LAND FOR SALE | 5.5 +/- Acres

BROWNSVILLE LAND

Brownsville, TN 38012

5.5 +/- TOTAL ACRES FOR SALE

Land Development Opportunity

Seize the opportunity to own prime commercial land in a high-visibility location along a major corridor in Brownsville, TN. Perfectly suited for retail, dining, or service-based businesses, this site offers strong traffic exposure and convenient access for future customers.

PROPERTY HIGHLIGHTS

- Acreage: 5.5+/- (divisible)
- Directly across from Walmart Supercenter with direct frontage on Dupree St. (SH70/79 bypass)
- Zoning: General Commercial – allows multiple commercial uses
- All utilities to the site
- Generally level tract
- Multiple points of ingress/ egress
- Close access to downtown Brownsville, residential and schools
- Price: Subject to offer

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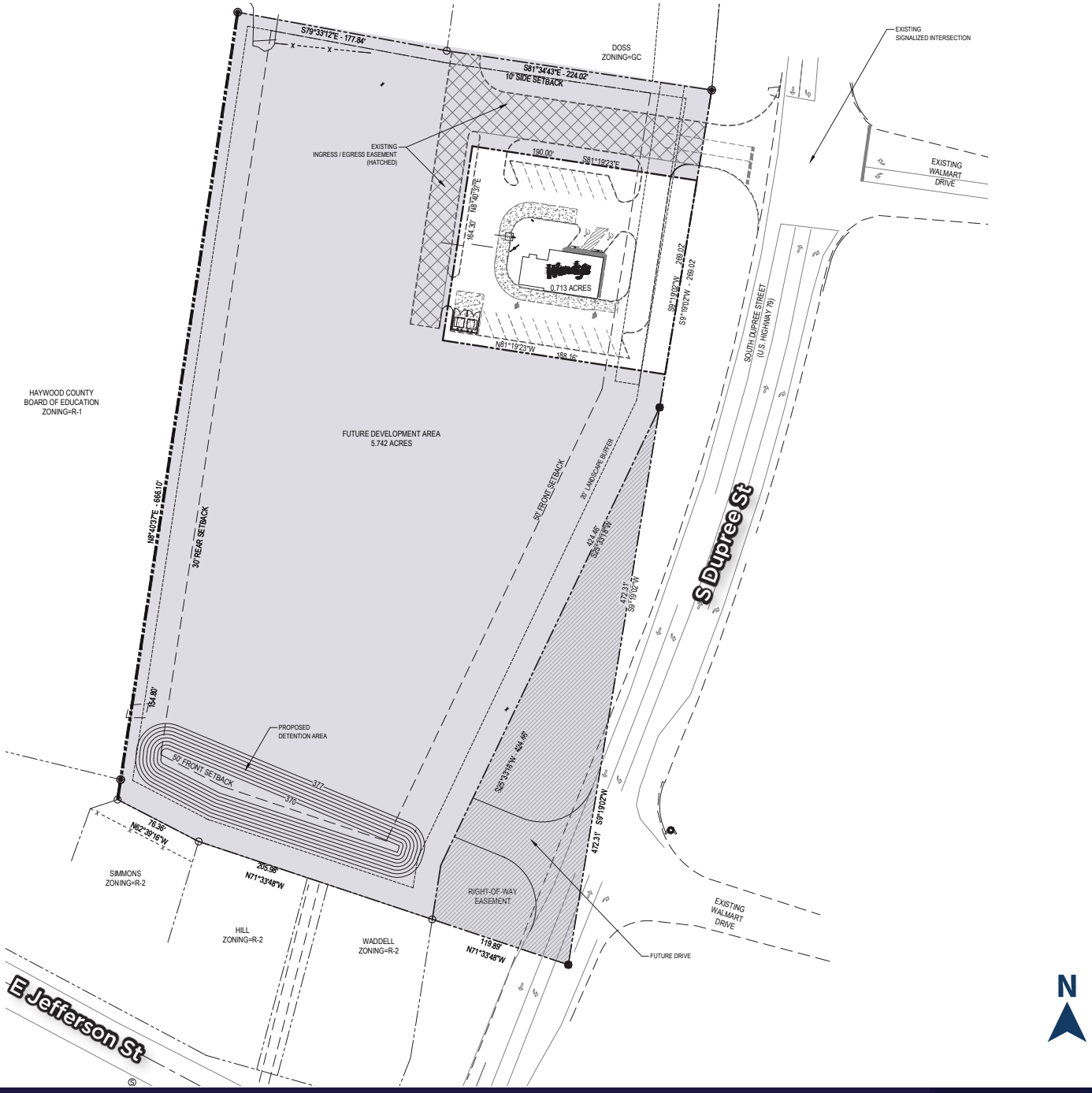
SITE PLAN



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BROWNSVILLE, TN

AREA AMENITIES

- Walmart
- Dollar Tree
- Family Dollar
- Dollar General
- Save A Lot
- Autozone
- Best One Tire & Service
- O'Reilly
- Ace Hardware
- Sherwin Williams
- Enterprise Rent a Car
- Rent a center
- West TN Bank
- Simmons Bank
- Regions
- Shell
- Citgo
- Marathon
- Exxon
- Jacks
- Burger King
- Sonic
- Subway
- Taco Bell
- Wendys
- Little Ceasars

