

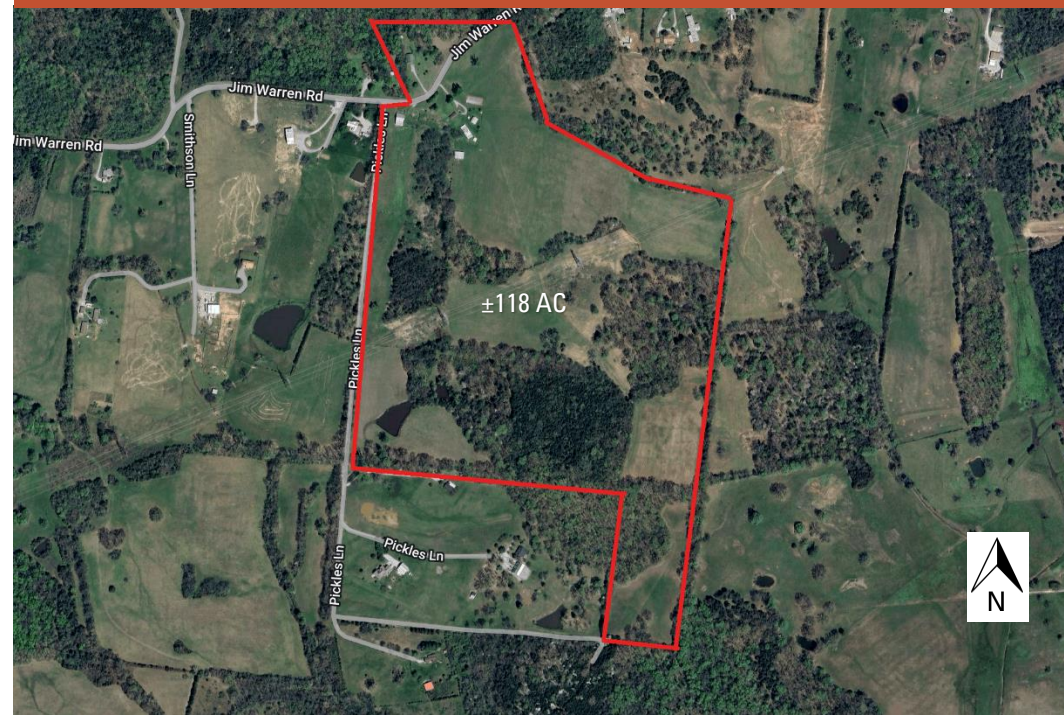
FOR SALE

3115 Jim Warren Road, Spring Hill, TN 37174

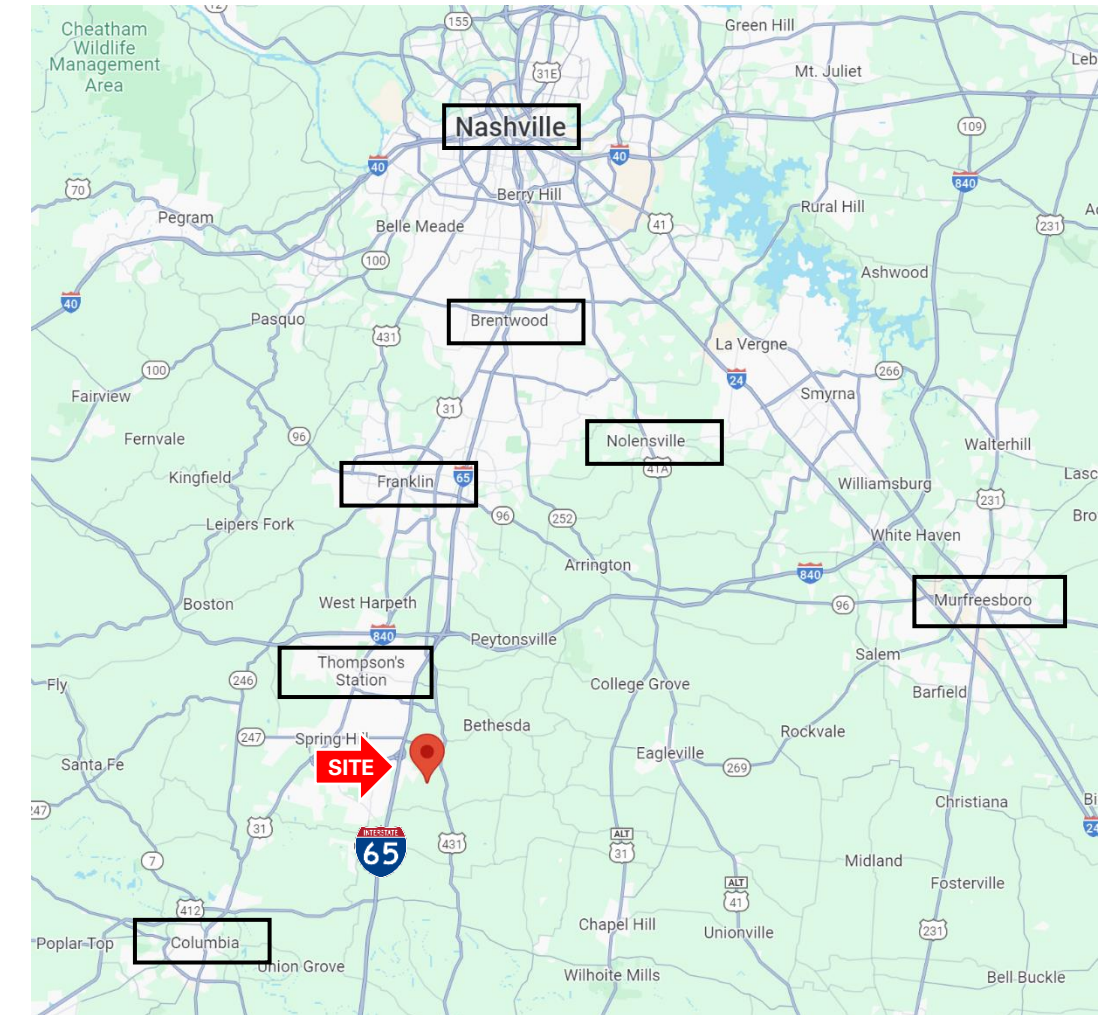
HIGHLIGHTS

- **+118 Acres**
- **Zoned A-2A/Rural Residential**
- **Sale Price: Contact Broker**
- **Jim Warren Road and bridge infrastructure to be upgraded or replace to handle future volume**

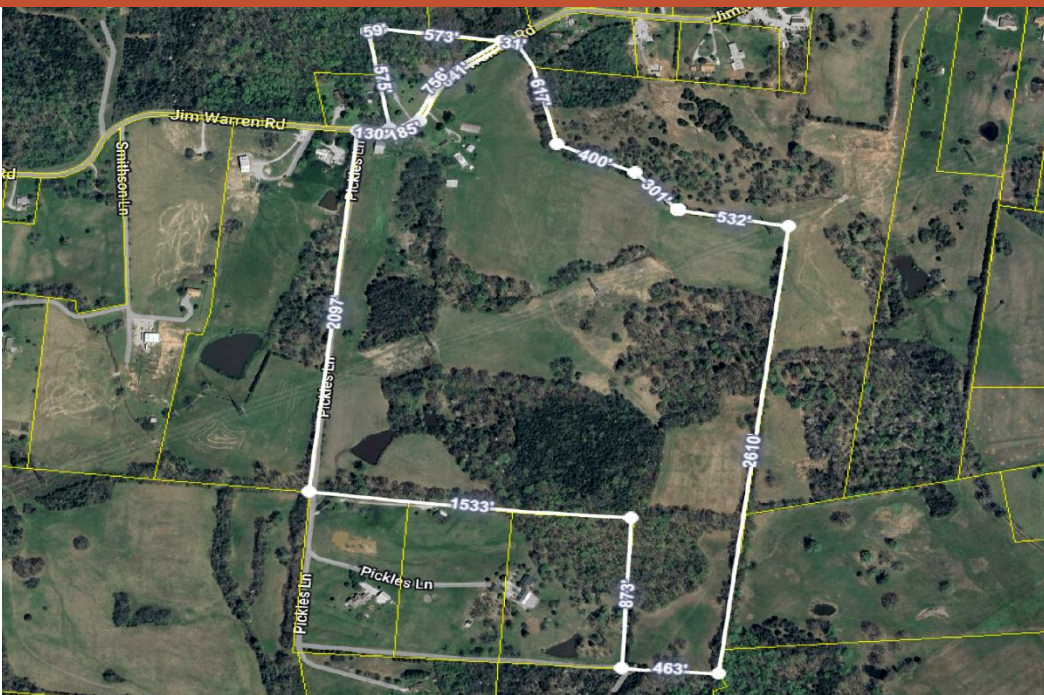
AERIALS



LOCATION OVERVIEW



PROPERTY AERIAL



Maury County's Top Traded Industries



LOCATION HIGHLIGHTS

- **Located between I-65 & HWY 431**
- **Borders Spring Hill City Limits**
- **Contiguous to Spring Hill Commerce Center**
 - **A JV development between the City of Spring Hill and GV Spring Hills, LLC for the development of a ±5.7 million square foot Industrial Park within the city limits of Spring Hill**

DISTANCES

GM Plant	10.1 Miles
I-65	3.7 Miles
I-840	13.3 Miles
Berry Farms	19.6 Miles
Cool Springs	19.1 Miles



46,920 Workers; #1 in TN for manufacturing growth



MAURY COUNTY INDUSTRIAL MARKET



92,163 Population; 5th Fastest growing county in TN

INVENTORY (SF) **12 M**

VACANCY RATE **0.5%**



#2 in TN and #29 in the US for incoming investment

Jeff Thomas, CCIM
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SHIP Industrial Park



The United States Tennis Association newest regional headquarters



With an estimated groundbreaking in Spring 2024, the mixed-use development will feature a 136,000-square-foot tennis facility housing 12 indoor tennis courts, 25 outdoor tennis courts, and 24 pickleball courts.

Future Location of Spring Hill Commerce Center

A JV development between the City of Spring Hill and GV Spring Hills, LLC for the development of a +5.7 million square foot Industrial Park within the city limits of Spring Hill.

Spring Hill

Proposed TriStar Spring Hill Hospital



Subject Property

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