

MIDWEST LAND GROUP PRESENTS

36.96 ACRES IN

WASHINGTON COUNTY TENNESSEE



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL COMMERCIAL DEVELOPMENT OPPORTUNITY - 36.96 ACRES IN RAPIDLY GROWING TRI-CITIES AREA OF TENNESSEE

Presenting a rare and highly strategic opportunity to acquire nearly 37 +/- acres of prime, undeveloped land just outside of the heart of Gray, Tennessee - one of the fastest-growing areas in the Tri-Cities region.

Situated directly off Interstate 26 at Exit 13 on Bobby Hicks Highway (Highway 75 - a major four-lane corridor), this property offers unmatched visibility, accessibility, and development potential with a combined road frontage of approximately 1,900 feet. With acreage on both sides of the road, the tract is flanked by established commercial properties, including banks, retail centers,

and professional businesses - positioning it ideally for a wide range of future commercial uses.

With its strategic location, ease of access, and competitive pricing compared to similar tracts, this land represents a significant investment opportunity with strong upside potential.

Don't miss your chance to be part of the Tri-Cities' next wave of commercial growth. Contact us today to schedule a site visit or request additional development data.



PROPERTY FEATURES

PRICE: **\$4,500,000** | COUNTY: **WASHINGTON** | STATE: **TENNESSEE** | ACRES: **36.96**

- Size: 36.96 acres of raw, largely level land
- Location: Just 6 miles from Tri-Cities Airport, seconds from I-26 and 11 miles from Johnson City, TN
- Zoning & infrastructure: Generous space for site planning, including retention, parking, and county development requirements
- Road frontage: Approx. 900 feet on east side of Bobby Hicks Hwy and 980 feet on west side
- Surroundings: Adjacent to thriving commercial developments and anchored by consistent growth in the area
- Ideal use cases: Corporate headquarters, retail centers, medical facilities, hospitality, or mixed-use developments



RAW, LARGELY LEVEL LAND



ROAD FRONTAGE



GENEROUS SPACE FOR SITE PLANNING



COMMERCIAL DEVELOPMENT AREA



ADDITIONAL PHOTOS



AERIAL MAP



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Boundary Center: 36° 25' 9.67, -82° 27' 54.67

0ft 588ft 1177ft



Maps Provided By:



