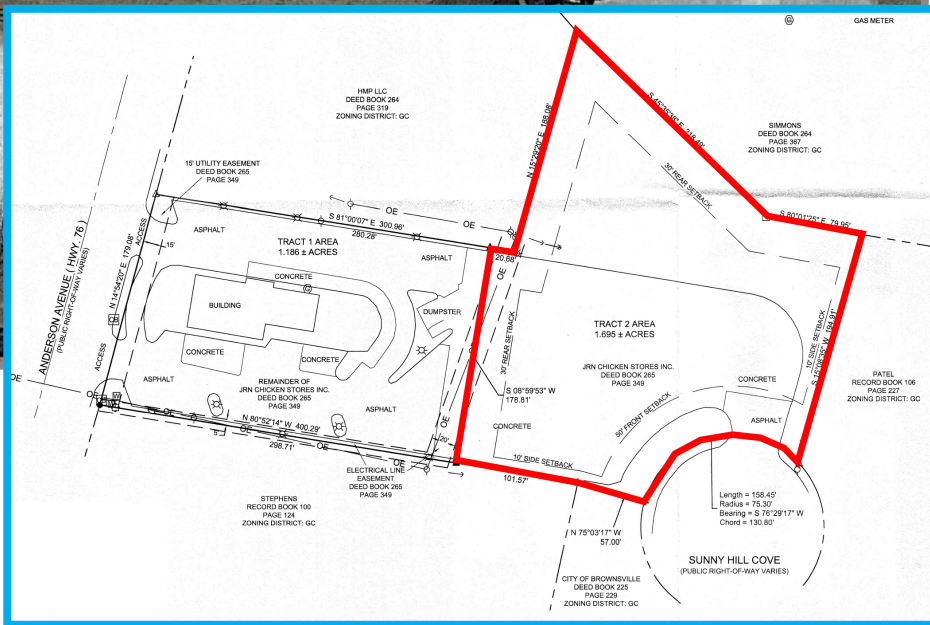
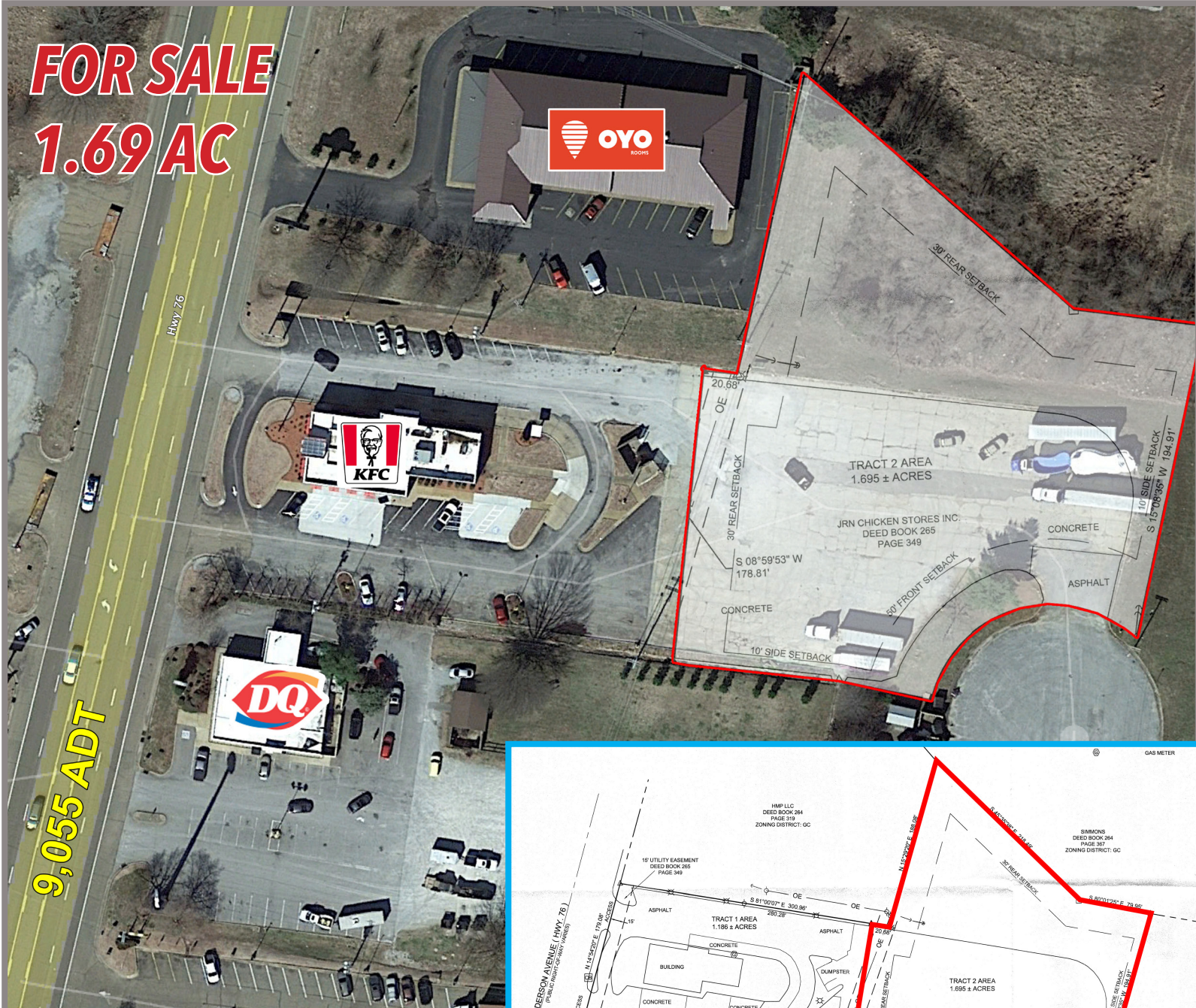


