

FOR SALE \$595,000

**104 Country Club Drive
Hendersonville, TN 37075**



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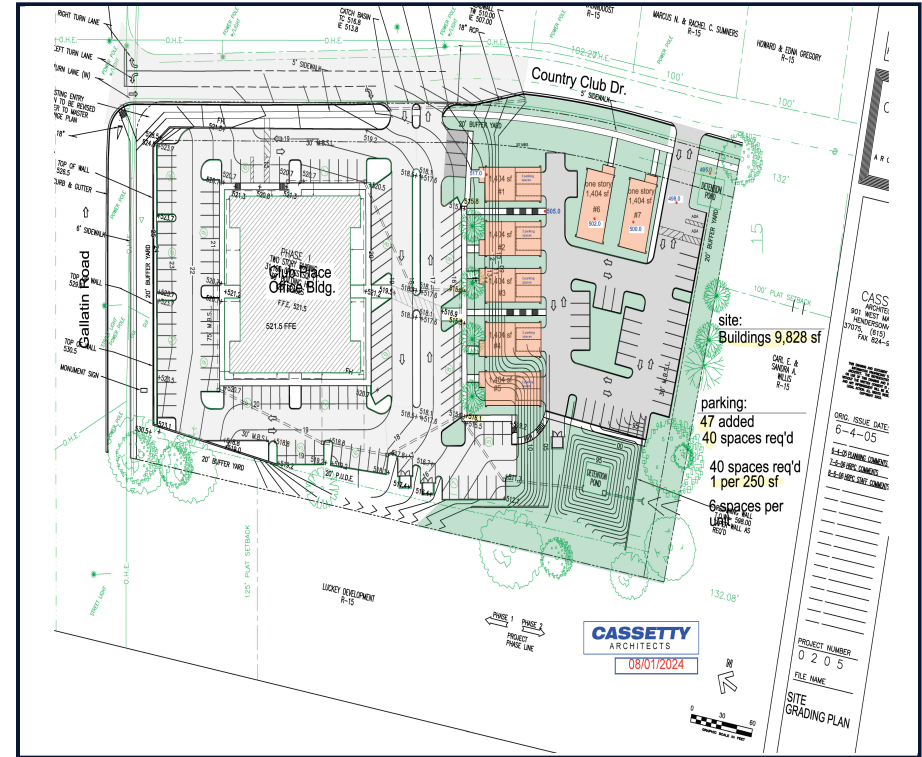
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Key Investment Highlights

Position your next project in the heart of Hendersonville's premier professional corridor. This prime 1.7-acre parcel features flexible Office District (O) zoning, specifically tailored for high-value daytime employment hubs, medical clinics, and upscale corporate offices. Strategically situated within Hendersonville's master-planned "Employment and Regional Activity Center" framework, this site is engineered to capture the region's robust demographics and growing demand for premium business space.



- **Optimal Zoning Versatility:** Fully approved for medical clinics, professional services, general corporate headquarters, or an executive office park.
- **Value-Add Potential:** Zoning rules actively encourage high-utility, low-intensity footprints with the flexibility to incorporate supporting retail or café uses.
- **Premium Location:** High-visibility frontage along Country Club Drive guarantees excellent brand exposure and easy client access.
- **Development Ready:** Seamless alignment with Hendersonville's Land Use and Transportation Plan ensures a clear, predictable path through the local development and site-plan approval process. Whether you are looking to build a high-demand medical facility or a sophisticated corporate retreat, this parcel offers the ideal canvas for a flagship development.