

# For Sale—Whole or Subdivided Commercial Property Corner of Euclid, State, and Gate City Hwy Bristol, Tennessee/Virginia



## Property Information

1. 1500 Square Foot building  
(Former C-store, EPA clean)  
(Sold)

2. Tennessee Title Building  
(Lease in place)

3. Vacant lot  
(Former Car wash)

- Lot 2 - .53 Acres, Lot 3 - .67 Acres
  - Excellent visibility
  - High traffic count
- Can be subdivided and sold separately

**\$500,000**



**For More Information Contact:**

**Kelly Graham, CCIM**  
**Graham & Associates, REALTORS**  
**PO Box 2044**  
**126 Edgemont Ave**  
**Bristol, TN 37620**  
**423 968-2276**

**Website :**  
**[www.KellyGraham.com](http://www.KellyGraham.com)**

**Email:**  
**[kgccim@kellygraham.com](mailto:kgccim@kellygraham.com)**







BRISTOL MALL



Gate City Highway

SITE

State Street

Euclid Ave

CVS pharmacy



800+ Employee Call Center



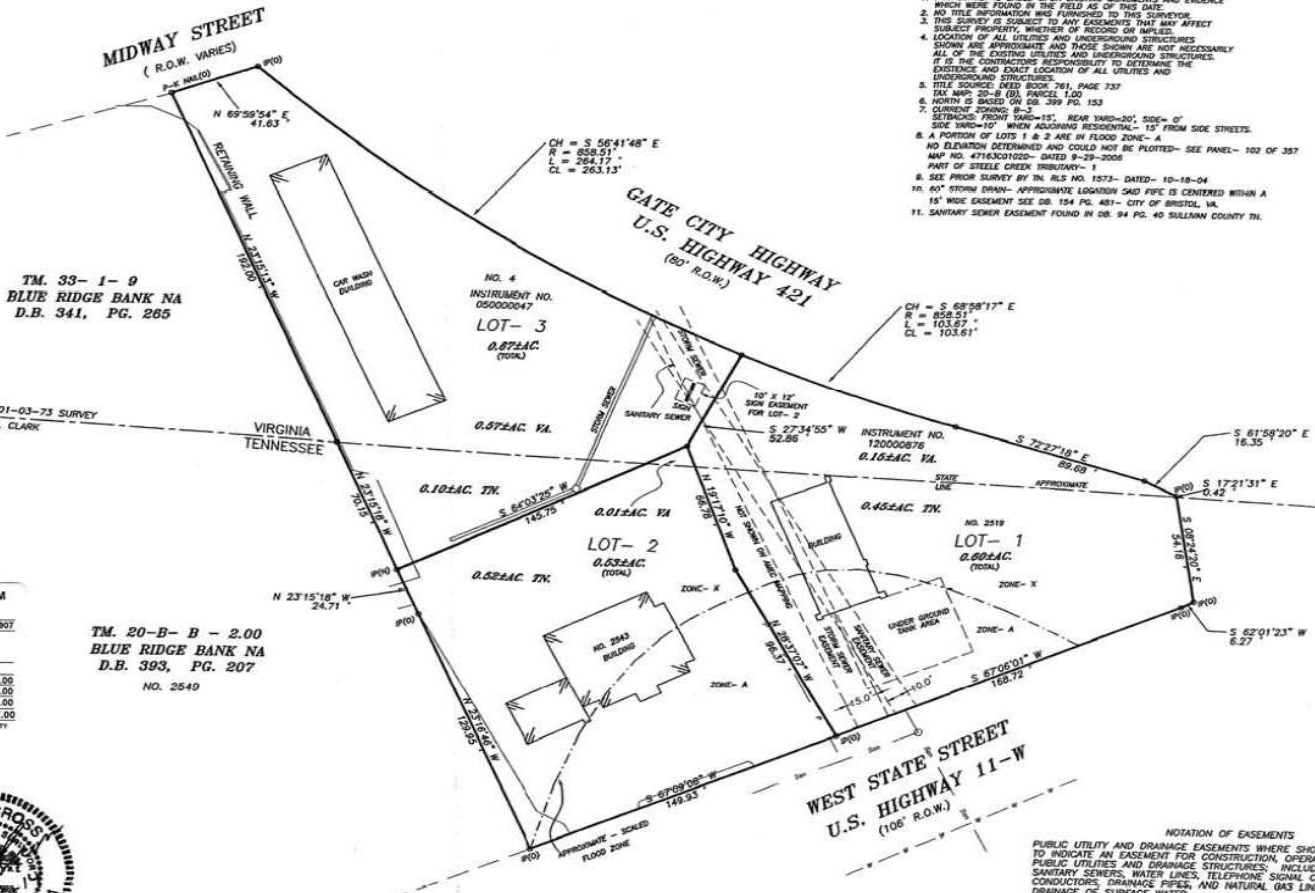
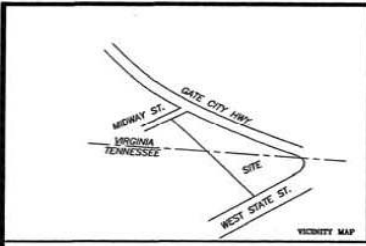
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1997

