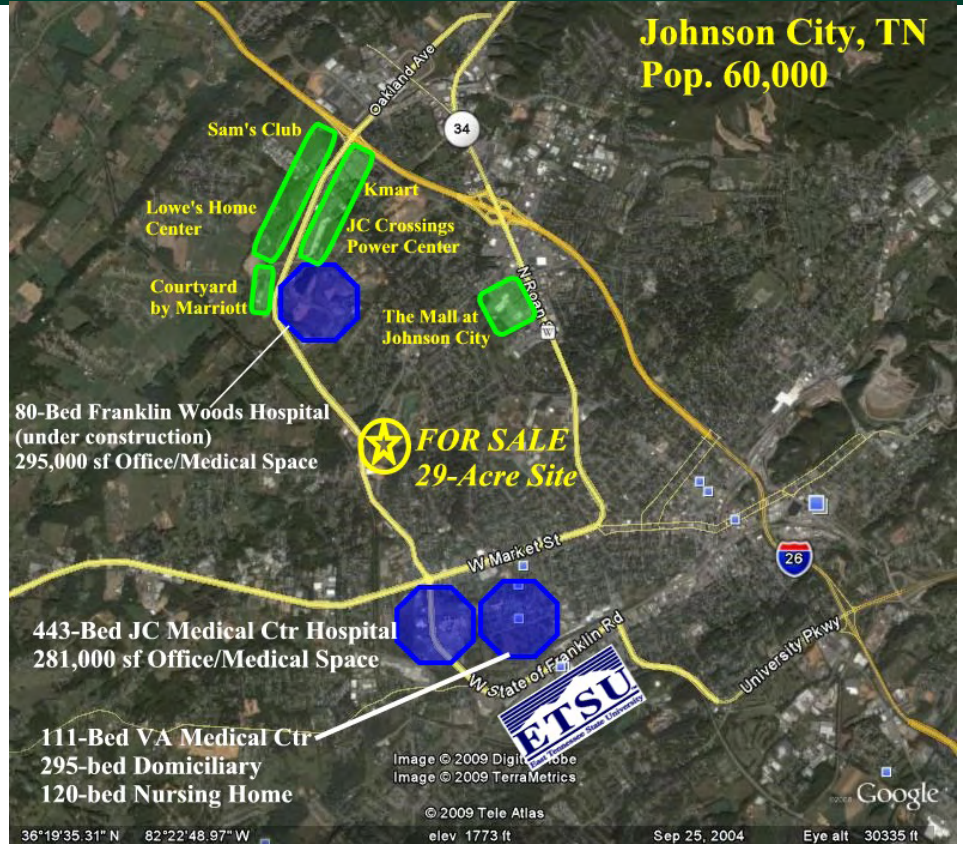
- ◆ **Available Now** all Permits, Studies and Plans provided
- ◆ **Zoned Medical Services**
- ◆ **Signalized Corner** with 28,000/14,000 AD traffic count
- ◆ **Partially graded & all utilities to site**
- ◆ **3 Hospitals in 1.5 miles**
- ◆ **ETSU/Quillen College of Medicine** just 3 miles south
- ◆ **Protected by the Med-Tech Overlay District**

Asking \$7.5 million

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Demographic Snapshot Report

2008	3 Miles	5 Miles	10 Miles
Total Population	39,383	72,231	141,527
Median HH Income	\$39,604	\$40,248	\$41,525
Total Households	17,032	31,080	59,968
2007 Employment Distribution 3-miles:		Number	Percent
Office and administrative support	7,661	20.2%	
Sales and related	4,307	11.3%	
Healthcare practitioners and technical	4,295	11.3%	
Food preparation and serving related	2,926	7.7%	
Production occupations	1,990	5.2%	
Management occupations	1,927	5.1%	
Education, training, and library	1,678	4.4%	
Transportation and material moving	1,668	4.4%	
Business and financial operations	1,643	4.3%	

Located just 60 miles North of Asheville, NC and 90 miles Northeast of Knoxville, the Tri-Cities region has a growing diversified economy, stable employment, & recognized growth prospects.

The area has recently been recognized by Forbes Magazine, Golf Digest, and numerous other publications for its affordability, economic vitality, and attractive retirement characteristics.

Johnson City is the largest of the Tri-Cities, followed by Kingsport and Bristol.



THIS SITE IS JUST MINUTES FROM SCHOOLS, SHOPPING & RESIDENTIAL AREAS

3-Mile Radius: Employment in Health Care Related Occupations (2007)

	Number	Percent
Registered nurses	1,957	5.2%
Nursing aides, orderlies, and attendants	564	1.5%
Physicians and surgeons	361	1.0%
Licensed practical and licensed vocational nurses	329	0.9%
Medical assistants	247	0.7%
Radiologic technologists and technicians	180	0.5%
Medical and clinical laboratory technologists	149	0.4%
Pharmacy technicians	130	0.3%
Healthcare support workers, all other	126	0.3%
Medical and clinical laboratory technicians	122	0.3%
Pharmacists	120	0.3%
Medical records and health information technicians	112	0.3%
Home health aides	97	0.3%
Respiratory therapists	97	0.3%
Surgical technologists	80	0.2%