

# FOR SALE

±13.12 Acres Available

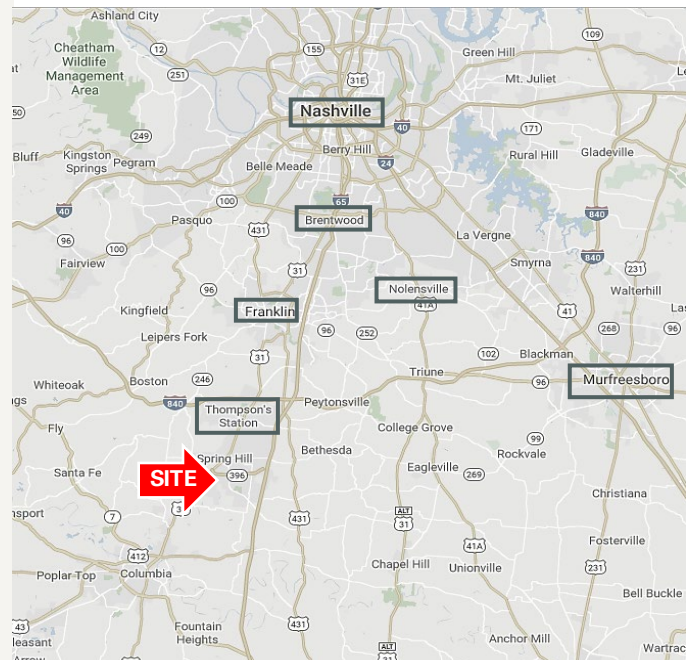
Prime Opportunity to Purchase Industrial Land in a Growing Corridor

Kedron Rd & Royal Park Blvd, Spring Hill, TN 37174



## HIGHLIGHTS

- ±13.12 Acres
  - 3 building lots engineered filled to exceed BFE/Base Flood Elevation
  - FEMA approved
  - Documentation available
- Zoning: I-1 / Light Industrial
  - Potential for Commercial/Retail
- Located in Royal Park
- Located at the corner of Kedron Rd. & Royal Park Blvd. at the Saturn Parkway east entrance ramp
- Frontage: 900'+ feet on Kedron Rd.
- At the same exit:
  - Recently announced and approved 213-acre mixed-use project to include USTA/U.S. Tennis Association facility
  - Southern Springs by Del Webb



Jeff Thomas, CCIM  
First Vice President  
O: 615.345.7232  
jthomas@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026

For Sale  
Land for Development

Kedron Rd & Royal Park Blvd  
Spring Hill, TN 37174  
Maury County

CHARLES  
HAWKINS CO.

## AERIAL



## LOCATION HIGHLIGHTS

- Located in Fast-Growing Spring Hill
- Great Labor Force
- Industrial Land Close to Franklin & Cool Springs
- Within a Day's Drive To 70% Of US Markets
- Asking Price: \$2,250,000



Jeff Thomas, CCIM  
First Vice President  
O: 615.345.7232  
jthomas@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026