2560 ANDERSON AVE

Brownsville, TN

FOR SALE
1.69 AC

9,055 ADT



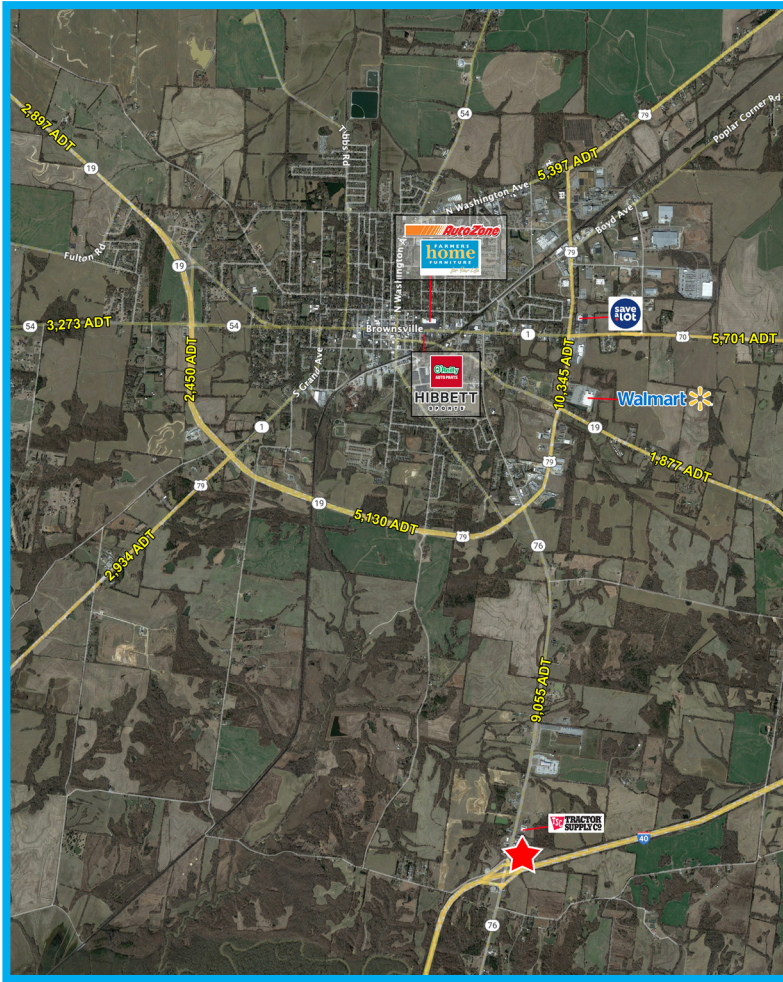
Property Features

- Located at I-40 and Hwy 76
- Excellent hotel site
- 15 miles from Blue Oval City Project



Sheldon Griffin
sgriffin@bsmproperties.com
Office: 615.373.9511 | Direct: 615.627.3966





DEMOGRAPHIC SUMMARY

| | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius | 20 Min Drivetime |
|-----------------------------|-------------|-------------|-------------|------------------|
| 2024 Est. Population | 130 | 1,873 | 10,551 | 12,972 |
| 2029 Prj. Population | 120 | 1,729 | 9,714 | 12,098 |
| 2024 Households | 51 | 757 | 4,492 | 5,530 |
| 2029 Households | 48 | 717 | 4,259 | 5,308 |
| 2024 Avg. Income | \$49,108 | \$52,567 | \$60,733 | \$65,389 |
| 2029 Avg. Income | \$49,558 | \$52,940 | \$61,691 | \$66,980 |
| 2024 Med. HH Income | \$35,912 | \$38,874 | \$41,899 | \$45,132 |
| 2029 Med. HH Income | \$35,785 | \$38,839 | \$41,758 | \$45,262 |
| Daytime Population | 494 | 1,310 | 8,061 | 9,116 |