



For Sale or Lease

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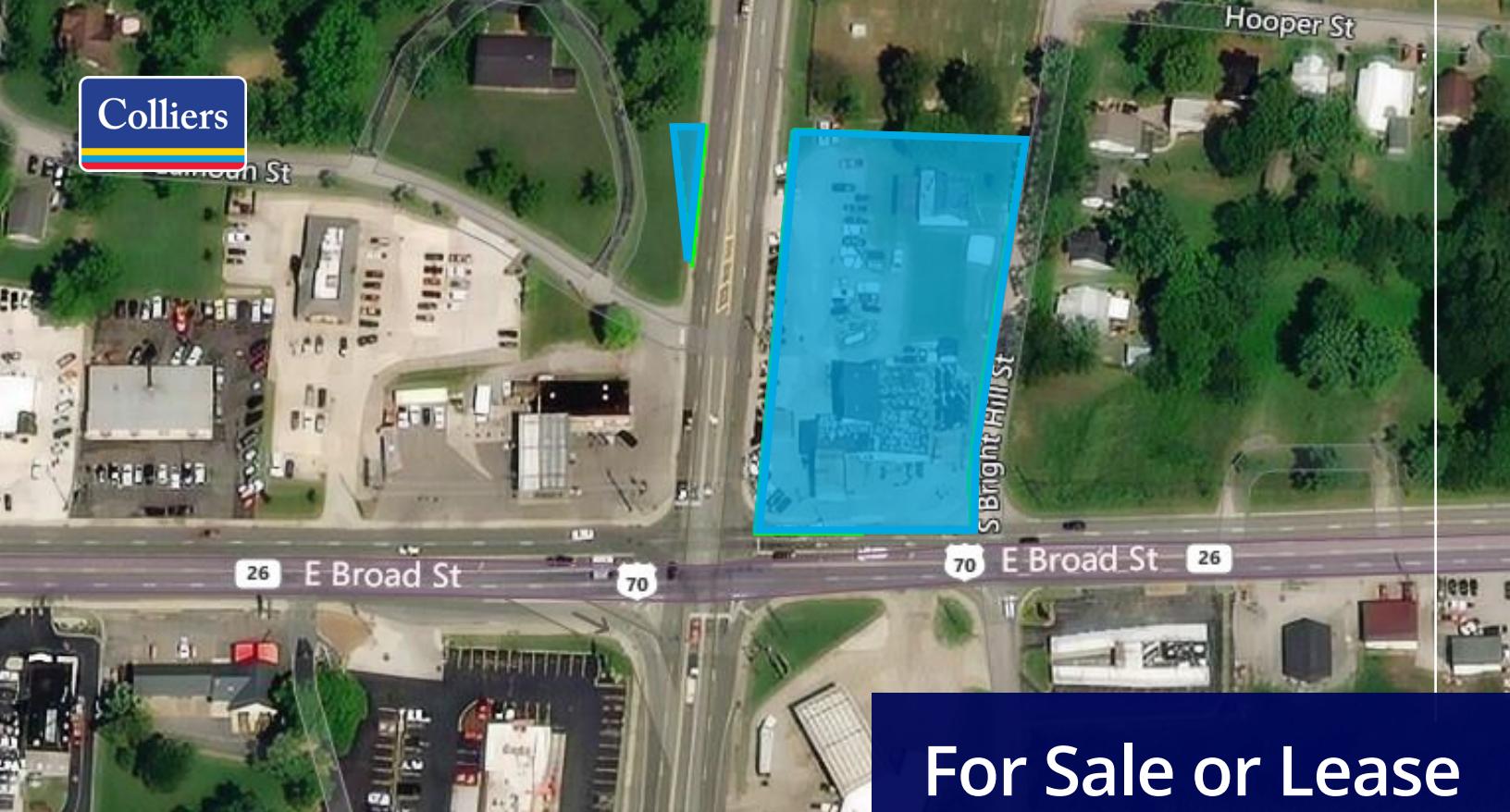
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200 East Broad Street Smithville, TN 37166

- › ±1.3 acres (build-to-suit options considered)
- › Zoned C-1 ([read more about the zoning here](#))
- › The owner will consider dividing
- › Exceptional corner lot at the busiest intersection in the county
- › Signalized intersection at the corner of Highway 56 and Highway 70
- › 175' road frontage on Highway 70; 320' road frontage on Highway 56
- › C-stores and gas stations are restricted
- › Perfect for QSR or hotel
- › Located in an Opportunity Zone
- › Traffic counts in excess of 13,700 VPD on East Broad Street and 12,200 on South Congress Boulevard
- › Center Hill Lake attracts over 3,000,000 annually
- › The Smithville Jamboree ranks in "Top 20 Events in the Southeast"

Contact Agent For Pricing

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2025 Household Average Net Worth
3 Miles | \$589,426



2025 Households
3 Miles | 2,942



2025 Population
5 Miles | 11,583



2030 Population
5 Miles | 12,548

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