



Drone Video

# ENTITLED DEVELOPMENT OPPORTUNITY

1647 Old Hwy 99  
Columbia, TN 38401  
(In the City Limits)

## PROPERTY HIGHLIGHTS

±47.60 Acres

Located at Exit #46 on I-65

Entitled for 331 stand-alone & townhome units (BTR/Build to Rent only)

PUD approved by the City of Columbia

**Jeff Thomas, CCIM**  
First Vice President

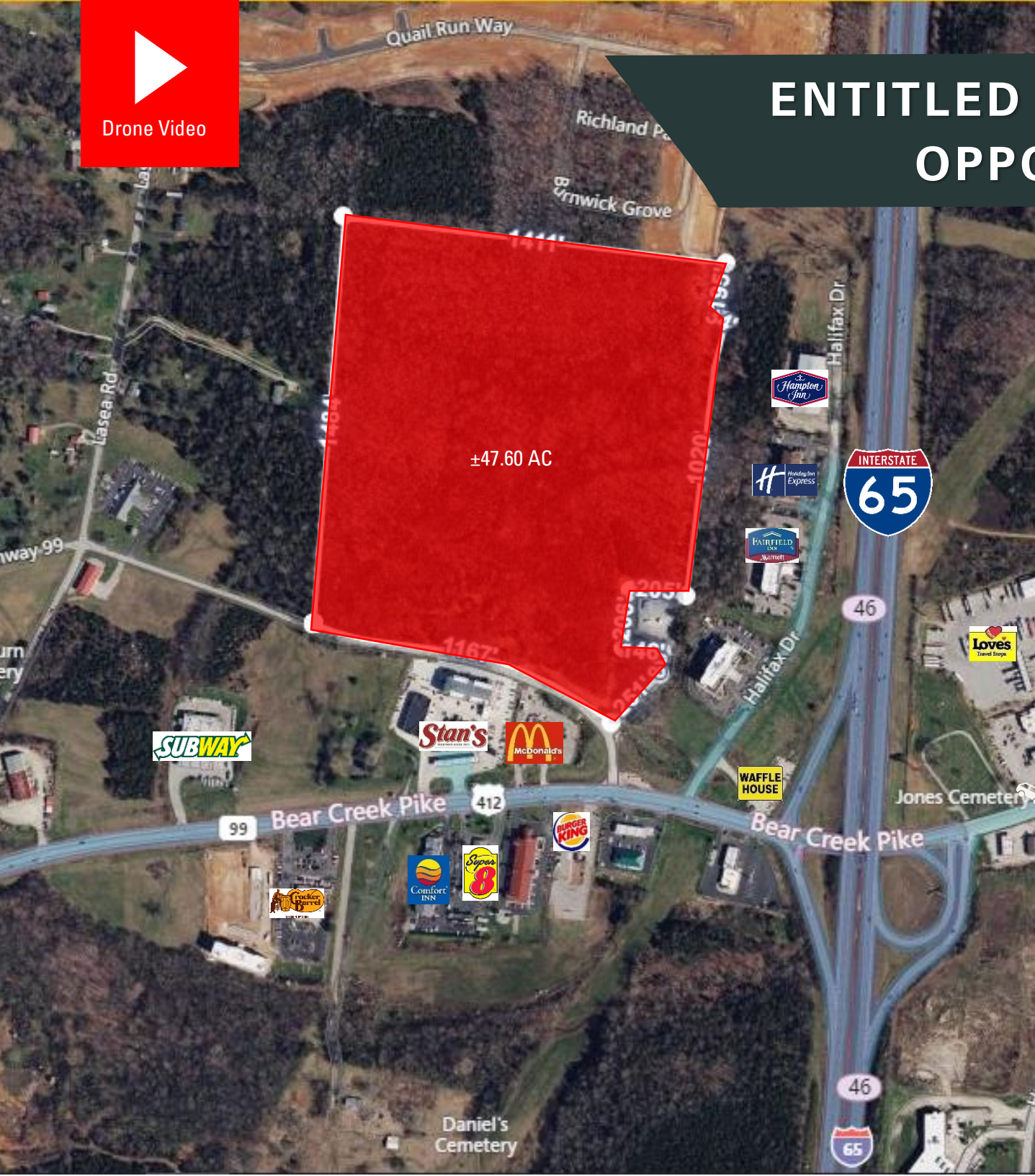
C: (615) 417-3337  
jthomas@charleshawkinsco.com