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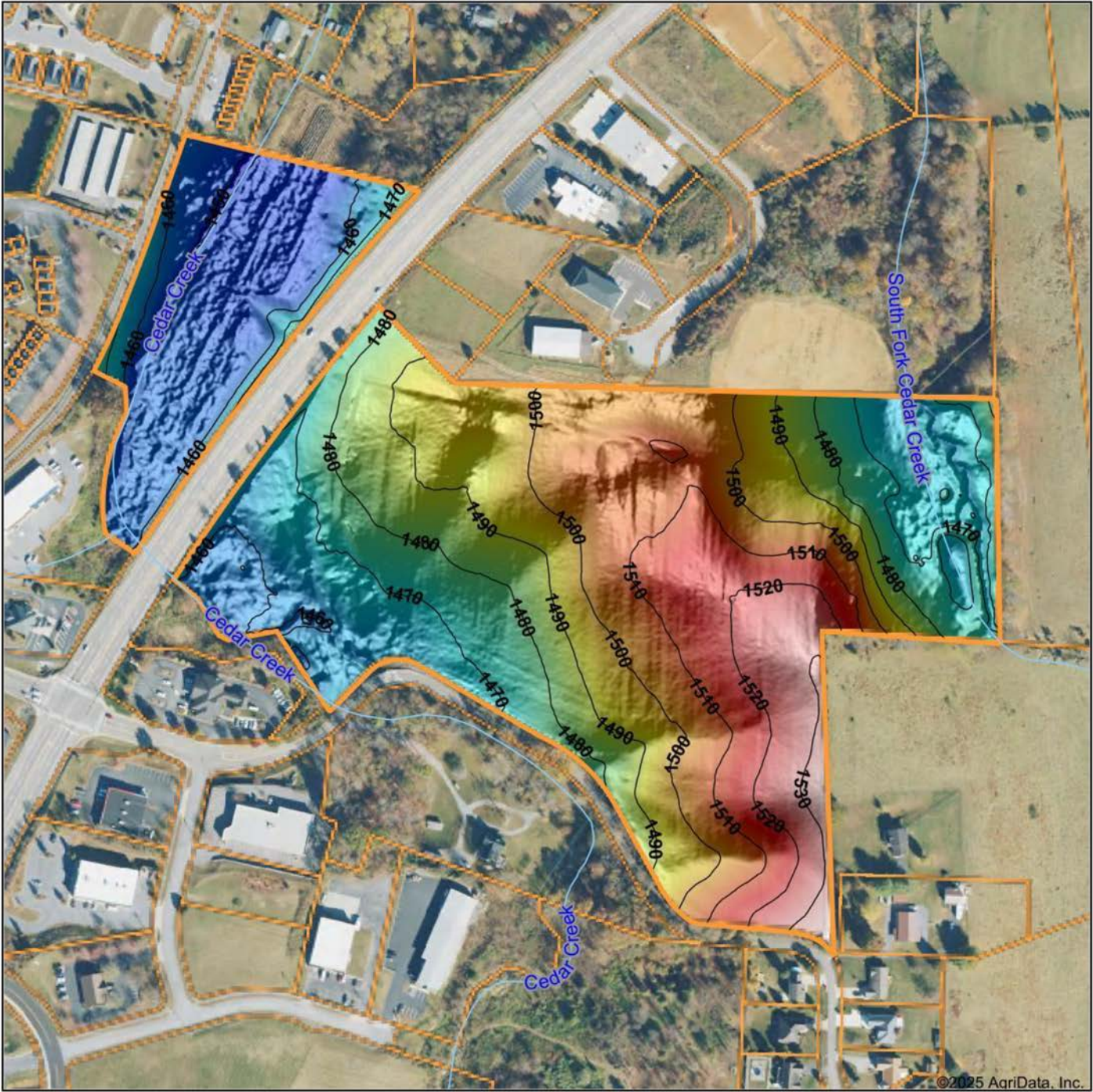
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Washington County
Tennessee



6/23/2025

HILLSHADE MAP



Low Elevation High



Maps Provided By:
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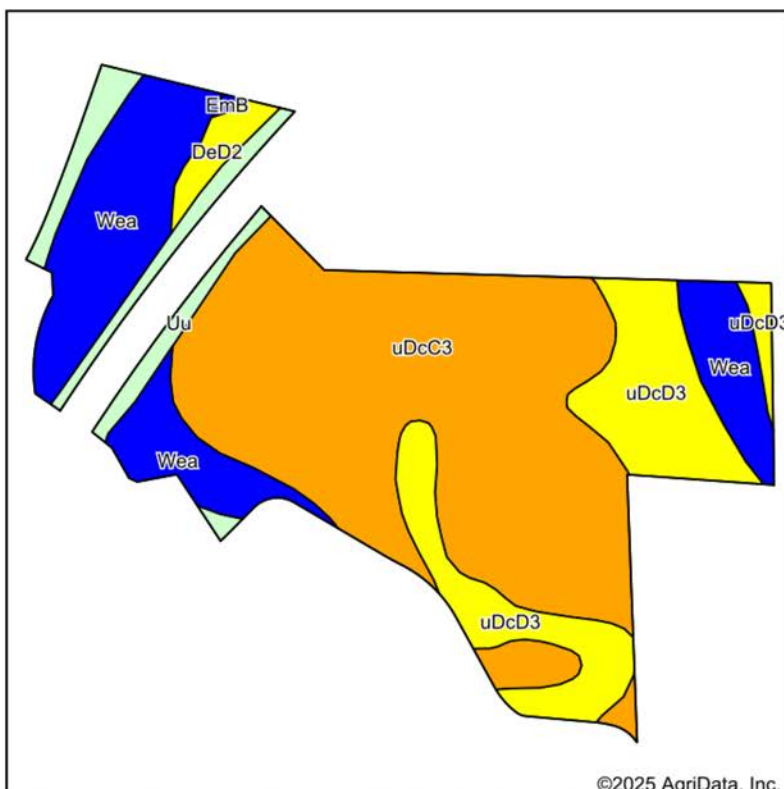
Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,446.5
Max: 1,538.7
Range: 92.2
Average: 1,485.5
Standard Deviation: 22.34 ft

