

FOR SALE

Kedron Road and Royal Park Blvd, Spring Hill, TN 37174

HIGHLIGHTS

- ±13.12 Acres (3 building lots engineered filled to exceed BFE/Base Flood Elevation)
- Zoning: I-2 / Light Industrial
- Potential for Commercial/Retail
- Asking Price: \$2,300,000

PROPERTY AERIAL

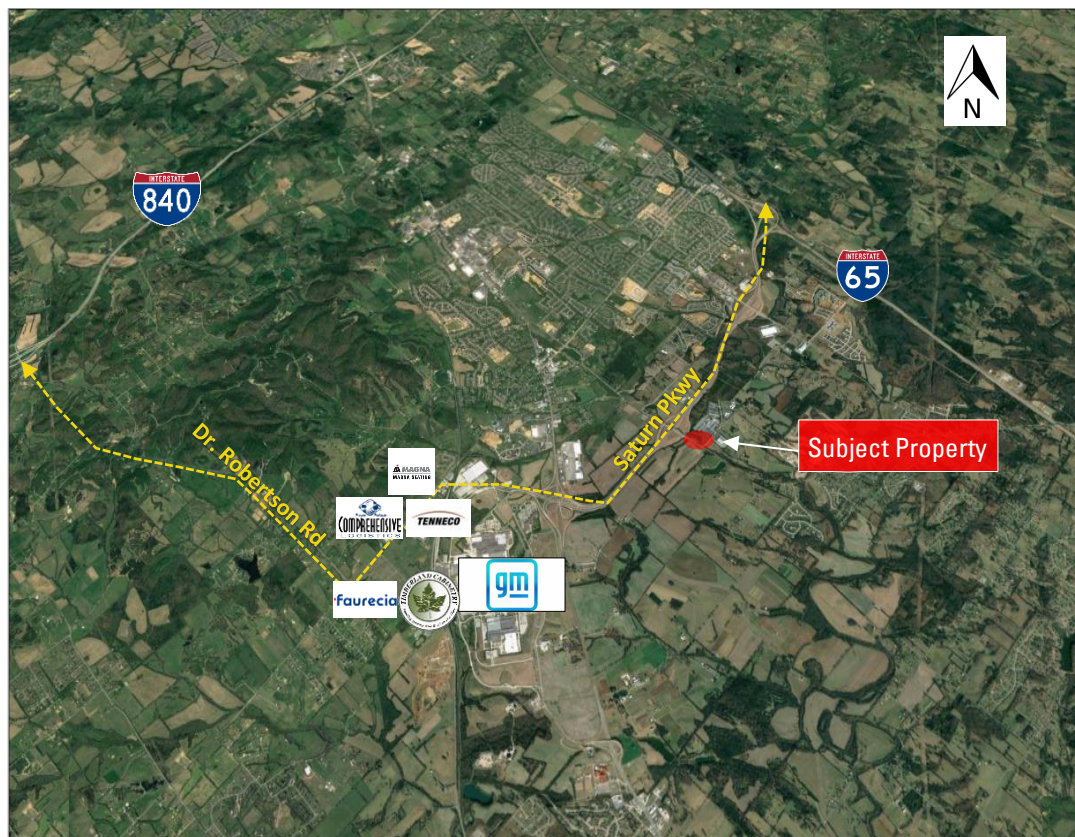


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LOCATION HIGHLIGHTS

- At the same exit:
 - Recently announced 213-acre mixed-use project to include USTA/U.S. Tennis Association regional facility
 - Southern Springs by Del Webb
- Located in Fast-Growing Spring Hill
- Great Labor Force
- Close to Franklin, Cool Springs & Columbia
- Within a Day's Drive To 70% Of US Markets

