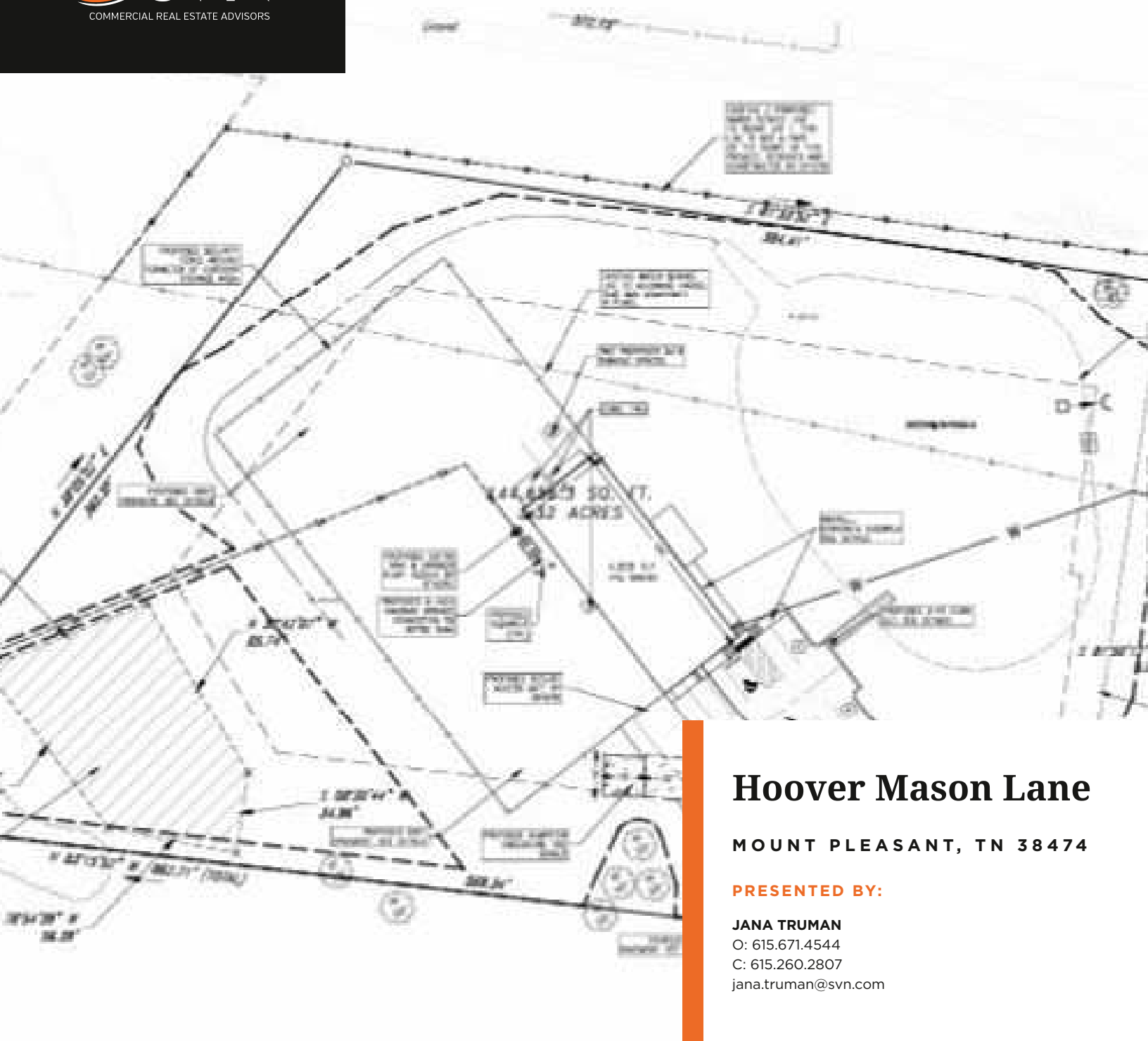




# O Hoover Mason Potential Light Industrial/Flex



## Hoover Mason Lane

MOUNT PLEASANT, TN 38474

**PRESENTED BY:**

**JANA TRUMAN**  
O: 615.671.4544  
C: 615.260.2807  
jana.truman@svn.com

# TABLE OF CONTENTS

## PROPERTY INFORMATION

Property Summary	4
Property Description	5
Complete Highlights	6
Aerial Map	7
Site Plans	8

