

FOR SALE

±4,500 SF Building on a 0.88-Corner Lot
Highly Visible Site in One of the Fastest-Growing
Micropolitan Areas in Tennessee

225 W. Jackson Street, Cookeville, TN 38501



HIGHLIGHTS

- **Prime Location & Visibility:** ±0.88-acre corner lot at a lighted intersection with excellent frontage and access from W Jackson St and Polly Dr. Traffic counts in the area range from 13,000–23,700 vehicles per day (VPD), ensuring high exposure.
- **Building & Features:** ±4,500 SF structure built in 1998. Includes customer waiting area, five service bays, parts/storage, restrooms, private office, canopy (150 SF), overhead doors (1,344 SF total), and garage space (3,875SF). Fenced storage yard (chain-link, 4,200 SF), asphalt/concrete paving (2,800 SF combined), and utilities (public electric, natural gas, water, sewer).
- **Zoning Flexibility:** CG district permits a wide array of uses, including retail (e.g., general merchandise, gift shops), personal services, offices, and more – ideal for repurposing beyond auto repair.
- **Turnkey Opportunity:** Fully equipped for immediate automotive operations
- **Reduced Price: \$1,600,000**



Photo Credit: Highlands Elite Real Estate

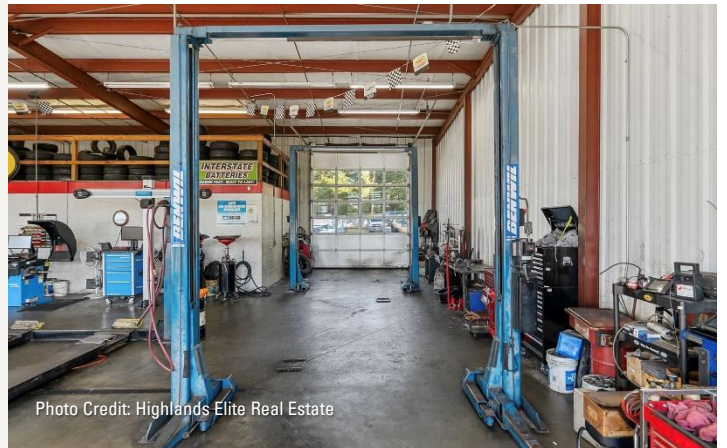


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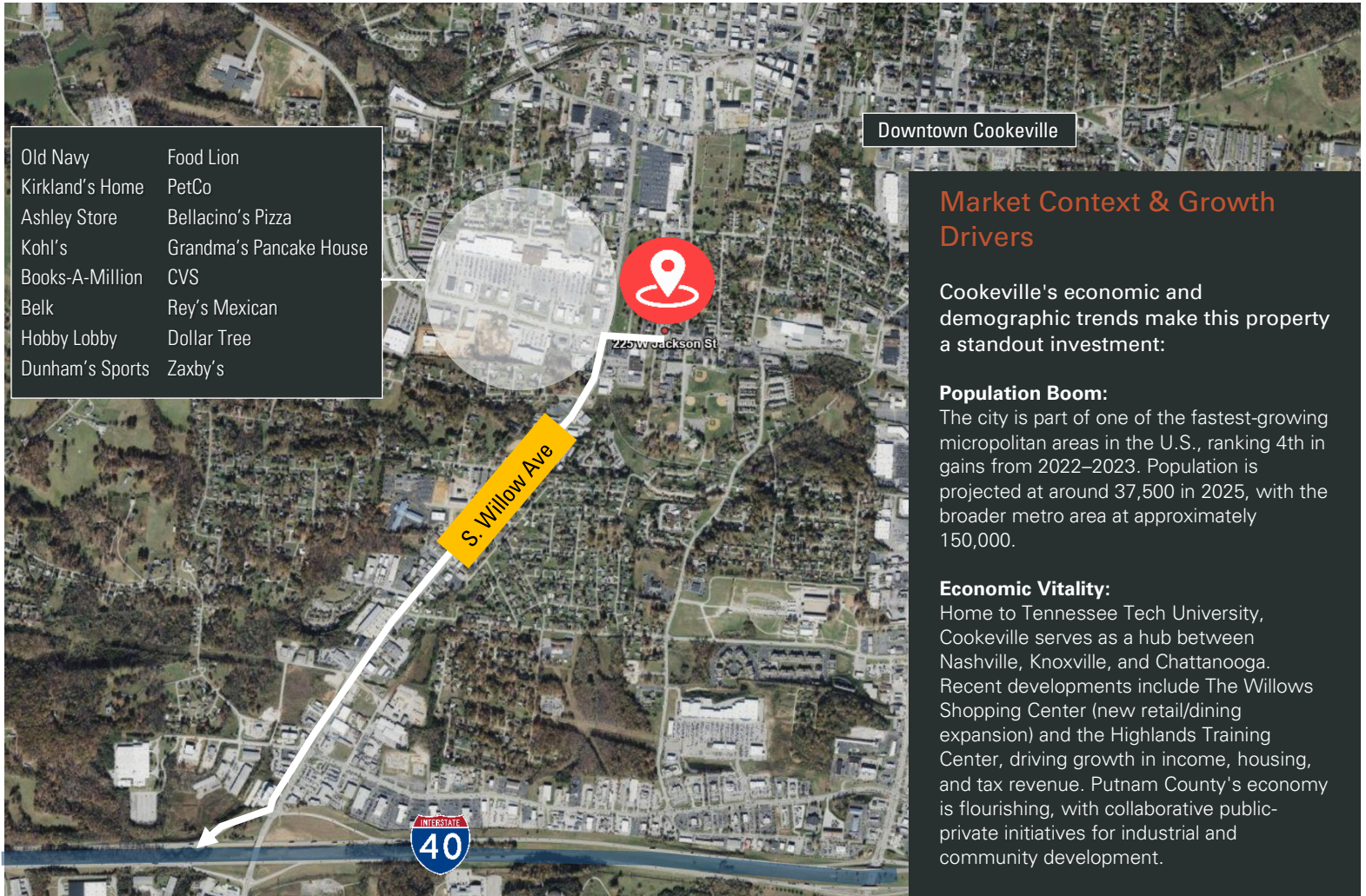
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For Sale
±4,500 SF on 0.88 Acres

