



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL



Property Summary: 13513 Monterey Highway, Monterey, TN

Price:	\$1,755,600	The offering is situated just south of the I-40 and Monterey Highway interchange at Exit 300
Lot Size:	8.78 +/- Acres	Parcel is primarily flat to rolling
Zoning Designation:	C-2/R-1	The property has a split zoning designation allowing both commercial and residential uses



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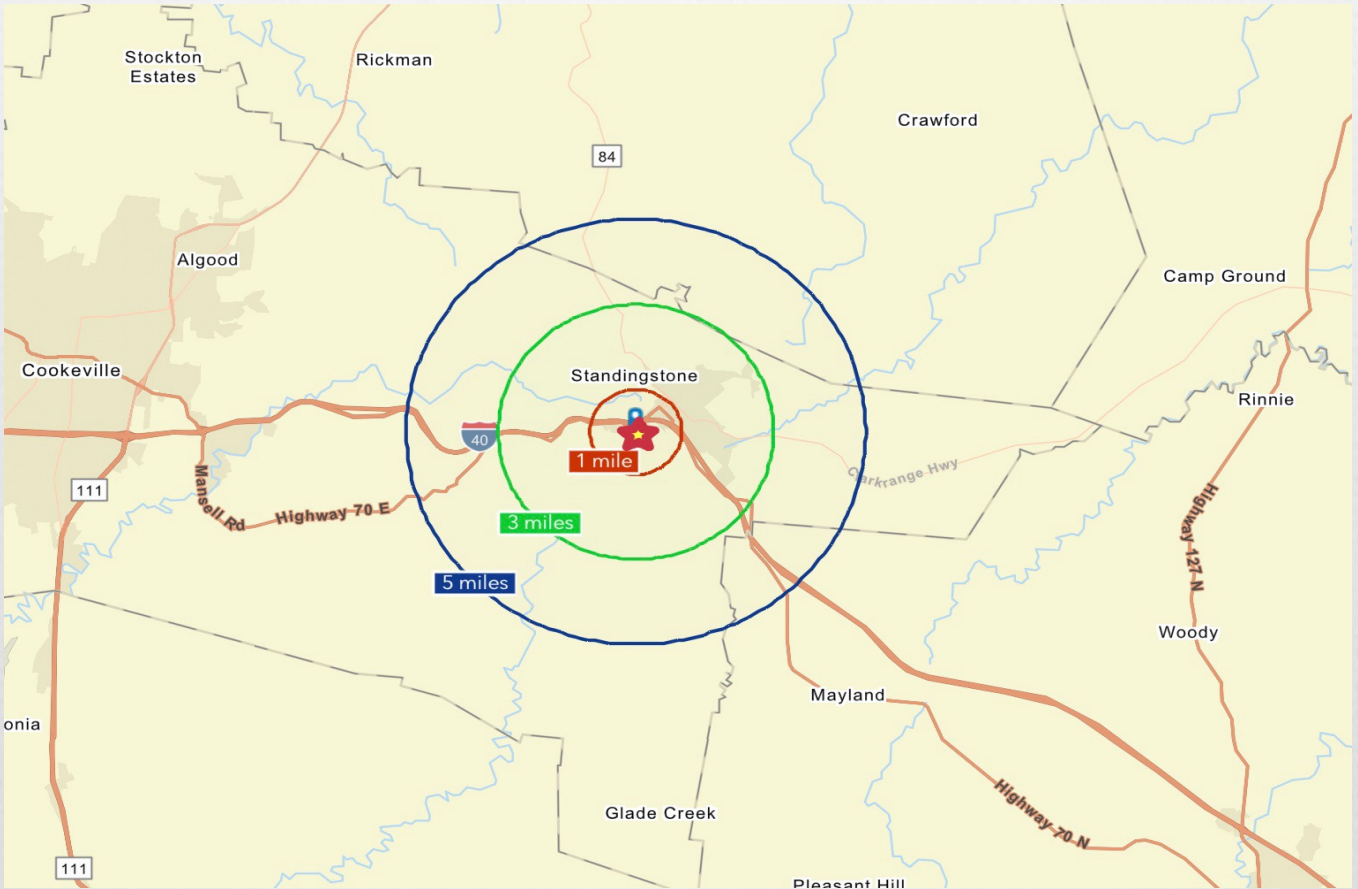
Property Highlights: 13513 Monterey Highway, Monterey TN

Prime Interstate Commercial site offering 8.78 surveyed acres with primarily flat to rolling terrain, multiple points of ingress/egress and ample road frontage. The site is situated approximately 1,000' south of I-40 at Exit 300, 675+/- feet of frontage/visibility along Monterey Highway and 225 + feet frontage along Bee Rock Road. The site is well suited for Travel Centers, Hotels, QSRs, C-Stores and numerous other uses. Utilities to site.