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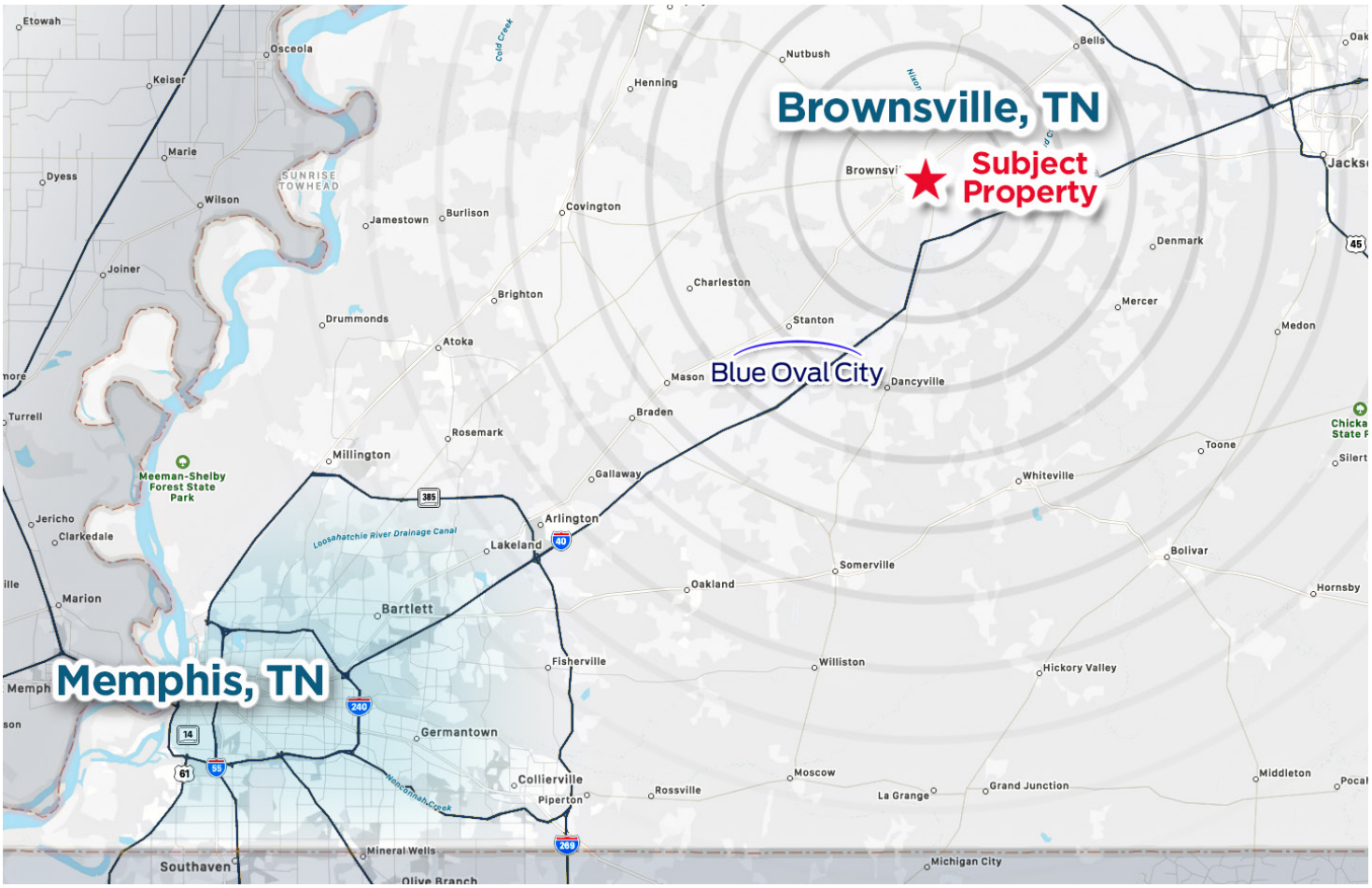
PRIME LOCATION



DISTANCE FROM SITE

TN TRUCK PLANT	MASON	BRADEN	OAKLAND	GALLAWAY
13 MILES	20 MILES	25 MILES	30 MILES	28 MILES

BROWNSVILLE	COVINGTON	JACKSON	MEMPHIS	WEST MEMPHIS
13 MILES	24 MILES	31 MILES	60 MILES	70 MILES

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DEMOGRAPHICS

YEAR 2025	5 MILE	10 MILE	15 MILE
Population	11,386	14,378	23,483
Median Age	41.5	42.6	43.1
Average Household Income	$60,582	$63,220	$70,432
Per Capita Income	$25,456	$26,458	$29,165
Total Businesses	465	501	741
Total Employees	5,896	6,174	8,928
Employment (White Collar)	39.4%	41.7%	45.1%
Employment (Blue Collar)	37.2%	36.6%	35.1%
Employment (Services)	23.4%	21.8%	19.8%
Unemployment Rate	6.7%	6.2%	5.2%

source: ESRI (January 2026)

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TENNESSEE TRUCK PLANT

Ford Motor Company's large-scale manufacturing campus in West Tennessee

- $5.6 billion Ford & SK On manufacturing campus spanning approximately 6 square miles (4,100 acres)
- Located in Haywood County, just north of I-40 at Exit 42 near Stanton, Tennessee
- Gas-powered "Built Ford Tough" truck models to be produced
- Truck production targeted to begin in 2029
- Battery manufacturing facility owned and operated by SK On
- Expected to support thousands of jobs, including approximately 2,300 Ford employees
- One of the largest industrial megasites in the US
- Significant infrastructure investments including new roads, utilities, and power capacity
- Nearby Tennessee College of Applied Technology supporting workforce training and skilled trades
- Long-term catalyst for regional supplier growth and industrial development across West Tennessee
- Site designed for long-term flexibility with potential for additional vehicle models in the future

This plant is a huge catalyst for economic, job, and demographic growth in West Tennessee.

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