**Charles Hawkins Co.**

760 Melrose Avenue, Nashville, TN 37211  
Telephone: 615.256.3189  
www.charleshawkinsco.com

# CHARLES HAWKINS CO.

*We've Been Proudly Serving Middle Tennessee Since 1962*



## ENTITLED DEVELOPMENT OPPORTUNITY

1647 OLD HWY 99, COLUMBIA, TN 38401

# PROPERTY OVERVIEW

### ADDRESS

1647 Old Hwy 99  
Columbia, TN 38401

### SIZE

±47.60

### UTILITIES

High pressure sewer line recently installed running down the eastern property line with others along Old Hwy 99

### PRICING

Contact Jeff Thomas

### LOCATION HIGHLIGHTS

Convenient access to I-65 via Exit #46

Site offers visibility from I-65 ±3 miles to the under-construction Buckner Road Exit & new Hy-Vee store (both slated for completion later this year)

±14 miles to I-840

±16 miles to Berry Farms

±20 miles to Cool Springs

±37 miles to Nashville

±46 miles to the Alabama state line



CHARLES  
HAWKINS CO.

# PROPERTY AERIAL

ENTITLED DEVELOPMENT OPPORTUNITY  
1647 OLD HWY 99, COLUMBIA, TN 38401





# Maury County

Maury County is the strategic choice for your business.

- Located on I-65 between Nashville and Huntsville, two of the hottest U.S. markets
- Part of the Nashville MSA
- Less than one hour from Nashville International Airport
- Within a 30 minute commute of one of the top U.S. HQ markets
- Within a one day drive of 70% of U.S. markets

Information & Image Provided By the Maury Co. Chamber

## Maury County's Top Traded Industries

## MILEAGES

Saturn Pkwy	7 miles
I-840	14 miles
Spring Hill	10 miles
Franklin	22 miles
Nashville	37 miles
Smyrna	41 miles
Murfreesboro	43 miles
La Vergne	45 miles
Alabama State Line	46 miles
Huntsville, AL	72 miles

 <b>MAGNA SEATING</b> Transportation Equipment Manufacturing	 <b>SOLVAY</b> asking more from chemistry® Chemical Manufacturing	 <b>SAMUEL</b> Metal Fabrication & Product Manufacturing	 <b>Farm Bureau</b> Tennessee Business Services	 <b>COMPREHENSIVE LOGISTICS</b> Logistics, Distribution & Wholesaling	 <b>GM</b> GENERAL MOTORS Automotive Manufacturing
 <b>IB-TECH</b> Tennessee Plant	 <b>ARMADA</b> NUTRITION	 <b>BIMC</b> ESTABLISHED OVER 40 YEARS OF EXCELLENCE	 <b>Redman-Davis Insurance, Inc.</b> Serving Tomorrow's Insurance Needs Today!	 <b>Ryder</b> Ever better.	 <b>ultium cells</b>

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

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

92,163 Population; 5<sup>th</sup> Fastest growing county in TN

12% Below national cost of living

ENTITLED DEVELOPMENT  
OPPORTUNITY

1647 Old Hwy 99

Columbia, TN 38401

# CONTACT US

EXCLUSIVELY LISTED BY

**Jeff Thomas, CCIM**  
**First Vice President**

O: (615) 345-7232

[jthomas@charleshawkinsco.com](mailto:jthomas@charleshawkinsco.com)

**Charles Hawkins Co.**

760 Melrose Avenue, Nashville, TN 37211

O: (615) 256-3189

[www.charleshawkinsco.com](http://www.charleshawkinsco.com)

# CHARLES HAWKINS CO.

Commercial Real Estate Services

