

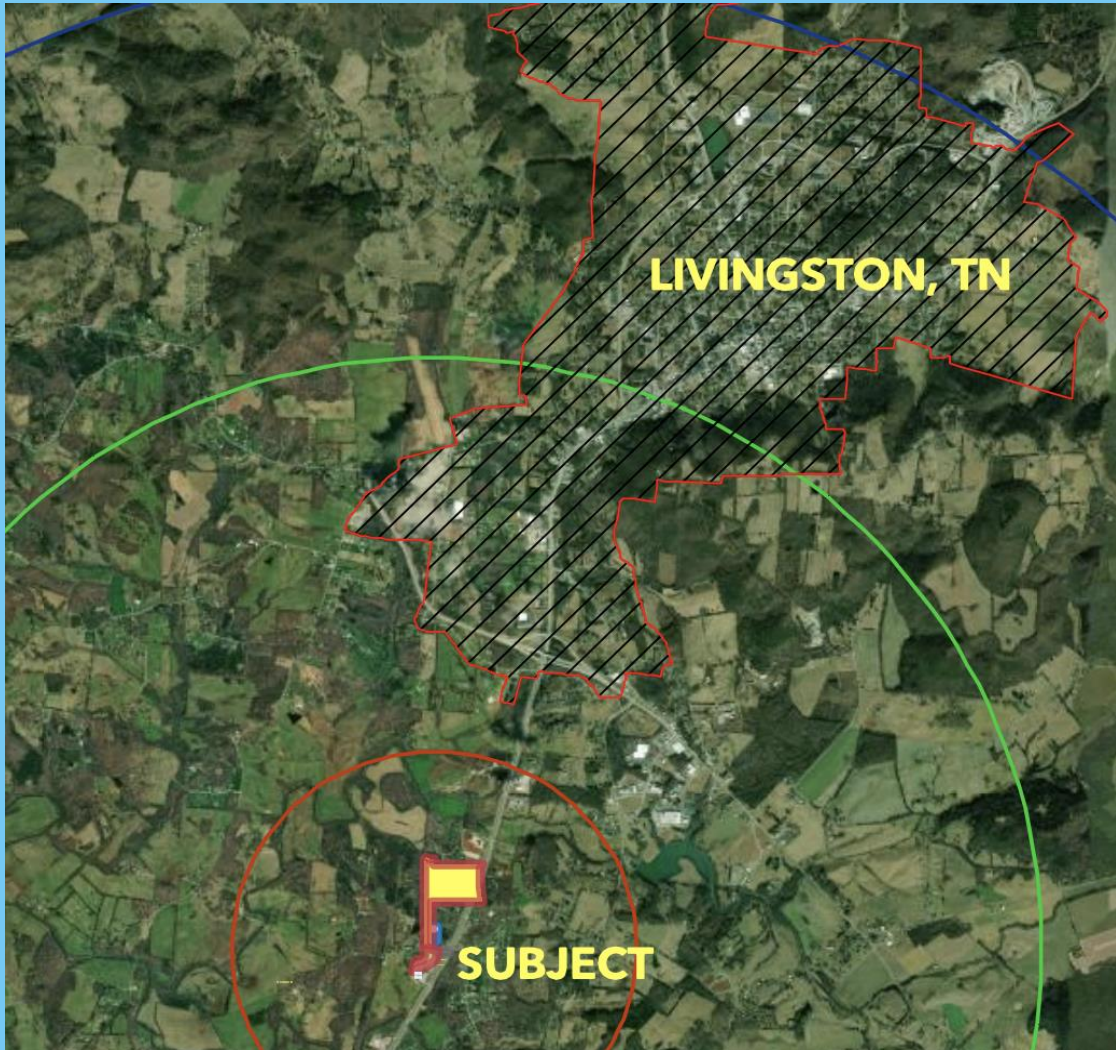
HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL



Property Summary: 127 McCormick West Road, Livingston, TN

- | | | |
|---------------------|----------------|---|
| List Price: | \$339,000 | The subject property is primarily cleared and level providing visibility to TN 111 |
| Lot Size: | .475 +/- Acres | The site is located just west of the intersection of McCormick West Road and TN 111 |
| Zoning Designation: | | The property is situated outside the city limits; therefore, there are no zoning limitations. |





Property Highlights:

The property encompasses approximately 4.75 acres of primarily level and cleared land, offering excellent visibility from TN 111. Located just west of the McCormick West Road and TN 111 intersection, this site enjoys the advantage of no zoning restrictions, as it is situated outside the city limits of Livingston, TN. With easy access via a median cut at the intersection, the property provides seamless north/south travel along TN 111. Conveniently, it is also just 1.5 miles south of Livingston, TN and just 17 miles north of I-40, enhancing the site's accessibility and appeal.