## DEMOGRAPHIC

Demographics Map & Report	10
---------------------------	----

## ADVISOR BIOS

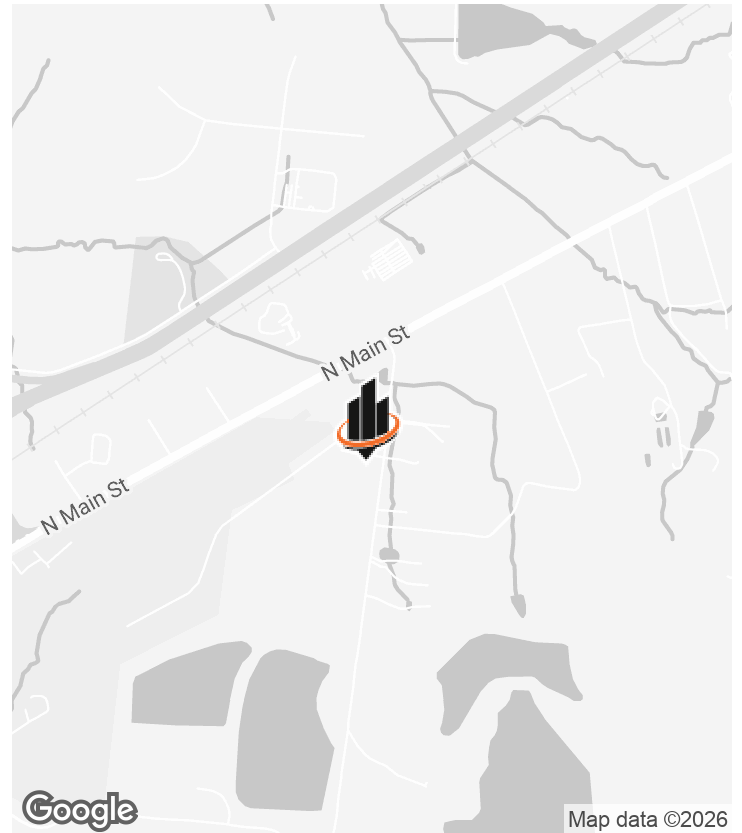
Advisor Bio 1	12
---------------	----





# Property Information

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$265,000
<b>LOT SIZE:</b>	3.32 Acres

## PROPERTY DESCRIPTION

This is a proposed  $\pm 4,000$  SF industrial facility situated on approximately 3.32 acres in Mount Pleasant, TN. The site is designed to accommodate a distribution or light industrial user, with a combination of warehouse functionality and supporting office space. The property appears to be zoned Light Industrial (IL), allowing for a variety of industrial, storage, and logistics-related uses. You can use the plan improvements, which include full site work, utilities, and parking to support both operational and administrative needs, or you can design your own.

# LOCATION DESCRIPTION



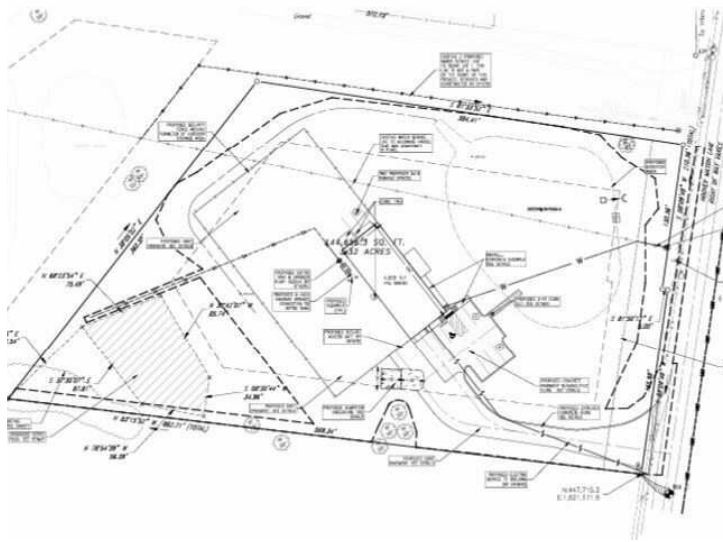
## LOCATION DESCRIPTION

0 Hoover Mason Lane (a recent subdivision of 6920 Hoover Mason Ln) is positioned in a transitioning Mount Pleasant corridor increasingly oriented toward light-industrial and flex uses. The site is less than two miles from the Maury County Airport and under two miles from US-43 S/Lawrenceburg Highway, providing efficient regional access for service, distribution, and light manufacturing operations.