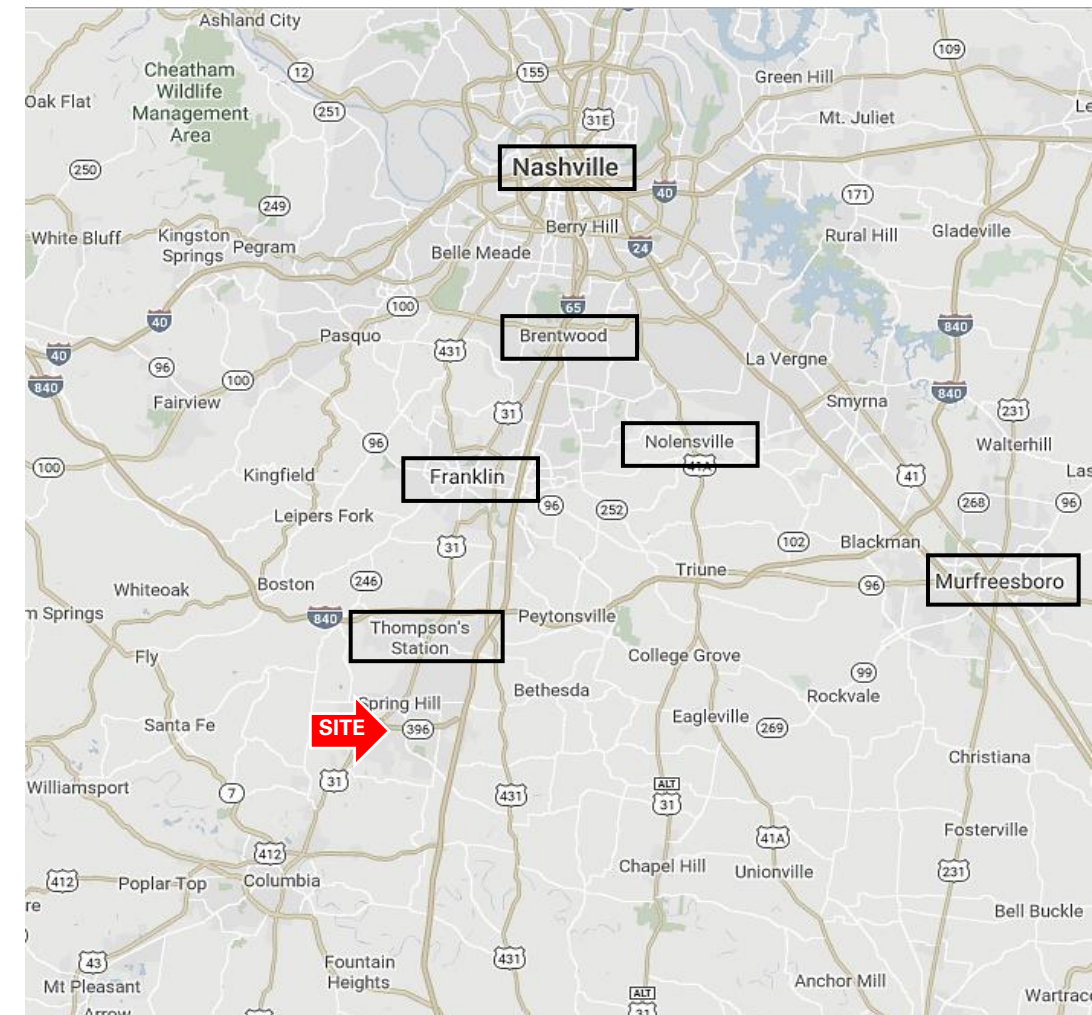
AERIALS



DISTANCES

GM Plant	3.6 Miles
I-65	2.9 Miles
I-840	7.0 Miles
Berry Farms	13.3 Miles
Cool Springs	19.6 Miles

LOCATION OVERVIEW



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



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



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



MAURY COUNTY INDUSTRIAL MARKET

INVENTORY (SF) **12 M**

VACANCY RATE **0.5%**

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What’s Happening at the 4 Corners
of Saturn Parkway & Kedron Rd:

- North West – The Crossings / USTA Region HQ & Facility
- North East – Proposed TriStar Spring Hill Hospital
- South West – Future Mixed-Use Development



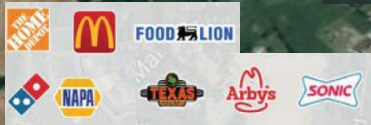

Publix

The United States Tennis Association newest regional headquarters

With an estimated groundbreaking in Spring 2024, the mixed-use development will feature a 136,000-square-foot tennis facility housing 12 indoor tennis courts, 25 outdoor tennis courts, and 24 pickleball courts.



Proposed TriStar Spring Hill Hospital



SHIP Industrial Park



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Saturn Pkwy



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