Imagery Date: 10/14/2015 36°35'42.29" N 82°12'54.71" W elev 1758 ft eye alt 5135 ft





- NOTES**
1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
  2. ALL TITLE INFORMATION WAS FURNISHED TO THIS SURVEYOR.
  3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SUBJECT PROPERTY, WHETHER OF RECORD OR UNRECORDED.
  4. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND NOISE DISCUSS ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
  5. TITLE SOURCE: REED BOOK 781, PAGE 737  
242 MAP 20-8 (D), PARCELS 1,00
  6. NORTH IS BASED ON DB. 359 PG. 133
  7. CURB/TOP FINISH:  
SETBACKS: FRONT YARD-15', REAR YARD-20', SIDE-0'  
SIDE YARD-10' WHEN ADJOINING RESIDENTIAL-15' FROM SIDE STREETS.
  8. A PORTION OF LOTS 1 & 2 ARE IN FLOOD ZONE- A  
NO ELEVATION DETERMINED AND COULD NOT BE PLOTTED- SEE PANEL- 102 OF 357  
MAP NO. 4716301000- DATED 8-29-2008  
PART OF STEELE CREEK TRIBUTARY- 1
  9. SEE PRIOR SURVEY BY TN. RLS NO. 1573- DATED- 10-18-04
  10. ANY STORM DRAIN- APPROXIMATE LOCATION SHD PIPE IS CENTERED WITHIN A 15' WIDE EASEMENT SEE DB. 154 PG. 481- CITY OF BRISTOL, VA.
  11. SANITARY SEWER EASEMENT FOUND IN DB. 94 PG. 40 SULLIVAN COUNTY TN.

DB. 359 PG. 133

- LEGEND**
- ANTIROAD SPIRE FOUND
  - IRON ROD/PIN FOUND
  - POINT
  - POWER POLE
  - LIGHT POLE
  - ⊕ BENCH MARK
  - CATCH BASIN
  - SEWER MANHOLE
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - FIRE HYDRANT
  - SEWER LINE
  - POWER LINE (OVERHEAD)

Side A-1028  
08/20/2014 - 09:00:12 AM  
14014201

1 PGS./AL-PLAT	BATCH: 69907
PLAT BOOK PG#4	PAGE: 489-489
REC FEE	16.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	17.00

STATE OF TENNESSEE, SULLIVAN COUNTY  
BART LONG  
REGISTER OF DEEDS

TM. 20-B-B-2.00  
BLUE RIDGE BANK NA  
D.B. 393, PG. 207  
NO. 2549

OWNER- D C ROGERS FLP  
PO BOX 1714  
MORRISTOWN, TN. 37816

Plat approval is only for the portion in Tennessee



I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:1,100.00, AS SHOWN HEREON, AND IS DONE IN COMPLIANCE WITH THE TENNESSEE MINIMUM STANDARDS OF PRACTICE.  
KEVIN L. CROSS, R.L.S. 1671 DATE 8-8-14

**NOTATION OF EASEMENTS**  
PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES, INCLUDING BUT NOT LIMITED TO: SANITARY SEWERS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUITS, DRAINAGE PIPES, AND NATURAL GAS LINES, AS WELL AS THE DRAINAGE OF SURFACE WATER.