While adjacent properties include residential uses, the immediate area is shifting toward warehousing and industrial activity, supporting long-term compatibility and future industrial intensity. Proximity to Columbia, Spring Hill, and the broader Maury County manufacturing base further enhances workforce access and supply chain connectivity.

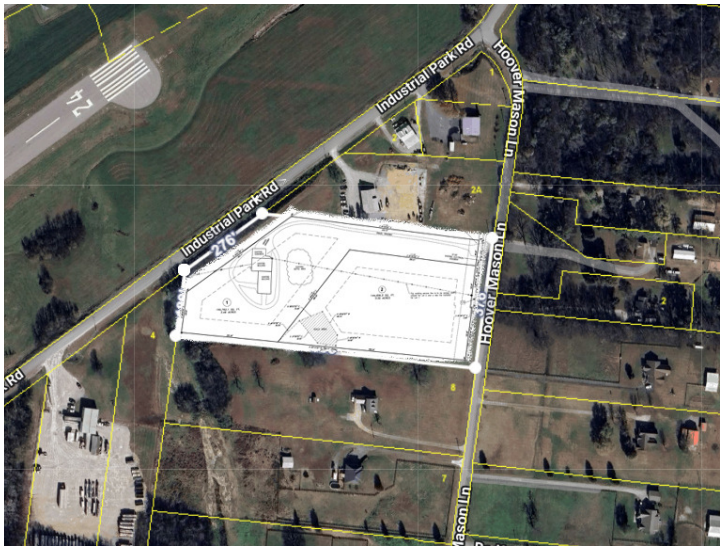
For users seeking functional access, operational flexibility, and cost-effective positioning within an emerging industrial node, 0 Hoover Mason Lane offers a practical Middle Tennessee location.

