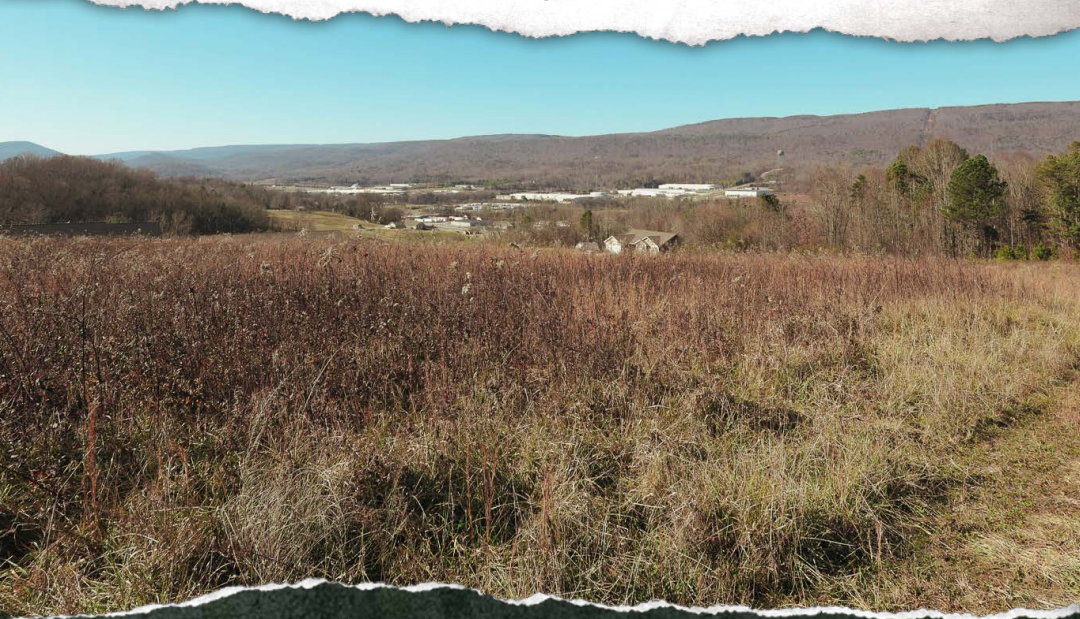


SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

18.32± ACRES
RHEA COUNTY, TN
\$410,000



OFFICE (423) 568-8339 | WWW.SMALLTOWNPROPERTIES.COM

THE RHEA 18.32

PROPERTY PROFILE

LOCATION:

- Brookstone Heights Lane
Dayton, TN 37321
- Rhea County
- Frontage on White Oak Road
- 3± Miles N of Dayton
- 13± Miles S of Spring City
- 38± Miles N of Chattanooga

COORDINATES:

- 35.52801, -84.97811

PROPERTY USE:

- Residential Development
- Family Estate Potential

PROPERTY INFORMATION:

- 18.32± Acres
- 43 Preliminary Plan
Homesites Accepted
- Additional Acreage Available

TAX INFORMATION:

- Tax ID - 083 033.00
- 2023 City taxes- \$227.84
- 2023 County Taxes- \$618.94



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JASON HEATHCOE
PRINCIPAL BROKER

C: 931-808-0624

O: 423-568-8339

jason@smalltownproperties.com

P.O. Box 9 - Birchwood, TN 37308

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE RHEA 18.32

WELCOME TO THE RHEA 18.32, A PRIME OPPORTUNITY FOR INVESTORS OR DEVELOPERS TO TAP INTO THE GROWING HOUSING DEMAND. Rhea County, Tennessee, is experiencing a significant need for housing, making this property an attractive option. With the majority of the legwork already completed from a development aspect and the competitive pricing, this place is worth considering!

Roughly three miles north of the city of Dayton and less than one mile off Highway 27, the 18.32± acre tract has the potential to become the next great residential community. Preliminary home plans have already been accepted for 43 lots. The land is situated in a highly desirable location featuring stunning ridge-top views that provide an ideal backdrop for your new front porch. Dayton Mountain and the valley create a peaceful “homey” atmosphere for this development, while being just under one mile away from Rhea Medical Center. Nokian, Bryan College, and Dayton are within a few minutes drive.



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MORE ABOUT THE RHEA 18.32

Whether you're looking to develop a neighborhood or create a serene community with panoramic views, the Rhea 18.32 offers an exceptional opportunity in a rapidly growing market. The land is waiting for someone to develop Phase 2 and Phase 3. Bordering acreage is available....maximize your investment today!

**Call Jason Heathcoe today to schedule
your showing and for further details.**



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18.32± ACRES **RHEA COUNTY, TENNESSEE**



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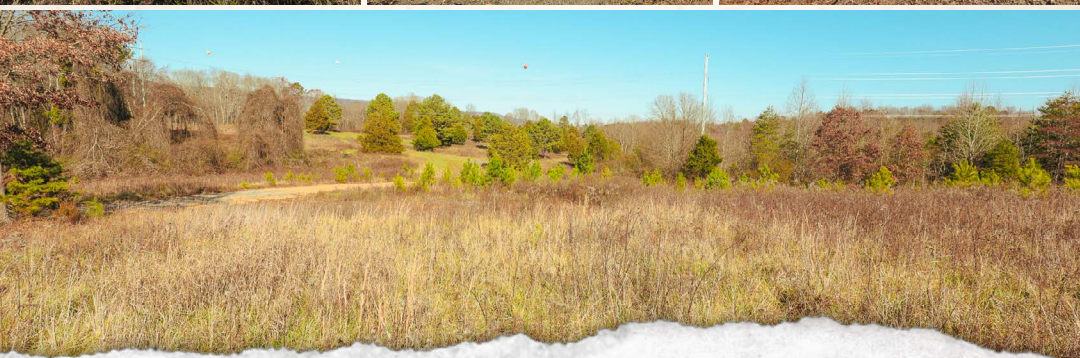
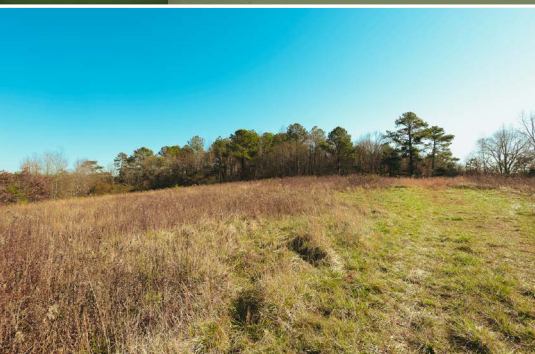
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18.32± ACRES RHEA COUNTY, TENNESSEE



land id. LINK



Directions From Dayton, TN:
Travel 0.2 miles on Market Street towards 3rd Avenue. Continue on Market St (TN-378) for 0.4 miles. Turn left on Rhea County Hwy (US-27 N) and proceed 2.7 miles. Turn right on White Oak Road and in 0.6 miles, turn left on Brookstone Heights Lane and you will be at the property.

LINK TO GOOGLE MAP DIRECTIONS



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