

CHARLES HAWKINS CO.

FOR SALE

±1.95 Acres Available

Prime Opportunity to Purchase Commercial Land for Development

108 Fergus Road, La Vergne, TN 37086

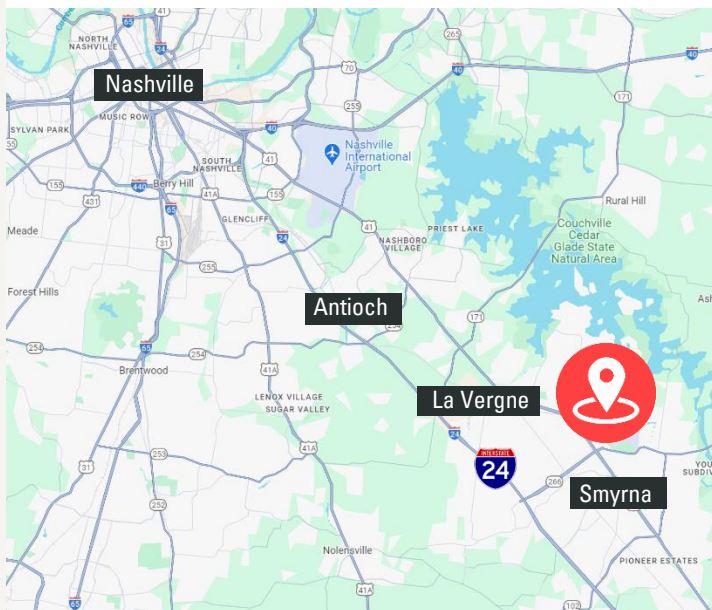


HIGHLIGHTS

- ±1.95 Acres
- Sale Price: \$995,000
- Zoned CC: Central Commercial District
- Located next to 7-Eleven and Exxon Station
- Adjacent to a Walmart Supercenter
- Less than 1 mile from the Smyrna/Rutherford County Airport
- Property offers 99' of frontage on Fergus Rd (12,510 AADT)
- Situated just off Murfreesboro Rd in a high traffic corridor (25,288 AADT)
- Less than 5 miles to access I-24 via Sam Ridley Pkwy

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
	28,378	111,036	301,890
	10,040	39,534	109,489
	\$73,513	\$79,237	\$92,233



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Erin Badaracco
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

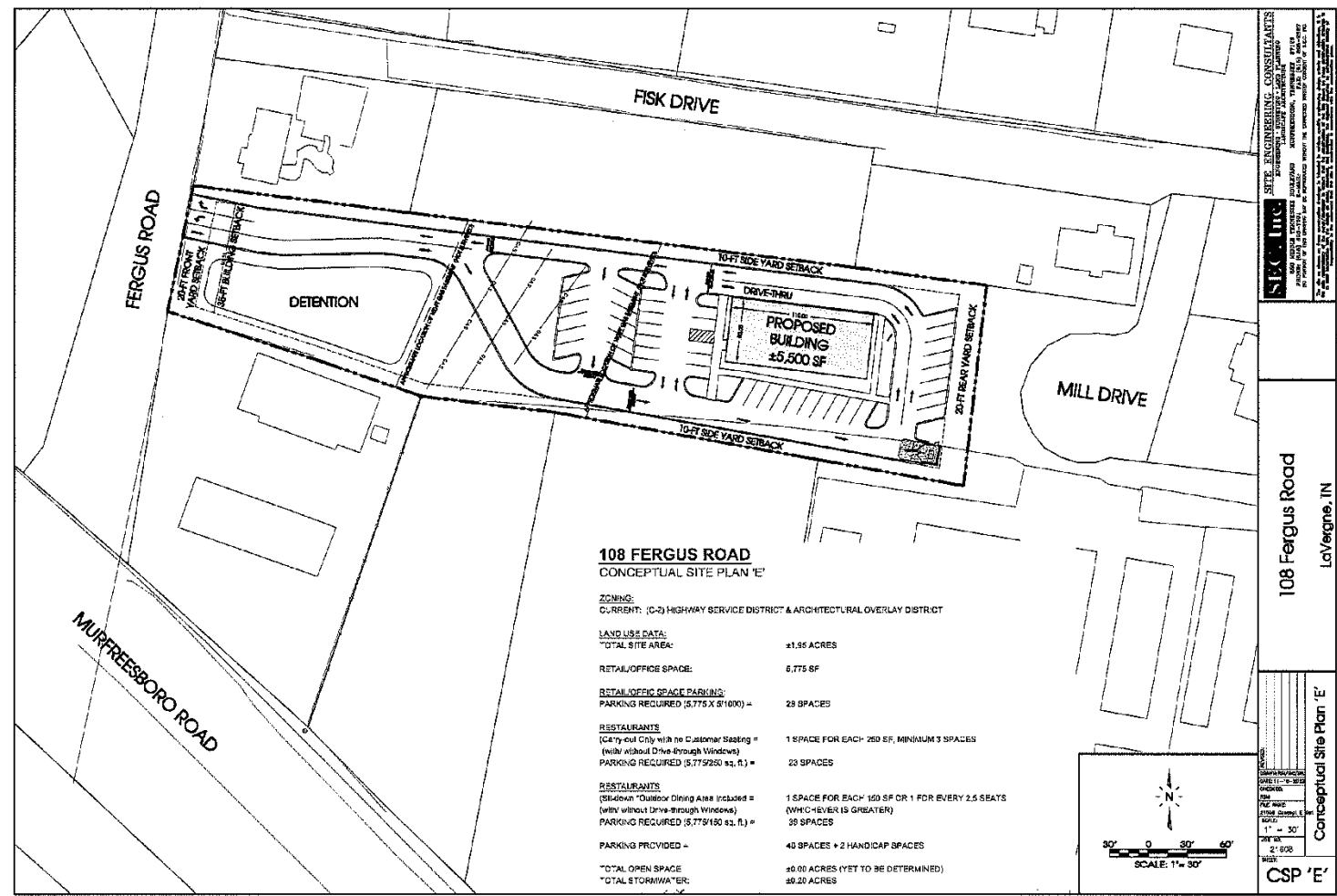
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POTENTIAL SITE PLAN