225 W. Jackson Street
Cookeville, TN 38501
Putnam County

**CHARLES
HAWKINS CO.**



Downtown Cookeville

Market Context & Growth Drivers

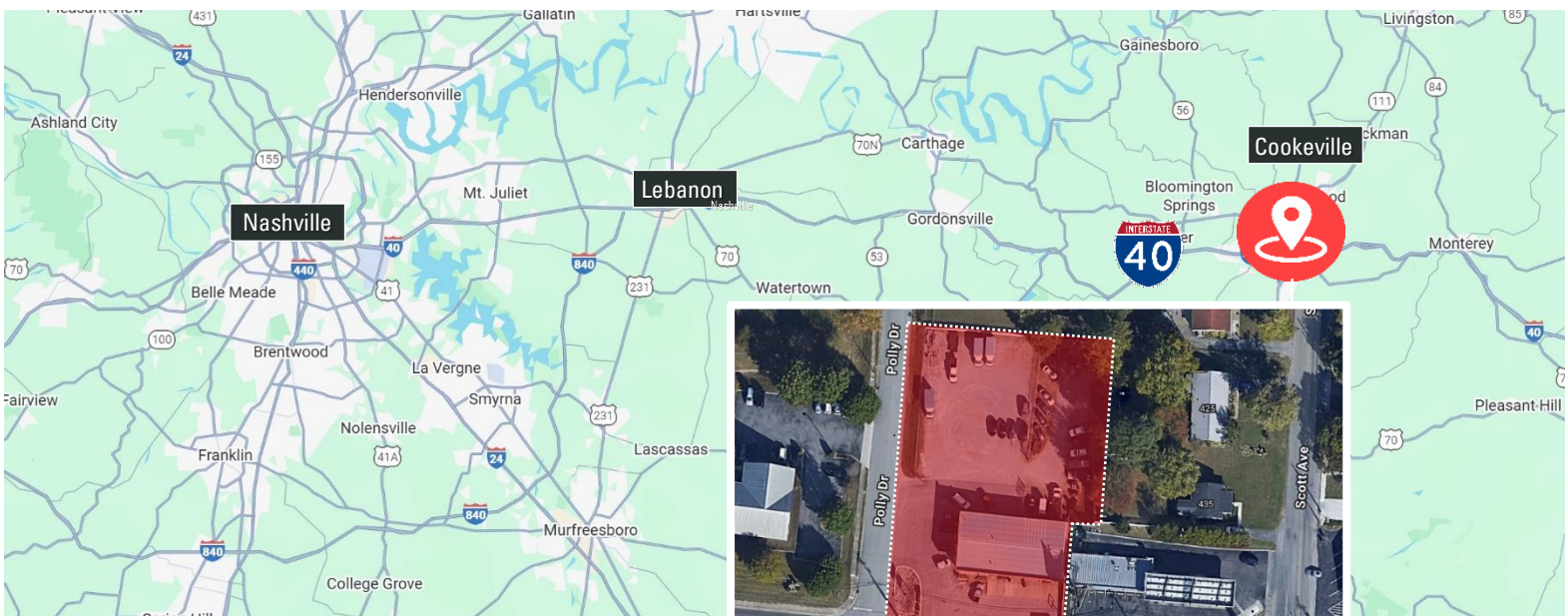
Cookeville's economic and demographic trends make this property a standout investment:

Population Boom:

The city is part of one of the fastest-growing micropolitan areas in the U.S., ranking 4th in gains from 2022–2023. Population is projected at around 37,500 in 2025, with the broader metro area at approximately 150,000.

Economic Vitality:

Home to Tennessee Tech University, Cookeville serves as a hub between Nashville, Knoxville, and Chattanooga. Recent developments include The Willows Shopping Center (new retail/dining expansion) and the Highlands Training Center, driving growth in income, housing, and tax revenue. Putnam County's economy is flourishing, with collaborative public-private initiatives for industrial and community development.



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