



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

**236 MOCKINGBIRD LANE**  
**DAYTON | RHEA COUNTY, TN**  
**0.31± ACRE LOT | \$30,000**



OFFICE (423) 568-8339 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)



# 236 MOCKINGBIRD LANE

## PROPERTY PROFILE

### LOCATION:

- 236 Mockingbird Lane  
Dayton, TN 37321
- Brookstone Heights Subdivision
- Rhea County
- 4± Miles N of Dayton
- 30± Miles NW of Cleveland
- 42± Miles N of Chattanooga  
Metropolitan Airport
- 79± Miles SW of Knoxville

### COORDINATES:

- 35.52607, -84.97837

### PROPERTY USE:

- Home Site

### PROPERTY INFORMATION:

- 0.31± Acre Lot
- Located in a Cul-de-Sac
- Utilities Available

### TAX INFORMATION:

- TAX ID: 083C A 015.00
- 2024 Taxes: \$110



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**JASON HEATHCOE**

PRINCIPAL BROKER

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P.O. Box 9 - Birchwood, TN 37308

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO 236 MOCKINGBIRD LANE

**WELCOME TO 236 MOCKINGBIRD LANE, A PRIME RESIDENTIAL BUILDING LOT LOCATED IN THE BROOKSTONE HEIGHTS SUBDIVISION OF DAYTON, TENNESSEE.** This 0.31± acre ready-to-build lot is in a peaceful and well-maintained neighborhood, offering the perfect setting for your future home. With public utilities available at the street, paved road access, and a strong sense of community, this tract provides a great opportunity to build your dream home in a charming Tennessee town.

Conveniently located just off Highway 27, this property is minutes from Rhea County Medical Center, Bryan College, local schools, and downtown Dayton. Outdoor lovers will enjoy easy access to nearby Chickamauga Lake, Dayton Boat Dock, and Cumberland Trail, making it ideal for fishing, hiking, or weekend adventures.

Whether you're relocating, downsizing, or investing in land in East Tennessee, this property provides small-town charm and proximity to major travel routes for commuting or regional access, with an easy drive to Chattanooga and Knoxville. If you're searching for land for sale in Tennessee, especially in the Dayton area, 236 Mockingbird Lane is worth a visit.

**Contact Jason Heathcoe today to learn more about this lot  
AND the adjacent lot that is also available for purchase.**



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# ABOUT RHEA COUNTY

A rapidly growing area in Southeast Tennessee, Rhea County has low property taxes, a business-friendly environment, and scenic beauty throughout the Tennessee River Valley. Additionally, Rhea County is known for its historic charm, outdoor recreation, and community-focused atmosphere.



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DAYTON

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land id. LINK



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## TOPOGRAPHY MAP



## 3D MAP



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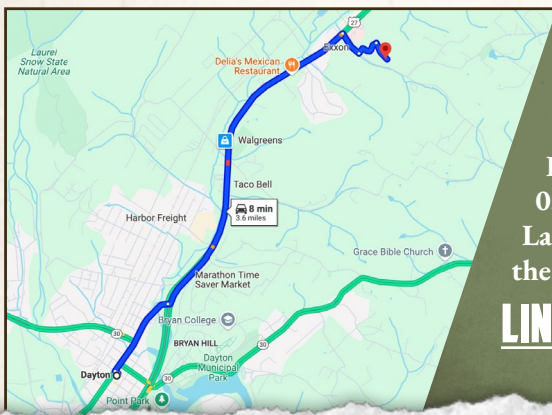
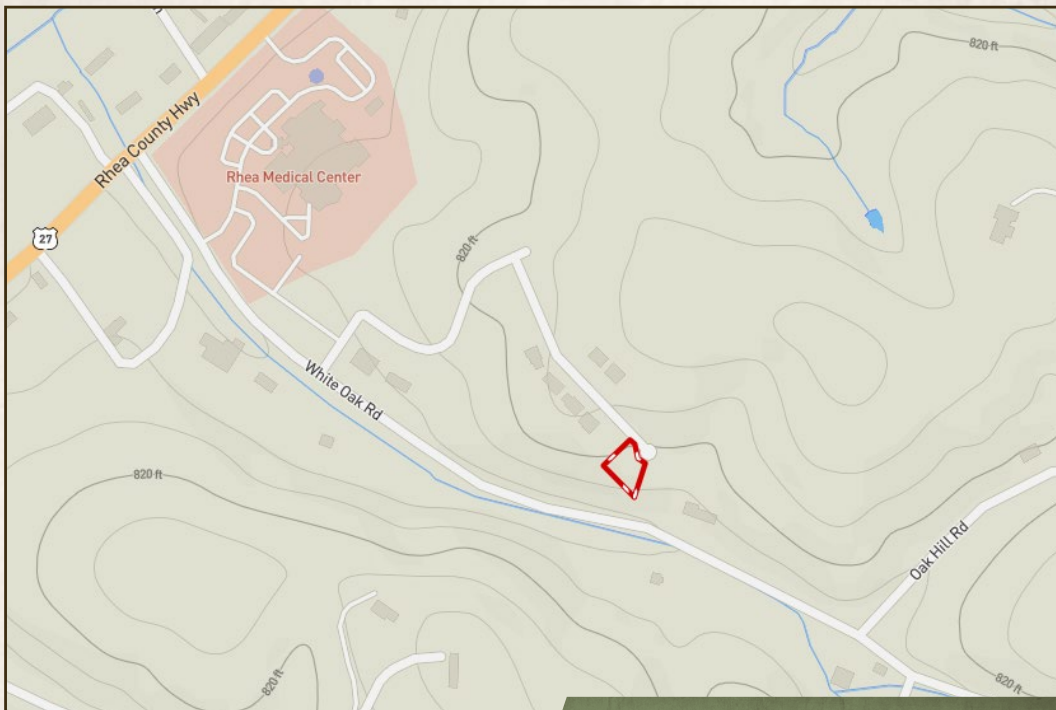
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Directions From Dayton, TN:  
Travel 2.4 miles north on Hwy 27.  
Turn right on White Oak Road  
and proceed 0.2 miles. Turn left on  
Brookstone Heights Lane and continue  
0.2 miles. Turn right on Mockingbird  
Lane and the property is on the right in  
the cul-de-sac.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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