



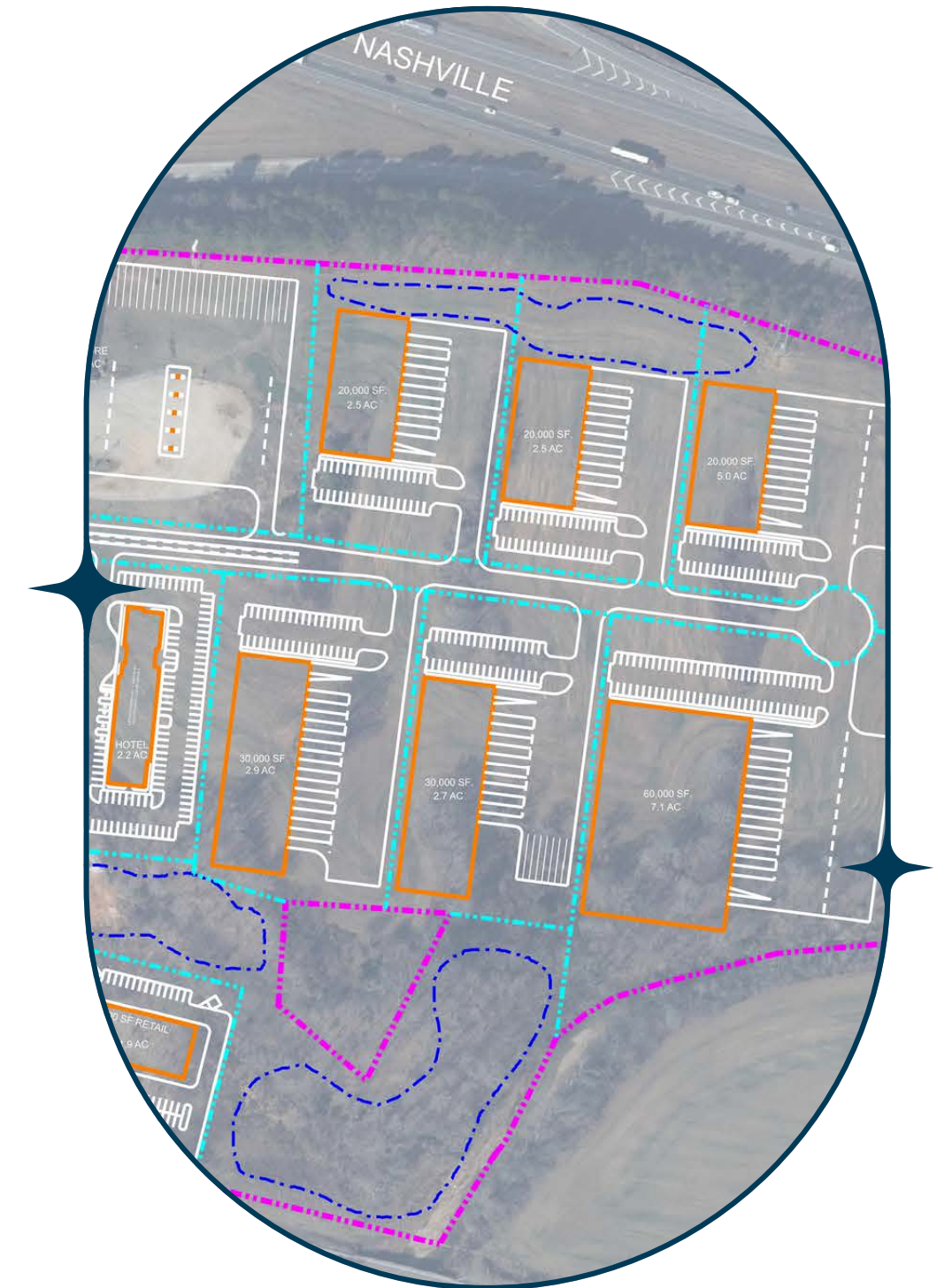
POWELL

COMMERCIAL REAL ESTATE



COMMERCIAL LAND LISTINGS

*Investment or Owner-User Opportunity now
available in CROSS PLAINS, TENNESSEE*





COMMERCIAL LAND LISTING DISCLAIMER

Property Address:

Hwy 25E and Hwy 31W
Cross Plains, Tennessee

Non-Reliance Statement

This Commercial Land Listing has been prepared from information provided, in part, by the Property Owner and from other sources believed to be reliable. While every effort has been made to present accurate information, neither the Owner nor Powell Commercial Real Estate has independently verified all of the information contained herein. Accordingly, neither the Owner, Powell Commercial Real Estate, nor any of their respective officers, directors, members, partners, employees, affiliates, agents, representatives, or advisors make any representation or warranty, express or implied, regarding the accuracy, completeness, or reliability of the information contained in this Commercial Land Listing. No legal liability shall be assumed or implied with respect to the information presented herein.

