

FOR SALE

7960 NOLENSVILLE RD  
Arrington, Tennessee 37014



### PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S partnered with Franklin Street is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Arrington, TN. The site is positioned at/near the intersection of Nolensville Road and Murfreesboro Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Arrington MSA.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	204,732	<b>1-MILE (POP.)</b>	3,913
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	8,976
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$105,086
<b>TRAFFIC COUNTS</b>	14,922 VPD	<b>SPACE USE</b>	TBD



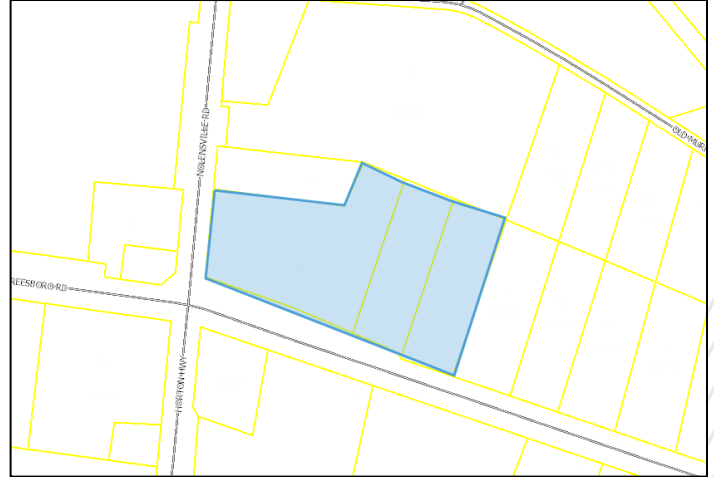
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**FOR SALE****7960 NOLENSVILLE RD**  
**Arrington, Tennessee 37014****ADDITIONAL INFORMATION**

Arrington, TN, is a charming, unincorporated community in Williamson County, known for its rural beauty and burgeoning development. Over recent years, Arrington has experienced steady growth, primarily driven by its appeal as a serene residential area with proximity to Nashville. The community is increasingly attracting new residents seeking a blend of country living and modern amenities. Business development in Arrington is on the rise, with a focus on local enterprises such as vineyards, specialty shops, and agritourism ventures, particularly highlighted by the popular Arrington Vineyards. This growth is supported by the area's strong infrastructure and commitment to maintaining its scenic, small-town charm. With a growing population and thriving local businesses, Arrington continues to develop while preserving its distinctive character and appeal.

**LEGAL INFORMATION**

<b>TAX PARCEL ID</b>	094113 01100 094113 01399 094113 01400
<b>2023 RE TAXES</b>	\$5,236.00
<b>ZONING</b>	TCA1

**RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

**OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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