



Epps Mill Road

Capital Way

# Industrial Land For Sale

*27 Level Acres (divisible)*

Interstate 24 @ Epps Mill Road  
Christiana, Rutherford County, TN

**EQUITABLE**  
PROPERTY COMPANY

**Industrial Land - 27 level acres**

***For Sale or Build to Suit***

**Interstate 24 at Epps Mill Road  
Christiana, TN**

**Divisible Acreage Opportunities**

**General Industrial Zoning – City of Murfreesboro**

Permitted uses include:

Warehousing and logistics

Heavy equipment operations, fleet sales and service

Equipment rental

Manufacturing

Retail

***Development Ready - Survey, Environmental, Geotechnical, Traffic Study and Hydrology complete***

# Permitted Use Examples



Warehousing and logistics \* Heavy equipment operations \* Fleet sales and service \*  
Equipment rental \* Manufacturing \* Retail





Industrial Land - 27 level acres

DOLLAR GENERAL

Capital Way

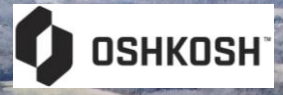
Epps Mill Rd

7-ELEVEN FLEET

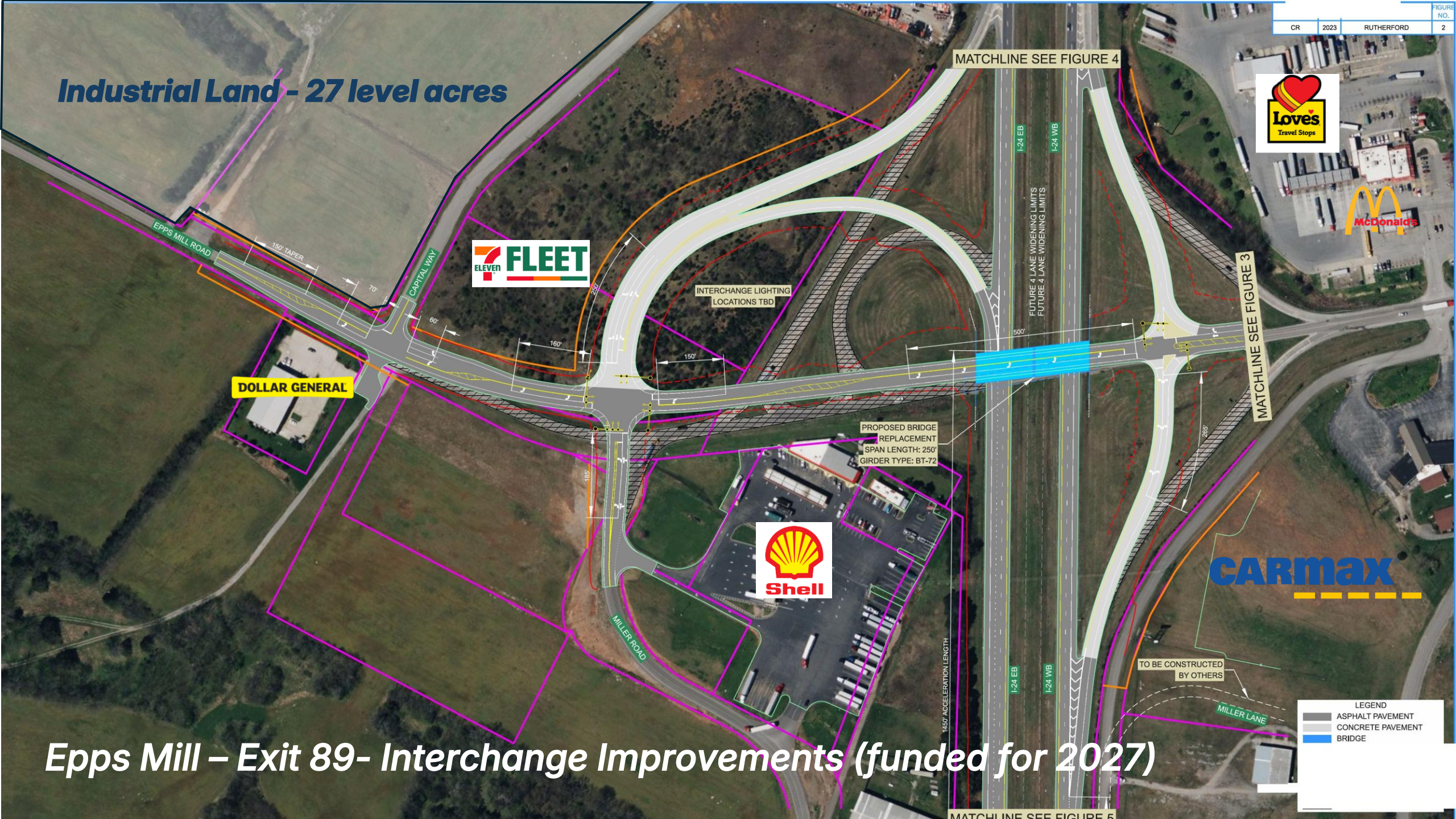
<1 Min Drive to I-24  
Four-way Interchange