0ft 335ft 671ft

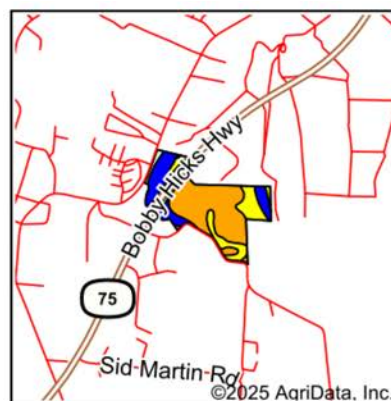


Washington County
Tennessee
6/23/2025
Boundary Center: 36° 25' 9.67, -82° 27' 54.67

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Tennessee**
 County: **Washington**
 Location: **36° 25' 9.67, -82° 27' 54.67**
 Township: **Johnson City**
 Acres: **35.97**
 Date: **6/23/2025**



Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: TN179, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
uDcC3	Dewey-Collegedale complex, 6 to 15 percent slopes, severely eroded	18.79	52.1%		> 6.5ft.	Ille	61	56	52	40	61
Wea	Weaver silt loam, 0 to 3 percent slopes, occasionally flooded	7.68	21.4%		4.1ft. (Lithic bedrock)	Ilw	64	63	56	64	47
uDcD3	Dewey-Collegedale complex, 15 to 25 percent slopes, severely eroded	6.47	18.0%		> 6.5ft.	IVe	54	49	45	35	54
UU	Urban land-Udorthents complex	2.29	6.4%		> 6.5ft.						
DeD2	Dewey silty clay loam, 15 to 25 percent slopes, eroded	0.68	1.9%		> 6.5ft.	IVe	56	47	44	33	56
EmB	Emory silt loam, 2 to 5 percent slopes, rarely flooded	0.06	0.2%		> 6.5ft.	Ile	89	89	70	72	61
Weighted Average						*-	*n 56.5	*n 52.6	*n 48.2	*n 41.6	*n 52.8