Without limitation, no representation or warranty is made regarding:

- Building or land square footage
- Property dimensions or boundaries
- Income or operating expenses
- Existing or future leases
- Future rental rates
- Future financial performance
- Market conditions
- Property value or appreciation
- Zoning, land use, or governmental approvals
- Environmental conditions
- Any other information contained herein

All information is subject to errors, omissions, prior sale, prior lease, withdrawal from the market, or changes in price or terms without notice.

Purchaser Due Diligence

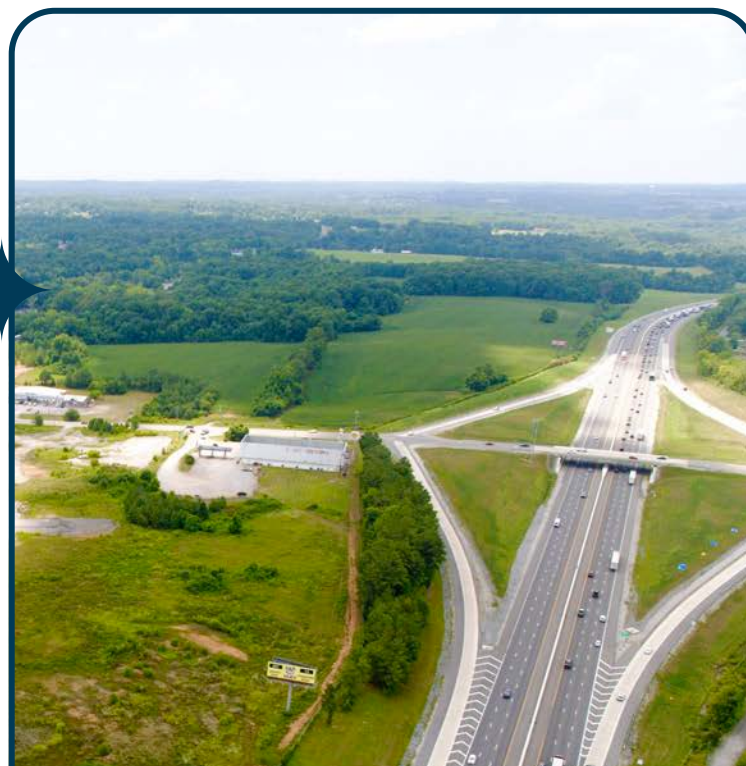
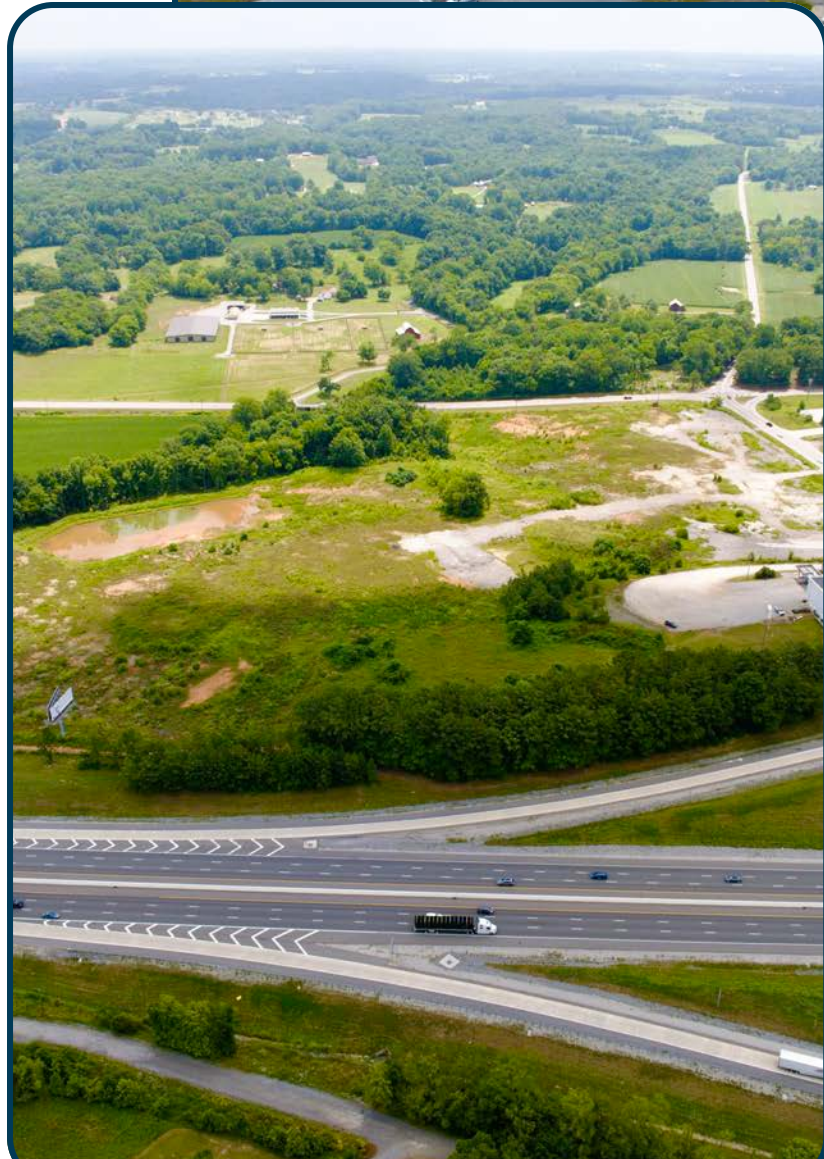
Prospective purchasers are solely responsible for conducting their own independent investigation and due diligence concerning the Property. Purchasers should consult with their own legal counsel, accountants, engineers, surveyors, environmental consultants, lenders, and other professional advisors regarding all aspects of the Property prior to making any investment decision. Each prospective purchaser shall rely exclusively upon its own independent review, inspections, investigations, financial analyses, and professional advisors and not upon any information contained within this Commercial Land Listing.

