



**HIGHLANDS ELITE  
REAL ESTATE  
COMMERCIAL**



## Property Summary:

**Sale Price:** \$750,000

The offering is located just north of the I-40 interchange with over 147 feet of frontage/visibility along TN 111

**Lot Size:** 0.68 +/- Acres

The property is a vacant land parcel that consists of cleared, paved flat terrain.

**Zoning Designation:** Regional Commercial

The CR District is intended for medium to large-scale commercial operations of a predominantly regional nature.



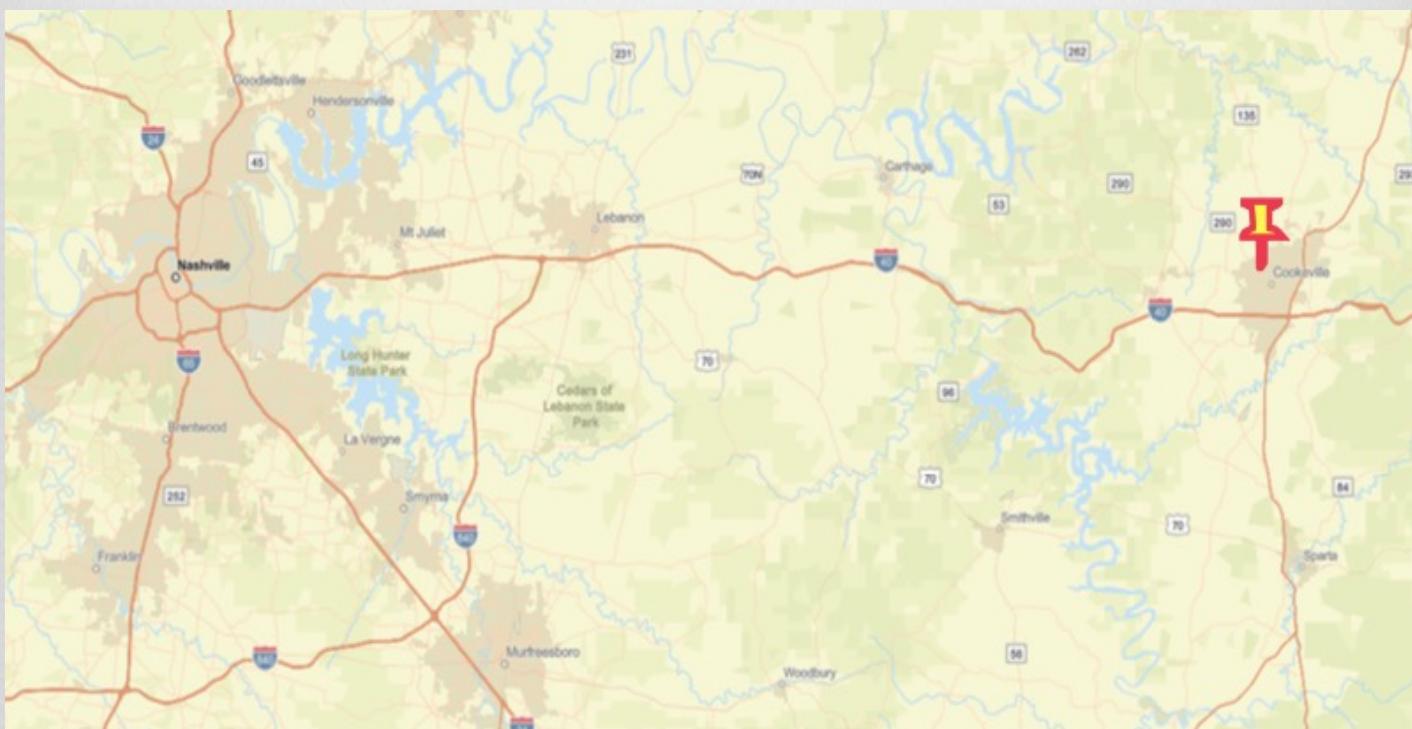
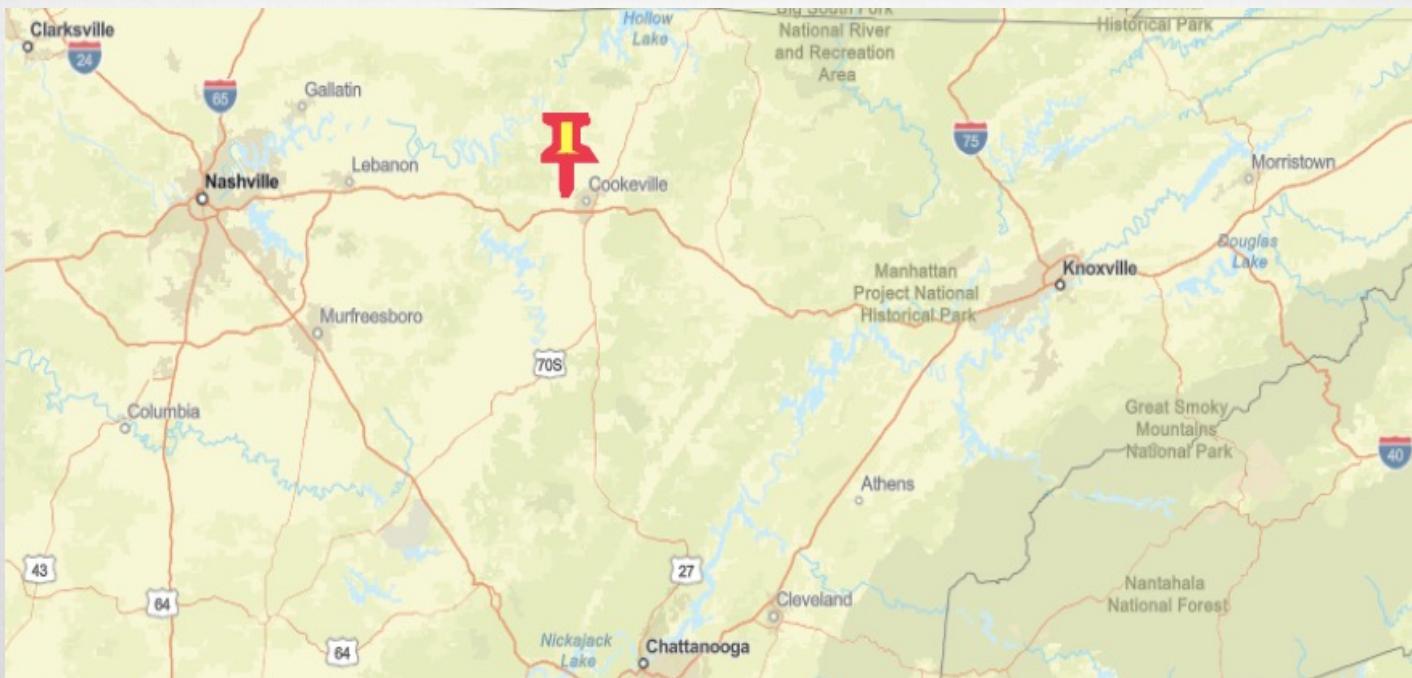
## Property Highlights:

The subject property totals 0.68+/- acres offering multiple road frontages with 145+/- feet of frontage along Salem Church Road and over 147 feet of frontage/visibility along TN 111. AADT counts in excess of 21,200 vpd along TN 111. The property has a Regional Commercial (CR) zoning designation which offers a wide array of commercial uses to include office, retail, entertainment, churches and some medical uses. The parcel provides quick access to Interstate 40 being less than 1 mile north of I-40 Exit 288. The property is cleared, paved and has a primarily flat topography. The entire site is situated within a QOZ. Utilities to site. Cookeville is in the Top 10 fastest growing micropolitan markets in the nation and is located approximately 1.5 hours west of Knoxville, 1.5 hours east of Nashville and 1.5 hours north of Chattanooga.



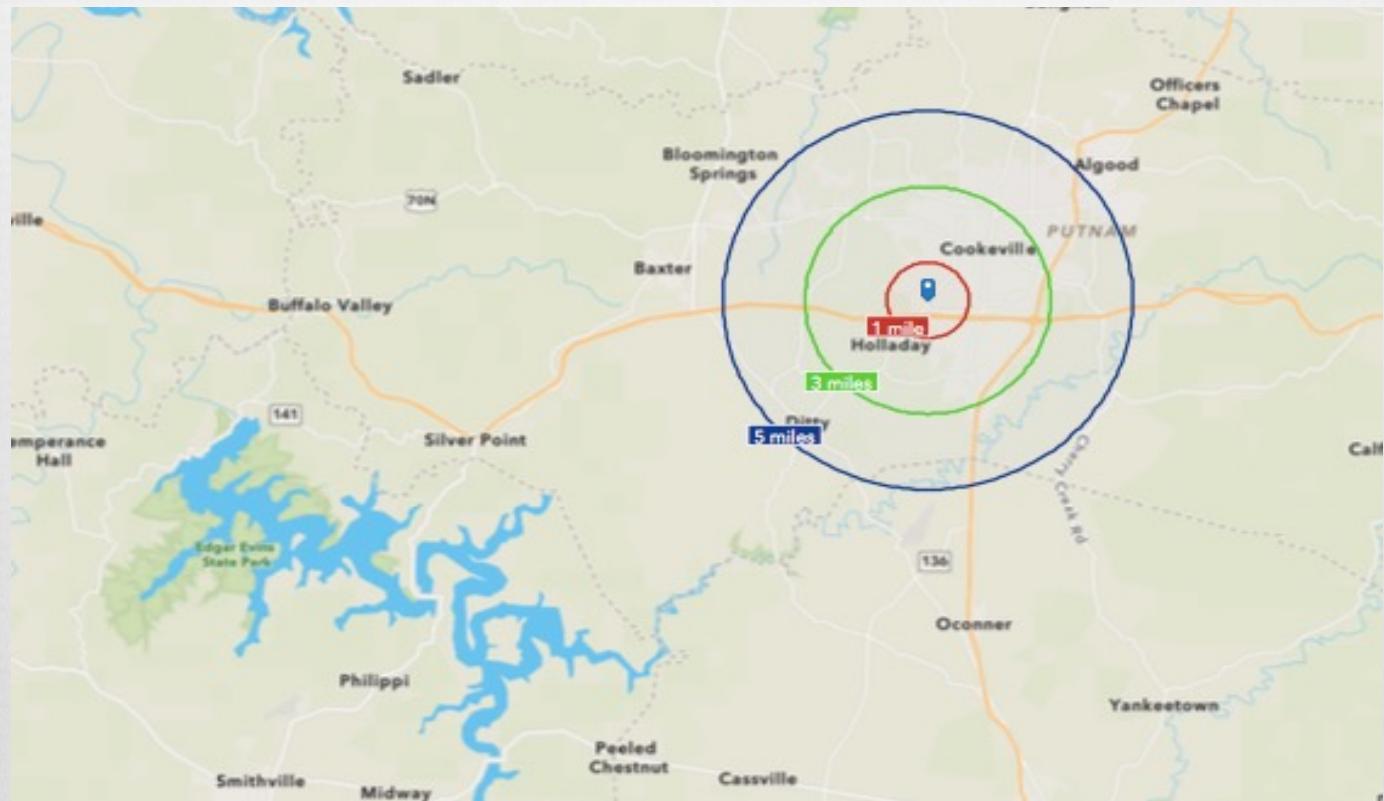
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## Location Maps:





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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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Total Population	2,726	23,236	44,364
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Median Age	42.0	30.1	32.7
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<b>Households/Income</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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Total Households	1,227	9,255	18,030
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Average HH Size	2.15	2.26	2.32
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Average HH Income	\$60,105	\$60,698	\$60,991
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## Site Photographs:





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## **Survey (0.68 Acres – Lot #1):**

## Exhibit “A”

**NOTE: Not Shown, Site subject to a Sign/Billboard Easement situated within and encompassing the 50' setback running along the the parcel's easternmost property line and the TN 111 ROW**



The City of Cookeville, located in Putnam County, TN was incorporated in 1903, is located 79 miles east of Nashville and 101 miles west of Knoxville at the intersection of I-40 and Highway 111 in the Upper Cumberland Region of Middle Tennessee. The Municipality's land area is 35.89 square miles. Cookeville is the county seat of Putnam County and is the largest of four cities located within the county.

Cookeville offers a wide variety of small shops, boutiques, restaurants, recreational opportunities, and much more.

Cookeville is home to Tennessee Technological University, Cookeville Regional Medical Center and is one of the fastest growing micropolitan markets in the nation.