PROPERTY ADDRESS: 2519-2543 WEST STATE ST.  
BRISTOL, TN. 37620

**CROSS LAND SURVEYING & PLANNING**  
55 THREE OAKS DRIVE  
BRISTOL, TENNESSEE  
(423) 704-0229  
EMAIL: CROSSLS@BTE.SY

1608 EDMONT AVENUE  
BRISTOL, TENNESSEE  
(423) 764-1867  
FAX: (423) 764-1872

JOB NO. E1071514  
CAD FILE: 09AHM-K

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE AND) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BEARING RESTRICTION LINES, AND SECURE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL SLOPES, CUT AND FILL BANKS, SILEY AND OUTLET DITCHES OR CHANNEL DITCHES BEYOND THE RIGHT-OF-WAY LIMITS OF THE STREET.</p> <p>August 18, 2014 D.C. Rogers Family Limited Partnership David D. Rogers, General Manager</p>	<p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY RECORD, SUBJECT TO THE ACTING REGISTER OF DEEDS, TENNESSEE MUNICIPAL-REGIONAL PLANNING COMMISSION AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE TENNESSEE LAND SURVEYORS LAWS AND REGULATIONS.</p> <p>8-8-14 Kevin L. Cross REGISTERED SURVEYOR LICENSE NUMBER 1671</p>	<p><b>CERTIFICATION OF APPROVAL OF UTILITY SYSTEMS</b></p> <p>I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS FOR THIS SUBDIVISION ARE AVAILABLE FOR INSTALLATION WITH RESTRICTIONS AS SHOWN ON THIS PLAN:</p> <p>SEWER SYSTEM: 8/18/14 Kevin L. Cross / CITY ENGINEER WATER SYSTEM: 8/18/14 Kevin L. Cross / CITY ENGINEER</p>	<p><b>CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBDIVISION, SERVICE, DISPOSAL, WITH RESTRICTIONS</b></p> <p>* APPROVAL IS HEREBY GRANTED FOR LOTS _____ DEFINED AS AS BEING SUITABLE FOR SUBSURFACE SERVICE DISPOSAL (SSD) WITH THE LISTS OR ATTACHED RESTRICTIONS.</p> <p>PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSING/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM MUST BE DESIGNED BY THE DIVISION OF GROUND WATER PROTECTION, UNDER THE WATER LINES, UNDERGROUND UTILITIES AND SERVICES SHOULD BE LOCATED AT THE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERING OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.</p> <p>ENVIRONMENTAL SPECIALIST DIVISION OF GROUND WATER PROTECTION</p> <p>8/18/14 Kevin L. Cross DATE</p>	<p><b>CERTIFICATE OF APPROVAL OF STREETS</b></p> <p>I HEREBY CERTIFY THAT:</p> <ol style="list-style-type: none"> <li>1. THE STREETS DESCRIBED ON THIS FINAL SUBDIVISION PLAN ARE AVAILABLE AND DO NOT REQUIRE EXTENSION OR IMPROVEMENTS.</li> <li>2. THE STREETS DESCRIBED ON THIS FINAL SUBDIVISION PLAN ARE AVAILABLE AND DO NOT REQUIRE EXTENSION OR IMPROVEMENTS.</li> <li>3. THE STREETS DESCRIBED ON THIS FINAL SUBDIVISION PLAN ARE AVAILABLE AND DO NOT REQUIRE EXTENSION OR IMPROVEMENTS.</li> </ol> <p>CITY ENGINEER 8/18/14 Kevin L. Cross DATE</p>	<p><b>D.C. ROGERS FAMILY SUBDIVISION</b></p> <p>BRISTOL, TENNESSEE REGIONAL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>1.80±</u> TOTAL LOTS <u>3</u> ACRES NEW ROAD <u>0.00</u> MILES NEW ROAD <u>0</u> OWNER <u>DC ROGERS FLP</u> CIVIL DISTRICT <u>17TH</u> SURVEYOR <u>KEVIN L. CROSS</u> CLOSURE ERROR <u>1:10,000</u> SCALE <u>1" = 40'</u> DRAWN BY <u>RLB</u></p>
<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBMISSION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS FOR BRISTOL, TENNESSEE, EXCEPT FOR VIOLATIONS, IF ANY, AND NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF COUNTY REGISTER.</p> <p>8-18-14 Kevin L. Cross SECRETARY, PLANNING COMMISSION</p>					



# Executive Summary

2543 W State St, Bristol, Tennessee, 37620  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 36.59570  
Longitude: -82.21180