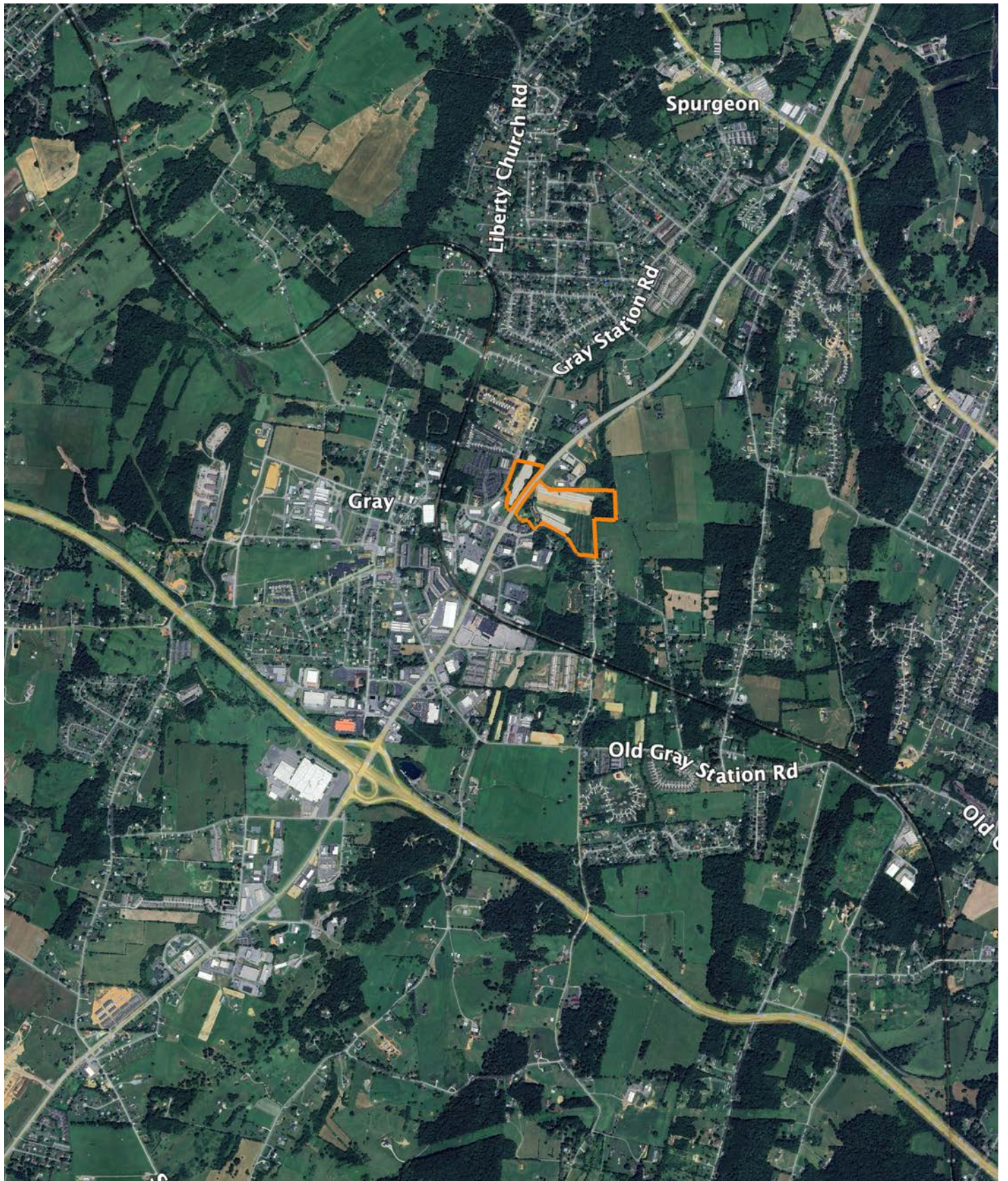
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

Buying or selling land is a deeply personal experience, and Jason Mitchem understands this better than most. With a diverse background in farming, ministry, and real estate, he combines a steady hand with a servant's heart to guide clients through decisions that are as emotionally significant as they are financially impactful.

Raised on a working farm in Fort Valley, Georgia, Jason's upbringing involved hands-on work such as baling hay, tending livestock, and repairing farm equipment — all before most children learn to drive. Additionally, his family operated a wholesale farm equipment distributorship, providing him with early exposure to the complexities of both business and labor of rural life. Whether managing land for wildlife or farming for profit, Jason's lifelong experience has afforded him a unique understanding of the land and lifestyle many clients are chasing.

Though he later founded and led a church in Augusta, Georgia, and supported his wife's successful real estate career, Jason maintained a strong connection to the land. After the passing of his wife in early 2023, he felt a renewed sense of purpose to return to real estate, offering his services with a focus on serving others in a new way.

Jason now resides in Johnson City, Tennessee, with his wife Kristina and stepchildren, John and Ari. His son, Devin, has taken on the role of lead pastor at the church, while his daughter, Jaysa, has launched her own thriving real estate career in Georgia. A licensed pilot, avid outdoorsman, grandfather and man of deep conviction, Jason leads with integrity and treats every transaction as if it were his own land at stake.



JASON MITCHEM

LAND AGENT

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