Area Map:

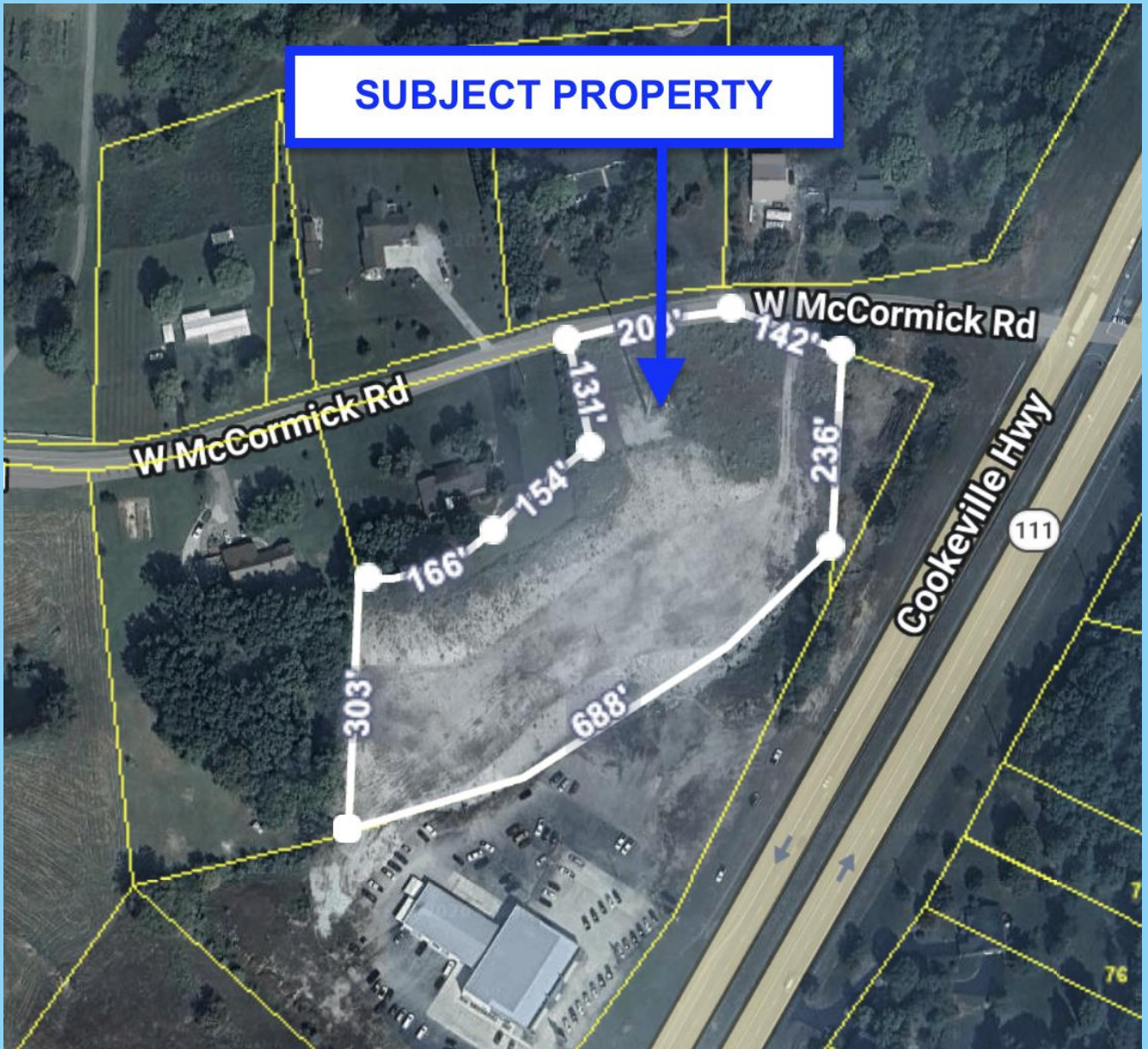


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,052	5,908	8,737
Median Age	43.9	44.0	44.0
Households/Income	1 MILE	3 MILES	5 MILES
Total Households	864	2,492	3,610
Average HH Size	2.29	2.31	2.38
Average HH Income	\$66,876	\$64,649	\$67,576



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL

Site Aerial:



This brochure, prepared by Highlands Elite Real Estate, is for advertising and general information purposes only. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal without notice. No warranties or representations are made as to the accuracy and reliability. Any interested party should conduct their own inspections and inquiries.