Prepared Exclusively By Powell Commercial Real Estate (PCRE)

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Hwy 25E/31W Cross Plains

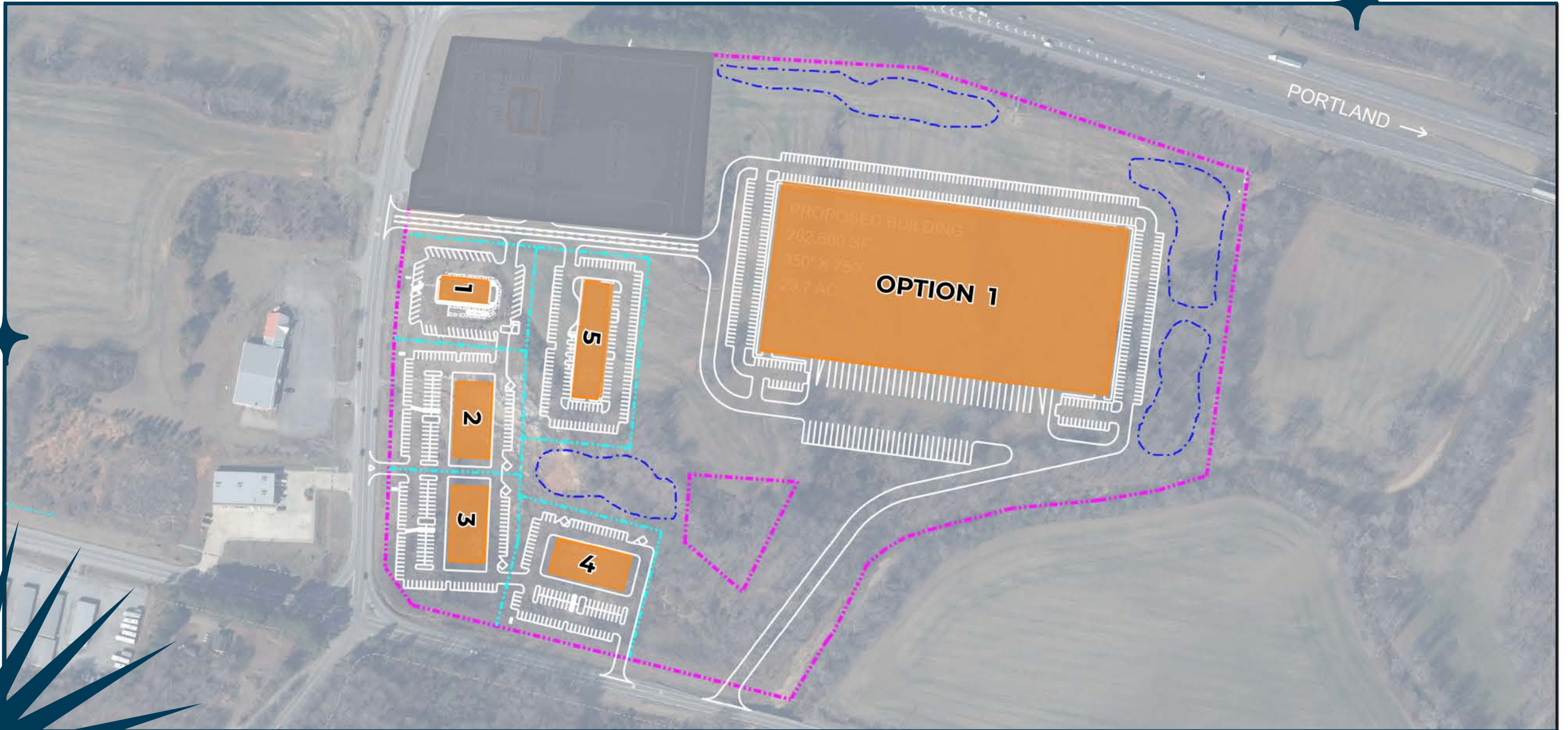
- Multiple Lots Available -
Parcels can be combined or
further subdivided, as
needed
- Ideal for QSR, Retail, Hotel,
Industrial - Subject to City of
Cross Plains Approval
- Easy Access to Interstate 65