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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

944

4,331

5,767

Median Age

42.0

40.5

43.0

Households/Income

1 MILE

3 MILES

5 MILES

Total Households

329

1,661

2,763

Average HH Size

2.83

2.54

2.50

Average HH Income

\$71,950

\$63,548

\$67,679

Aerial Map:

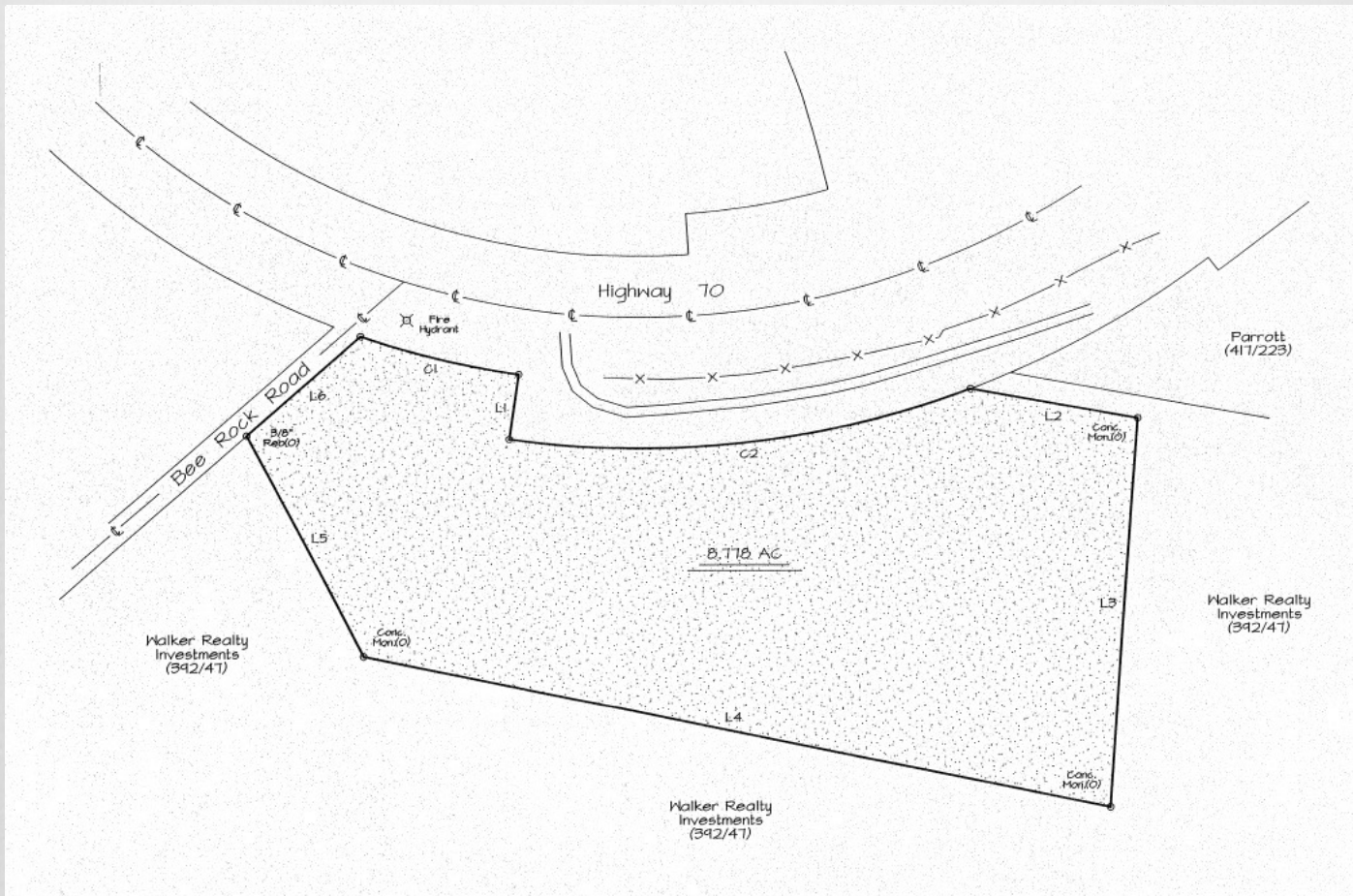


Site Photos:




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SURVEY:




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