



PRESENTED BY:

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FOR SALE:

# INDUSTRIAL ZONED LAND

7505 ROGERS LANE NOLENSVILLE, TN 37135



**±2.53** ACRES



**CD-OI** ZONING



## PROPERTY SUMMARY



CD-OI

### OFFERING SUMMARY

<b>PRICE:</b>	\$2.6M
<b>LOT SIZE:</b>	±2.53 AC
<b>ZONING:</b>	CD-OI (Office Industrial)
<b>MARKET:</b>	Nolensville
<b>PARCEL#:</b>	09405605203
<b>PERMITTED USES:</b>	Warehousing Cold Storage Flex Building

### PROPERTY OVERVIEW:

This ±2.53-acre parcel is one of the few remaining vacant industrial land sites in the rapidly growing town of Nolensville, Tennessee. With the supply of industrial land at a historic low, this property presents a unique and highly desirable development opportunity. Ideally suited for industrial and commercial projects, it offers an excellent chance for businesses looking to expand or establish a presence in a thriving market.

### PROPERTY HIGHLIGHTS:

- Prime Location
- Limited amount of Industrial Zoned Land
- Development Opportunity

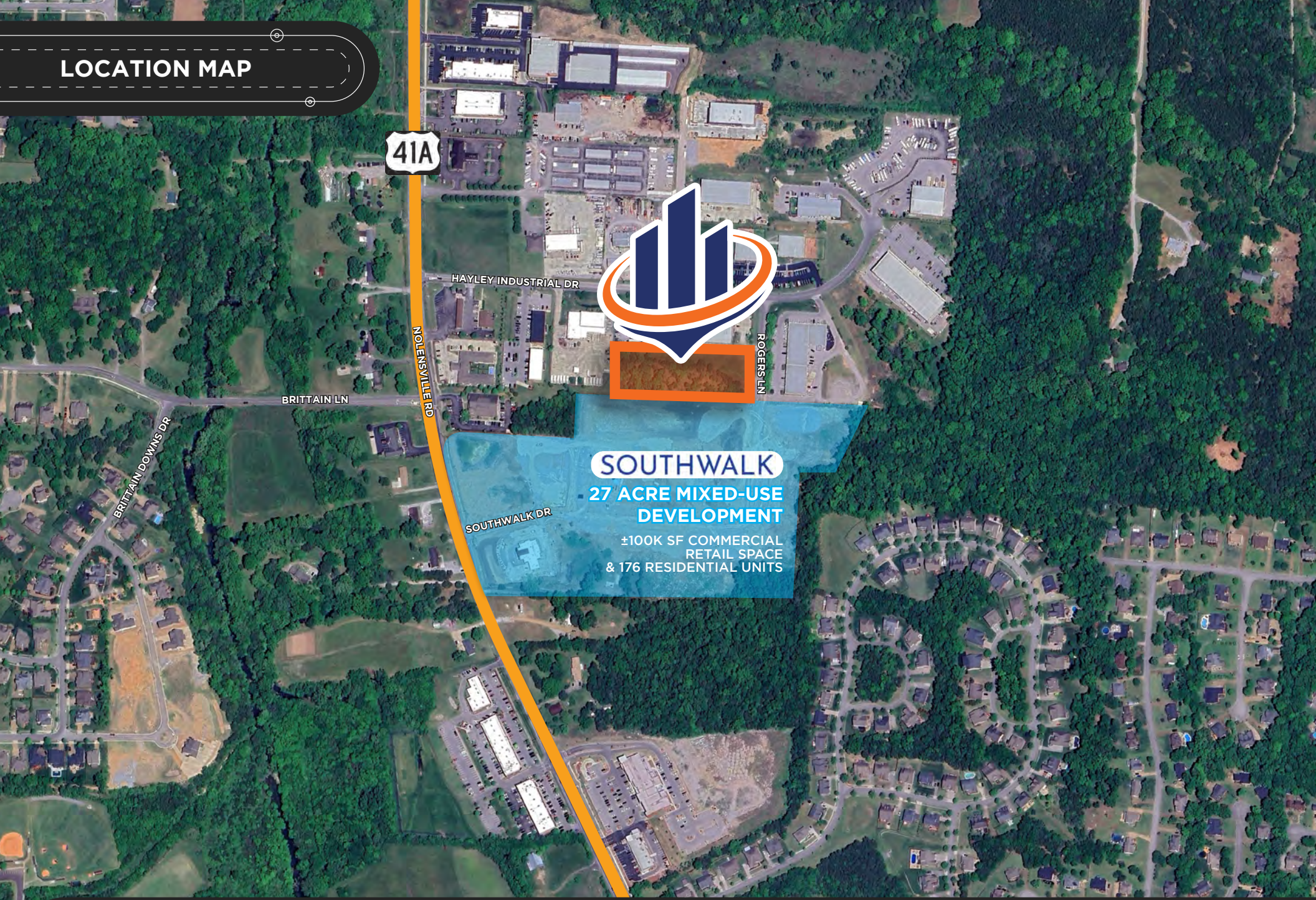


**±2.53 AC**  
CD-OI ZONING

[CLICK HERE FOR ZONING MAP \(VERIFY\)](#)  
[CLICK HERE FOR PERMITTED USES \(VERIFY\)](#)



# LOCATION MAP



## SOUTHWALK

27 ACRE MIXED-USE  
DEVELOPMENT

±100K SF COMMERCIAL  
RETAIL SPACE  
& 176 RESIDENTIAL UNITS