Parcel Layout



Parcel Layout



Property Listings*

<u>LOT 1</u> ASKING: \$1,502,820 PROPOSED: QSR BUILDING TBD 1.5 ACS	✦	<u>LOT 2</u> ASKING: \$1,568,160 PROPOSED: RETAIL BUILDING +/- 12,000SF 1.8 ACS	✦	<u>LOT 3</u> ASKING: \$1,568,160 PROPOSED: RETAIL BUILDING +/- 12,000SF 1.8 ACS	✦	<u>LOT 4</u> ASKING: \$1,241,460 PROPOSED: RETAIL BUILDING +/- 12,000SF 1.9 ACS
<u>LOT 5</u> ASKING: \$1,533,312 PROPOSED: HOTEL BUILDING TBD 2.2 ACS	✦	<u>LOT 6</u> ASKING: \$1,263,240 PROPOSED: INDUSTRIAL BUILDING +/- 30,000SF 2.9 ACS	✦	<u>LOT 7</u> ASKING: \$1,176,120 PROPOSED: INDUSTRIAL BUILDING +/- 30,000SF 2.7 ACS	✦	<u>LOT 8</u> ASKING: \$2,474,208 PROPOSED: INDUSTRIAL BUILDING +/- 60,000SF 7.1 ACS
<u>LOT 9</u> ASKING: \$2,178,000 PROPOSED: INDUSTRIAL BUILDING +/- 20,000SF 5.0 ACS	✦	<u>LOT 10</u> ASKING: \$1,089,000 PROPOSED: INDUSTRIAL BUILDING +/- 20,000SF 2.5 ACS	✦	<u>LOT 11</u> ASKING: \$1,089,000 PROPOSED: INDUSTRIAL BUILDING +/- 20,000SF 2.5 ACS	✦	<u>OPTION 1</u> ASKING: \$9,269,568 PROPOSED: INDUSTRIAL BUILDING +/- 262,500SF 29.7 ACS

***Parcels listed are based on potential use of the property. Parcels can be combined or further subdivided as needed and are subject to approval by the City of Cross Plains.**

- **Property Details:**
 - High Visibility
 - Multiple Uses
 - Easy Interstate 65 Access

