

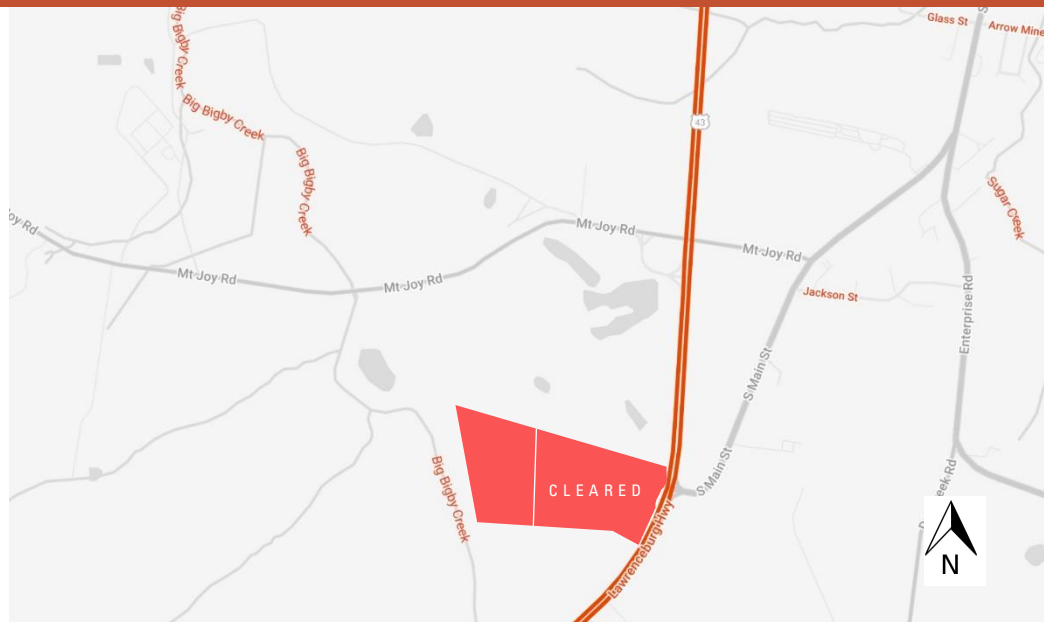
FOR SALE

Hwy 43, Mt. Pleasant, TN 38474

HIGHLIGHTS

- ±60 Acres (±30 additional acres could be made available)
- Front acreage has been cleared
- Zoned IL / Light Industrial
- Asking Price \$5,250,000.00 / \$87,500 per acre