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,571	30,813	50,279
2010 Population	5,527	30,605	51,214
2015 Population	5,359	30,303	51,104
2020 Population	5,336	30,273	51,179
2000-2010 Annual Rate	-0.08%	-0.07%	0.18%
2010-2015 Annual Rate	-0.59%	-0.19%	-0.04%
2015-2020 Annual Rate	-0.09%	-0.02%	0.03%
2015 Male Population	47.7%	48.0%	48.0%
2015 Female Population	52.2%	52.0%	52.0%
2015 Median Age	41.7	43.4	43.8

In the identified area, the current year population is 51,104. In 2010, the Census count in the area was 51,214. The rate of change since 2010 was -0.04% annually. The five-year projection for the population in the area is 51,179 representing a change of 0.03% annually from 2015 to 2020. Currently, the population is 48.0% male and 52.0% female.

### Median Age

The median age in this area is 41.7, compared to U.S. median age of 37.9.

### Race and Ethnicity

2015 White Alone	90.6%	90.7%	92.2%
2015 Black Alone	4.4%	5.2%	4.0%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2015 Asian Alone	1.0%	0.7%	0.8%
2015 Pacific Islander Alone	0.1%	0.0%	0.0%
2015 Other Race	1.5%	0.9%	0.8%
2015 Two or More Races	2.1%	2.0%	1.7%
2015 Hispanic Origin (Any Race)	3.3%	2.4%	2.1%

Persons of Hispanic origin represent 2.1% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 18.2 in the identified area, compared to 63.0 for the U.S. as a whole.

### Households

2000 Households	2,519	13,597	21,624
2010 Households	2,429	13,413	22,107
2015 Total Households	2,352	13,386	22,209
2020 Total Households	2,336	13,374	22,264
2000-2010 Annual Rate	-0.36%	-0.14%	0.22%
2010-2015 Annual Rate	-0.61%	-0.04%	0.09%
2015-2020 Annual Rate	-0.14%	-0.02%	0.05%
2015 Average Household Size	2.25	2.20	2.25

The household count in this area has changed from 22,107 in 2010 to 22,209 in the current year, a change of 0.09% annually. The five-year projection of households is 22,264, a change of 0.05% annually from the current year total. Average household size is currently 2.25, compared to 2.26 in the year 2010. The number of families in the current year is 13,848 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 17, 2016



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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2015 Median Household Income	\$31,474	\$31,552	\$35,634
2020 Median Household Income	\$35,143	\$35,825	\$39,944
2015-2020 Annual Rate	2.23%	2.57%	2.31%
<b>Average Household Income</b>			
2015 Average Household Income	\$37,296	\$43,710	\$48,581
2020 Average Household Income	\$41,377	\$49,682	\$55,310
2015-2020 Annual Rate	2.10%	2.59%	2.63%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$16,723	\$19,452	\$21,274
2020 Per Capita Income	\$18,511	\$22,068	\$24,216
2015-2020 Annual Rate	2.05%	2.56%	2.62%

Current median household income is \$35,634 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$39,944 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$48,581 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$55,310 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$21,274 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$24,216 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,758	14,957	23,513
2000 Owner Occupied Housing Units	1,493	8,460	15,080
2000 Renter Occupied Housing Units	1,025	5,137	6,544
2000 Vacant Housing Units	240	1,360	1,889
2010 Total Housing Units	2,776	15,080	24,598
2010 Owner Occupied Housing Units	1,388	7,984	14,819
2010 Renter Occupied Housing Units	1,041	5,429	7,288
2010 Vacant Housing Units	347	1,667	2,491
2015 Total Housing Units	2,804	15,193	24,928
2015 Owner Occupied Housing Units	1,225	7,459	14,110
2015 Renter Occupied Housing Units	1,127	5,928	8,099
2015 Vacant Housing Units	452	1,807	2,719
2020 Total Housing Units	2,821	15,266	25,128
2020 Owner Occupied Housing Units	1,195	7,432	14,139
2020 Renter Occupied Housing Units	1,141	5,943	8,125
2020 Vacant Housing Units	485	1,892	2,864

Currently, 56.6% of the 24,928 housing units in the area are owner occupied; 32.5%, renter occupied; and 10.9% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 24,598 housing units in the area - 60.2% owner occupied, 29.6% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$126,080, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.59% annually to \$157,823.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 17, 2016