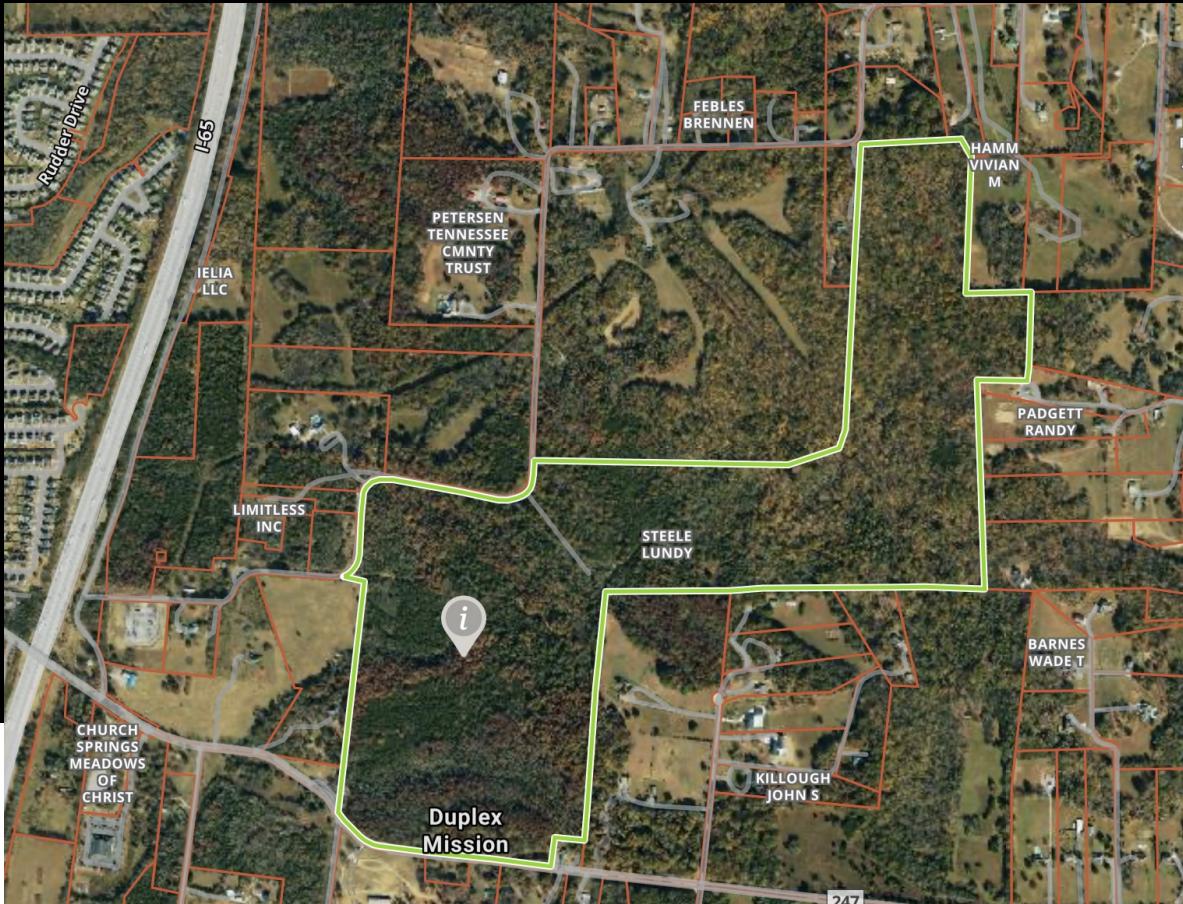


3030 Duplex Road, Spring Hill, TN

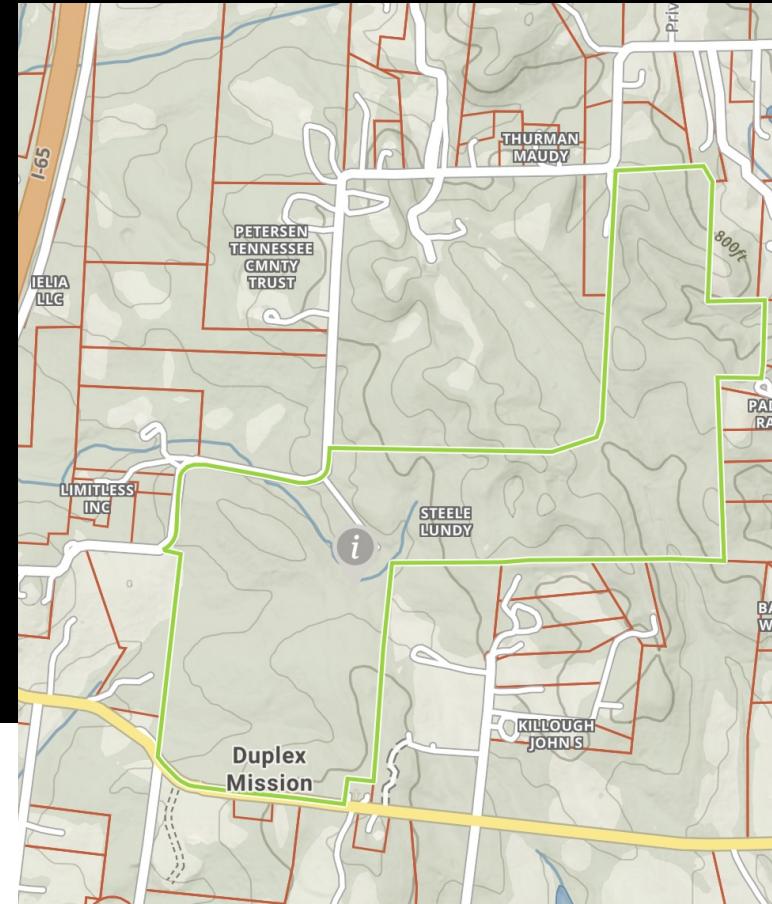
217 ACRES



Property Description

217 acres located within the City of Spring Hill's proposed **Urban Growth Boundary and Williamson County's Growth Plan**. Multiple points of ingress / egress along Duplex Rd and Owl Hollow Rd with friendly topography. Excellent location for large scale development with close proximity to I-65 and US-31. Water and Electricity available on site.

This property has been identified as a **Future Innovation Area in the Spring Hill Rising 2040 Plan** - allowing many uses. Primary future land uses include technology, data and research centers, hospitals, clinics, specialized medical offices, professional offices, restaurants, lodging, and municipal services. Mixed-use opportunities are encouraged.



Key Details

- **Asking Price:** Upon Request
- **Land Area:** 217 Acres
- **Location:** Prime Location off Near I-65
- **Current Zoning:** RD-5
- **Utilities On-Site:** Water & Electric
- Two Contiguous Parcels Sold Together





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