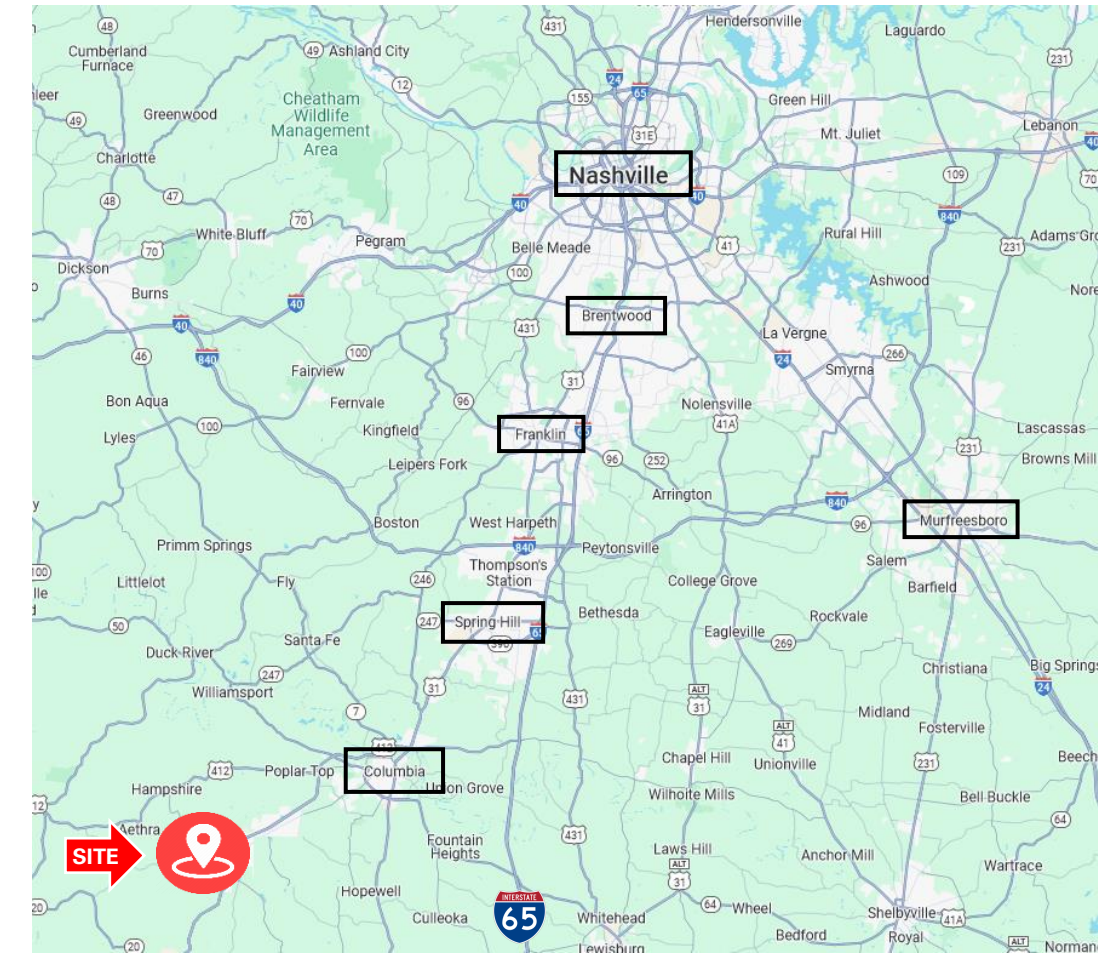
PROPERTY MAP



GROUND LEVEL & AERIAL



LOCATION OVERVIEW



Maury County's Top Traded Industries

MAGNA SEATING Transportation Equipment Manufacturing	SOLVAY Chemical Manufacturing	SAMUEL Metal Fabrication & Product Manufacturing	Farm Bureau Business Services	COMPREHENSIVE LOGISTICS Logistics, Distribution & Wholesaling	GM Automotive Manufacturing
IB-TECH Tennessee Plant	ARMADA NUTRITION	BIMIC 40 YEARS OF EXCELLENCE	Redman-Davis Insurance, Inc. Serving Tennessee's Insurance Needs Today	Ryder Ever better.	ultium cells

LOCATION HIGHLIGHTS

- Over 1,600' of road frontage along Hwy 43
- Inside Mt. Pleasant City Limits
- Hwy 43 is a 4-lane divided Hwy from Columbia, TN to Florence, AL
- ±5 miles from the Maury County Regional Airport (KMRC)
 - 6,000' runway
 - Helipad

DISTANCES

Mt. Pleasant, TN	±1.6 Miles
Columbia, TN	±15.4 Miles
Spring Hill, TN	±26.6 Miles
Franklin, TN	±45.2 Miles
Nashville, TN	±61.1 Miles
Florence, AL	±60.6 Miles
Huntsville, AL	±78.8 Miles



46,920 Workers; #1 in TN for manufacturing growth



MAURY COUNTY INDUSTRIAL MARKET



92,163 Population; 5th Fastest growing county in TN

INVENTORY (SF) **12 M**

VACANCY RATE **0.5%**



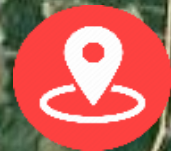
#2 in TN and #29 in the US for incoming investment

Jeff Thomas, CCIM
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Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN
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Subject Property



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