



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**18.32± ACRES**  
**RHEA COUNTY, TN**  
**\$490,000**



# 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:

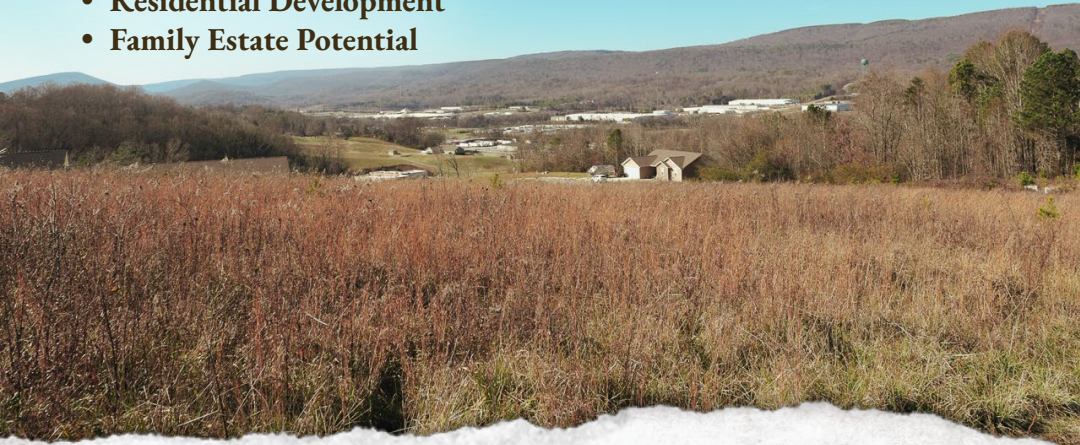
- Residential Development
- Family Estate Potential

### 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](mailto:jason@smalltownproperties.com)

P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://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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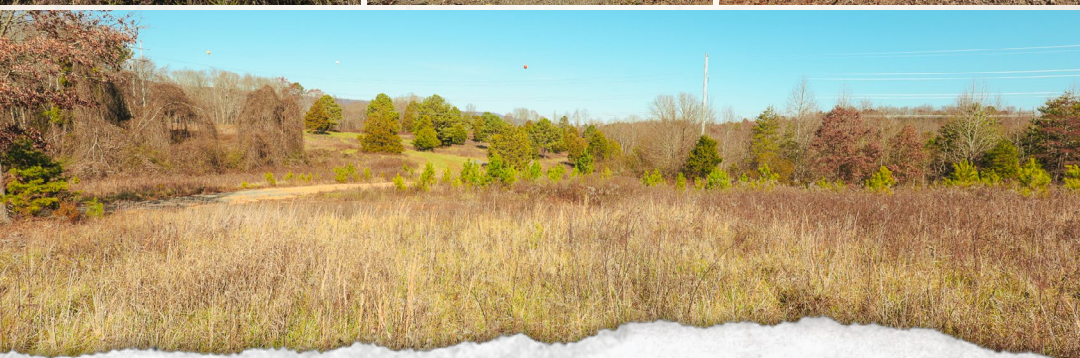
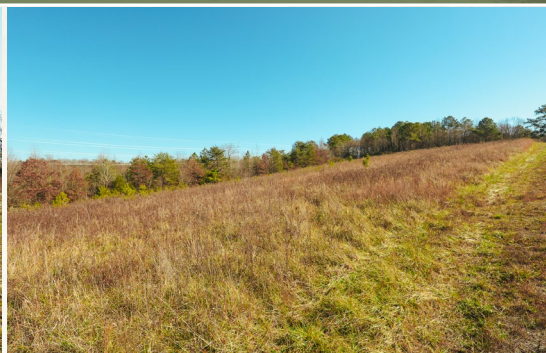
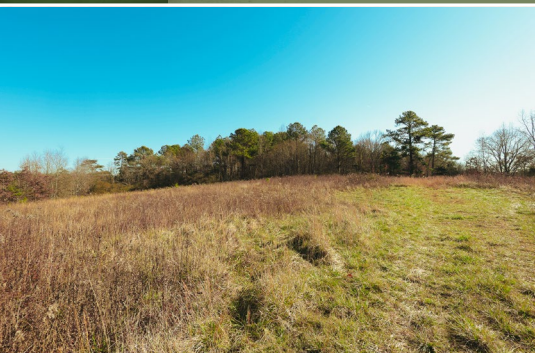
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land id. LINK



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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