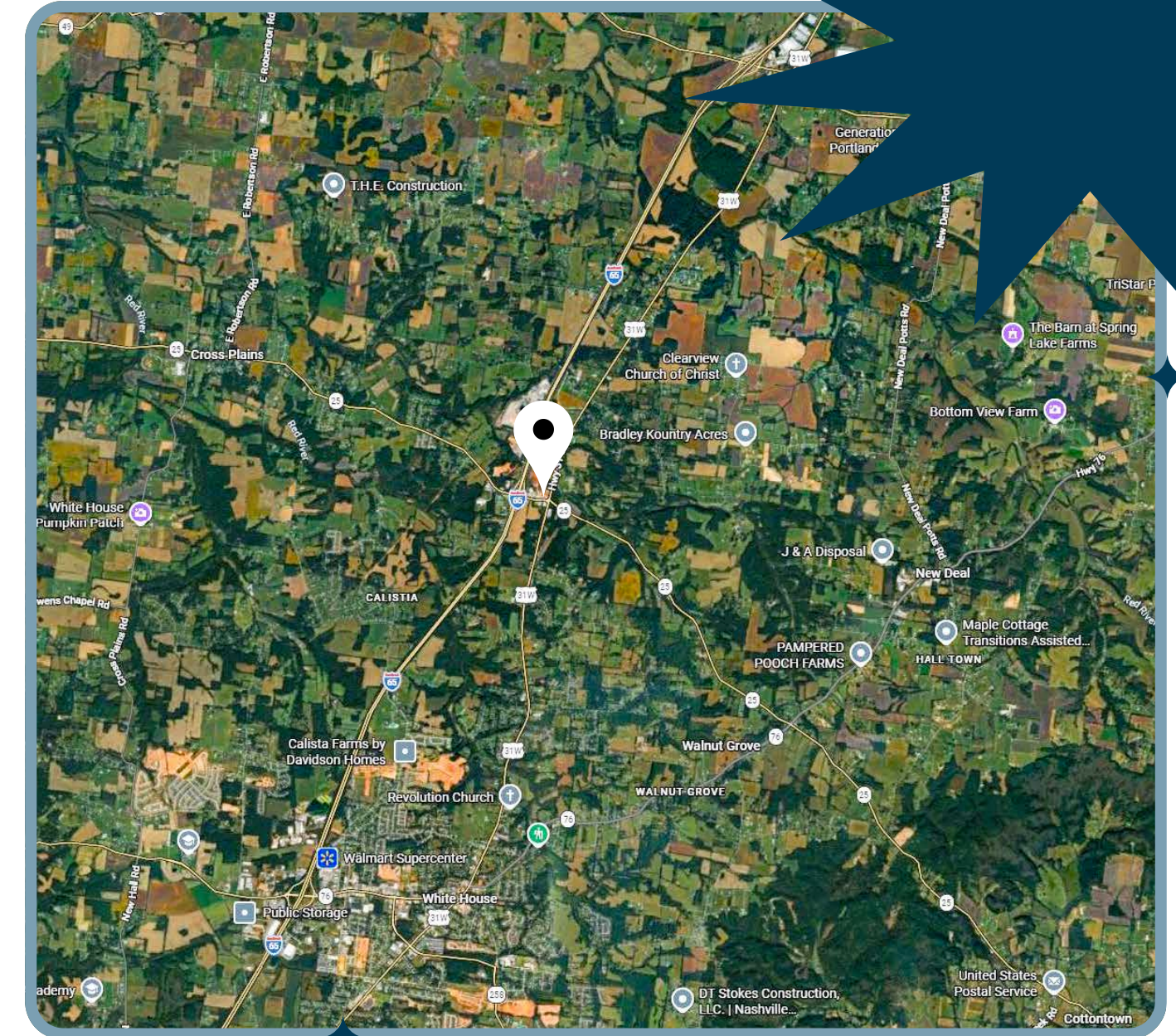
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- **AADT:**
 - I-65: 56,308 (2025)
 - TN-25E: 7,589 (2025)
 - US-31W: 6,739 (2025)

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◆ Property Demographics:

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	570	7,224	24,019
Current Year Estimate	529	6,723	22,135
2020 Census	466	5,975	18,543
Annual Growth 2025-2030	1.6%	1.5%	1.7%
Annual Growth 2020-2025	2.7%	2.5%	3.9%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	206	2,617	8,894
Current Year Estimate	191	2,430	8,180
2020 Census	168	2,152	6,816
Annual Growth 2025-2030	1.6%	1.5%	1.7%
Annual Growth 2020-2025	3.0%	2.9%	4.4%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$123,071	\$121,137	\$111,229



Map and Demographics

JP Powell

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Contact
Information