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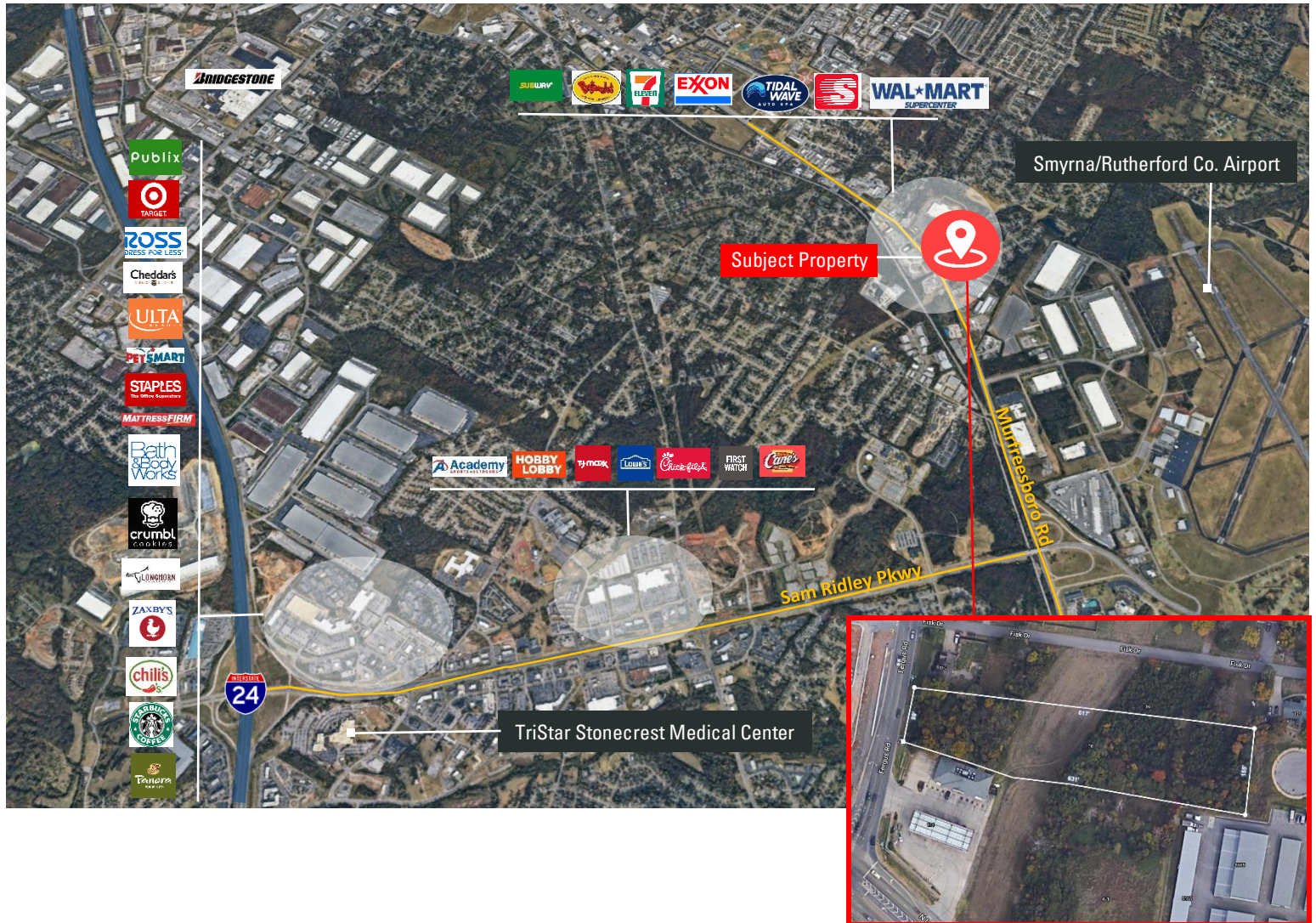
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