# COMPLETE HIGHLIGHTS



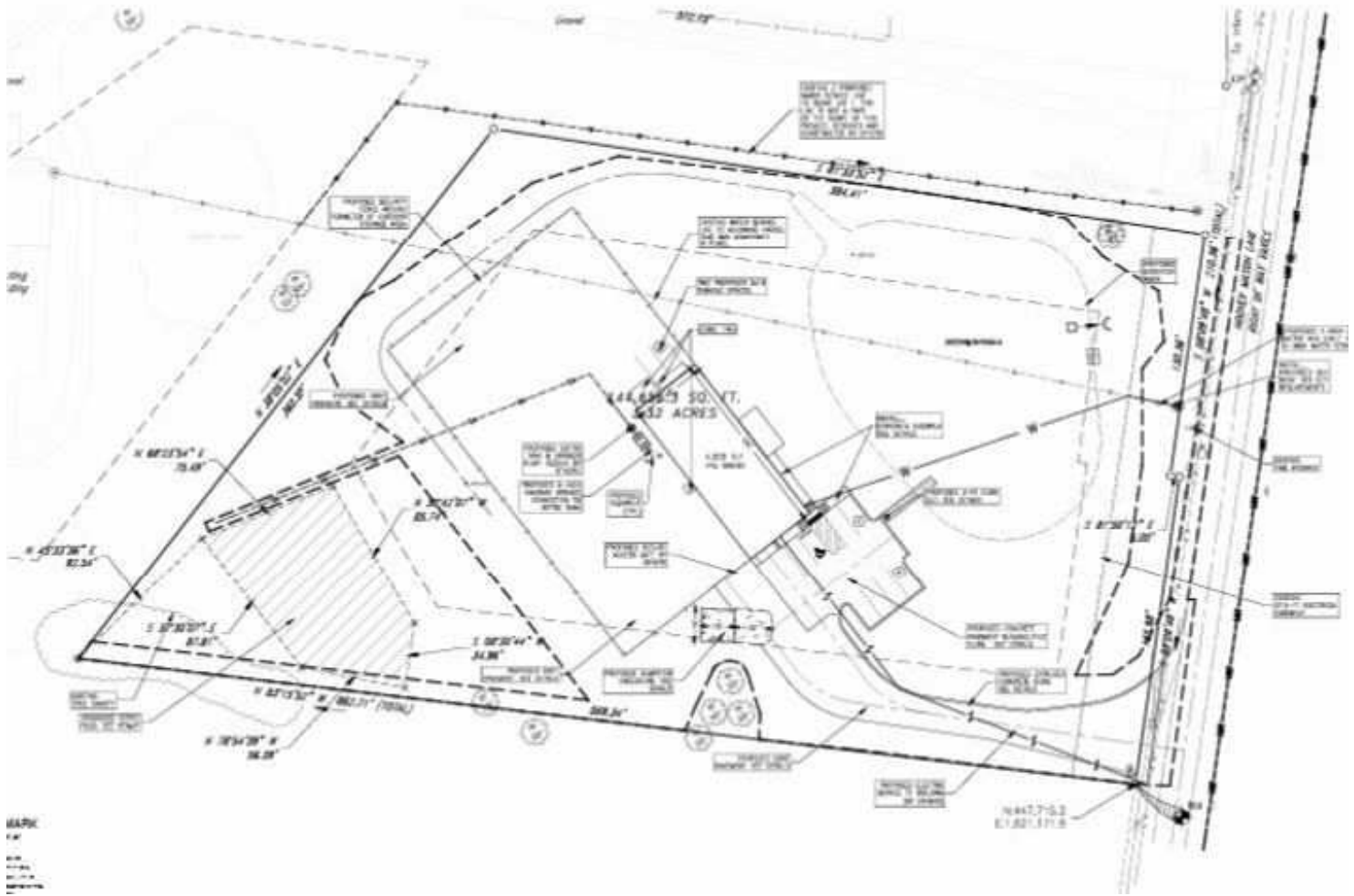
## PROPERTY HIGHLIGHTS

- Proposed  $\pm 4,000$  SF industrial / distribution facility
- Situated on  $\pm 3.32$  acres with ample yard space
- Potentially designed for warehouse + office functionality
- Suitable for distribution, contractor, or storage users
- Full site development plans include utilities, grading, access
- Located in growing industrial corridor in Mount Pleasant