49,367 AADT -2025

INTERSTATE  
24



**Industrial Land - 27 level acres**



**DOLLAR GENERAL**

**7 ELEVEN FLEET**

**Shell**

**Loves**  
Travel Stops

**McDonald's**

**CARMAX**

MATCHLINE SEE FIGURE 4

MATCHLINE SEE FIGURE 3

MATCHLINE SEE FIGURE 5

INTERCHANGE LIGHTING  
LOCATIONS TBD

PROPOSED BRIDGE  
REPLACEMENT  
SPAN LENGTH: 250'  
GIRDER TYPE: BT-72

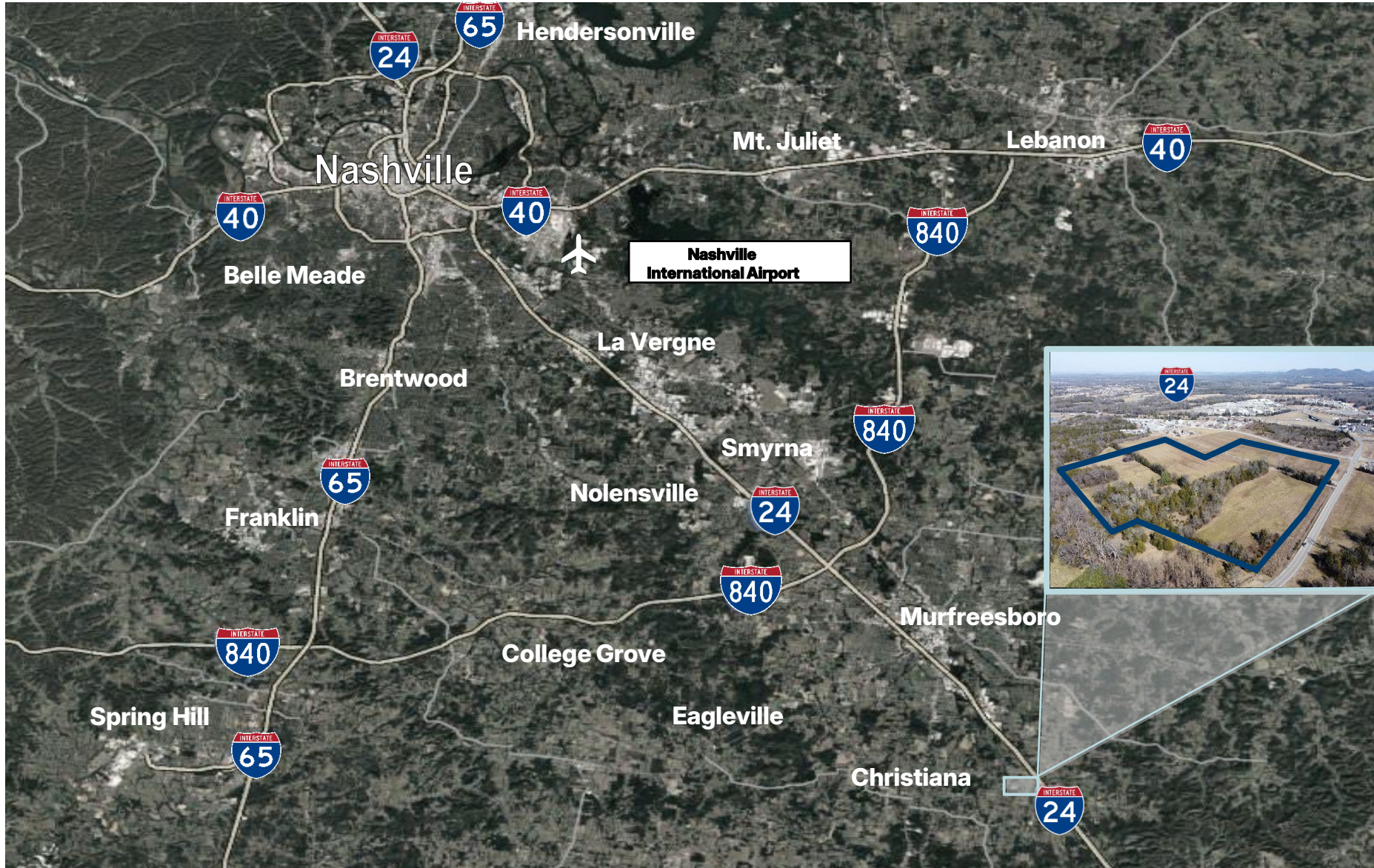
FUTURE 4 LANE WIDENING LIMITS  
FUTURE 4 LANE WIDENING LIMITS

TO BE CONSTRUCTED  
BY OTHERS

LEGEND  
 [Grey Box] ASPHALT PAVEMENT  
 [Light Grey Box] CONCRETE PAVEMENT  
 [Blue Box] BRIDGE

**Epps Mill - Exit 89- Interchange Improvements (funded for 2027)**

# LOCATION OVERVIEW



## Regional Connections

Atlanta – World’s Busiest Airport	220 Miles
Memphis – FedEx World Hub	240 Miles
Louisville – UPS World Hub	320 Miles
Charlotte, NC – Fab/Financial Hub	420 Miles
Port Wentworth (Savannah, GA)	460 Miles
Chicago – O’Hare	500 Miles

## 90-Mile Radius of Nashville



3.7 Million People in the Population

31% of Workforce in Transportation, Trade, and Manufacturing

1.8 Million Total Employees

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PROPERTY COMPANY



**Industrial Land**  
***27 level acres***

***Available for Sale or Build to Suit***

**Interstate 24 @ Epps Mill Road  
Christiana, Rutherford County, TN**

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**EQUITABLE**  
PROPERTY COMPANY