# AERIAL MAP

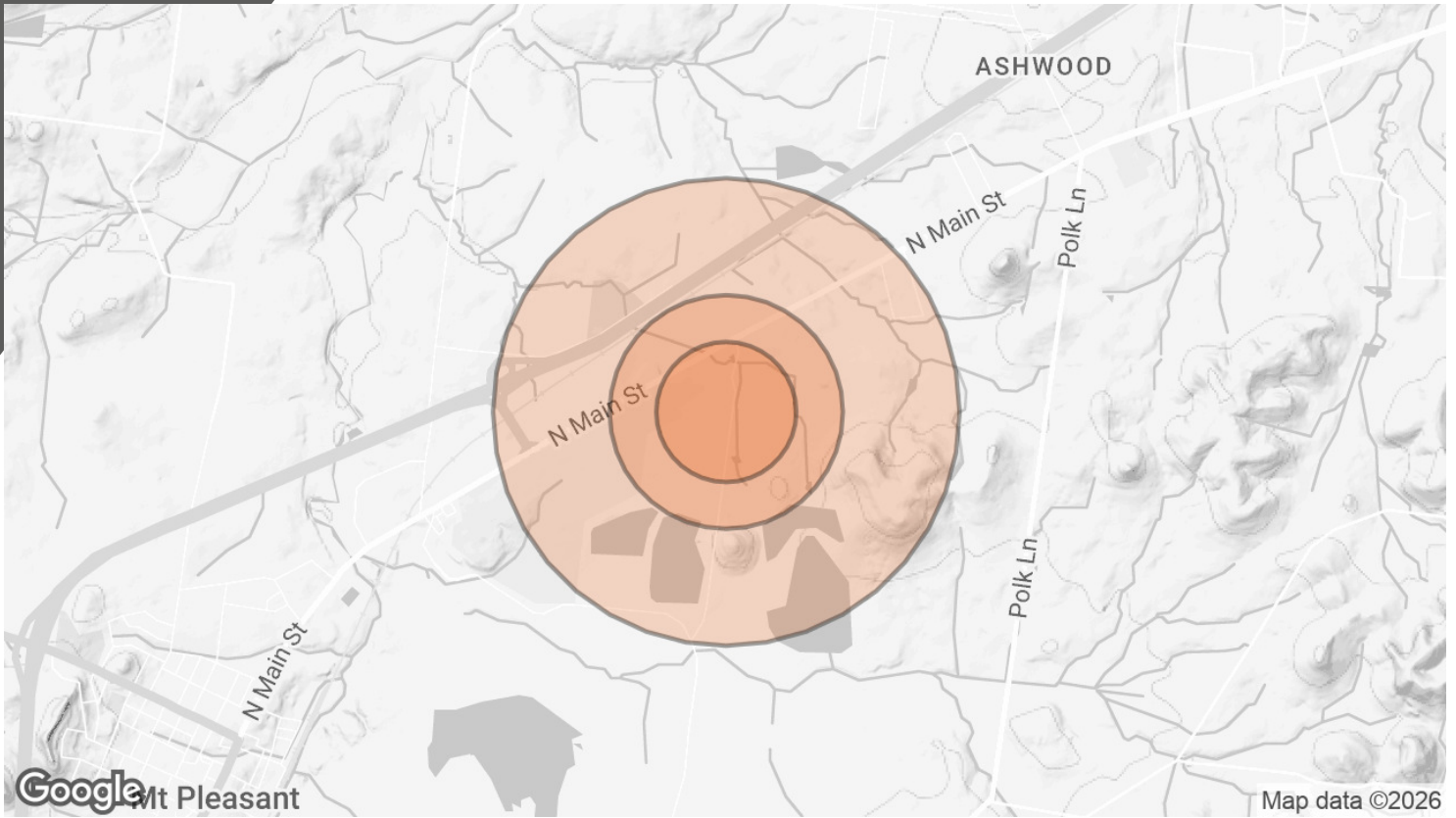






# Demographics

# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	16	77	228
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	7	32	94
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$77,512	\$77,512	\$77,833
AVERAGE HOUSE VALUE	\$260,478	\$260,478	\$262,324

Demographics data derived from AlphaMap



# Advisor Bio

---



## JANA TRUMAN

Managing Director

jana.truman@svn.com

Direct: **615.671.4544** | Cell: **615.260.2807**

Tennessee (TN) #330542

## PROFESSIONAL BACKGROUND

Jana Truman is Managing Broker and Investment Advisor with SVN | Accel Commercial Real Estate, part of the Accel Group of businesses, partnering with investors, business owners, and entrepreneurs to grow their personal and professional wealth through the acquisition, disposition and long-term strategies of commercial real estate and businesses.

Jana is featured regularly on podcasts, was named as one of 2025 Woman Deal Makers by BizNow, and is the co-chair for SVN's National Women's Council. Her company is the most referred commercial brokerage by residential realtors in the Greater Nashville MSA and the company with the widest marketing distribution in the same trade area. She is one of only a few woman-owned commercial brokerages in her market. She is a sought-after mentor and CRE coach. Her journey into CRE began after working for a decade and a half as a marketing and advertising professional for many well-known brands and start-ups. Jana began her career in commercial real estate appraising in 2011, where she appraised various types of commercial properties across all classes in Tennessee, providing her investor clients with the invaluable benefits of her valuation experience.

In 2014, she decided real estate was her passion, she added a focus to commercial real estate advisement, presently as managing broker for her own brokerage. She and her husband also own Accel Exit Advisors, a business brokerage and SVN Accel Commercial Property Management. Her real estate team consists of educated and dedicated brokers, each with specialties and a great operations team. She teaches classes and gives speeches on commercial real estate on a regular basis to associations, non-profits, investors and other agents.

In her spare time, she wanders Tennessee with her husband of 30+ years, looking at properties, talking about technology with her four grown sons, soaking up as much continuing education as she can, volunteering in her community, helping others succeed in business. She is addicted to foreign language films, an avid Nashville Predators hockey fan, and a hat lady. She and her husband/partner, Brian Truman, have lived in Middle Tennessee since 2006.

## MEMBERSHIPS

Affiliate Member- CCIM  
Business Networks International  
International Business Brokers Association  
Real Estate Investors Network  
Williamson County Chamber of Commerce  
Greater Nashville Association of Realtors  
National Association of Realtors  
Tennessee Association of Realtors

### SVN | Accel Commercial Real Estate

7003 Chadwick Dr Suite 111  
Brentwood, TN 37027



# Collective Strength, Accelerated Growth

7003 CHADWICK DR  
SUITE 111  
BRENTWOOD, TN  
37027



[HTTPS://ACCELCRE.COM](https://www.accelcre.com)