

CHARLES
HAWKINS CO.

FOR SALE

FOXHILL RIDGE
APARTMENTS

1683 Nashville Highway

±8.37 Commercial Acres · Columbia, Tennessee 38401

2 PARCELS

NOT DIVISIBLE

ZONING: PUD — RETAIL / OFFICE

LISTED BY

Charles Hawkins Co.



In Partnership with Lee Black, KW Commercial, CA DRE 00897065

2920 Berry Hill Drive, Suite 100

Nashville, TN 37204

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THE OFFERING

A High-Visibility Development Opportunity Along U.S. Hwy 31

1683 Nashville Hwy, Columbia, TN 38401

Charles Hawkins Co., in partnership with KW Commercial, is pleased to present ±8.37 acres of land for sale in Columbia, TN.

The site offers a compelling combination of highway visibility, substantial acreage, growing population, regional connectivity, and proximity to some of Middle Tennessee's strongest growth markets.

Located along U.S. 31 just north of Columbia, the property is positioned to capture both Columbia's expanding local trade area and northbound traffic toward Spring Hill, Franklin and Nashville.

PROPERTY HIGHLIGHTS

- ±8.37 Acres (**Not Divisible**)
 - Currently 2 parcels, could be 3 parcels
- ±900' Frontage along West/Inbound Side of Nashville Hwy. (*over 44,000 cars daily*)
- Multiple points of access including a signalized intersection
 - Columbia Rock (Rock Products) Rd. / Baker Rd.
 - Archway Dr.
 - Reedy Wy.
- Zoning: PUD approved for Retail/Office uses
- Columbia Future Land Use Classification: Suburban Corridor

CHARLES
HAWKINS CO.



SALE PRICE
\$1,850,000

KEY DRIVE TIMES

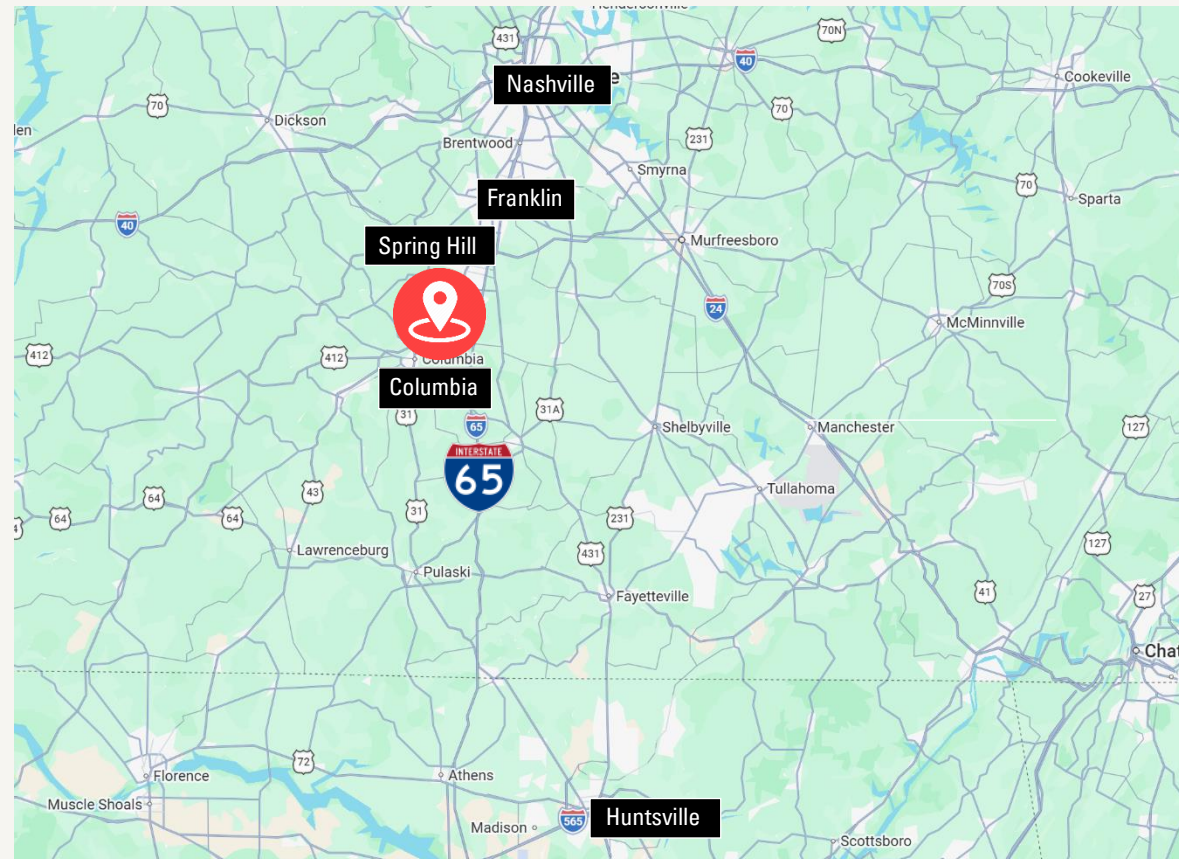
- Nashville – 50- 60 Minutes
- Huntsville, AL – 1.25 – 1.5 Hours
- Franklin – 30- 40 Minutes
- Columbia – 8- 12 Minutes
- Murfreesboro – 50 – 60 Minutes

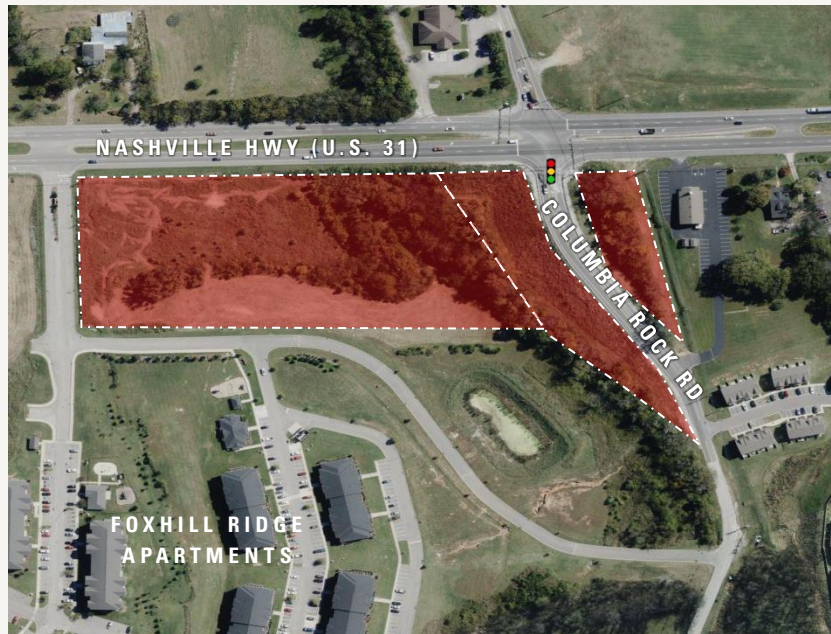
EXCELLENT CONNECTIVITY

Columbia's location is one of its strongest economic advantages. The city is situated along the I-65 corridor, with U.S. 31 serving as a major north-south route. I-24, I-40 and I-840 are also accessible from the Columbia area.

GROWTH PATH

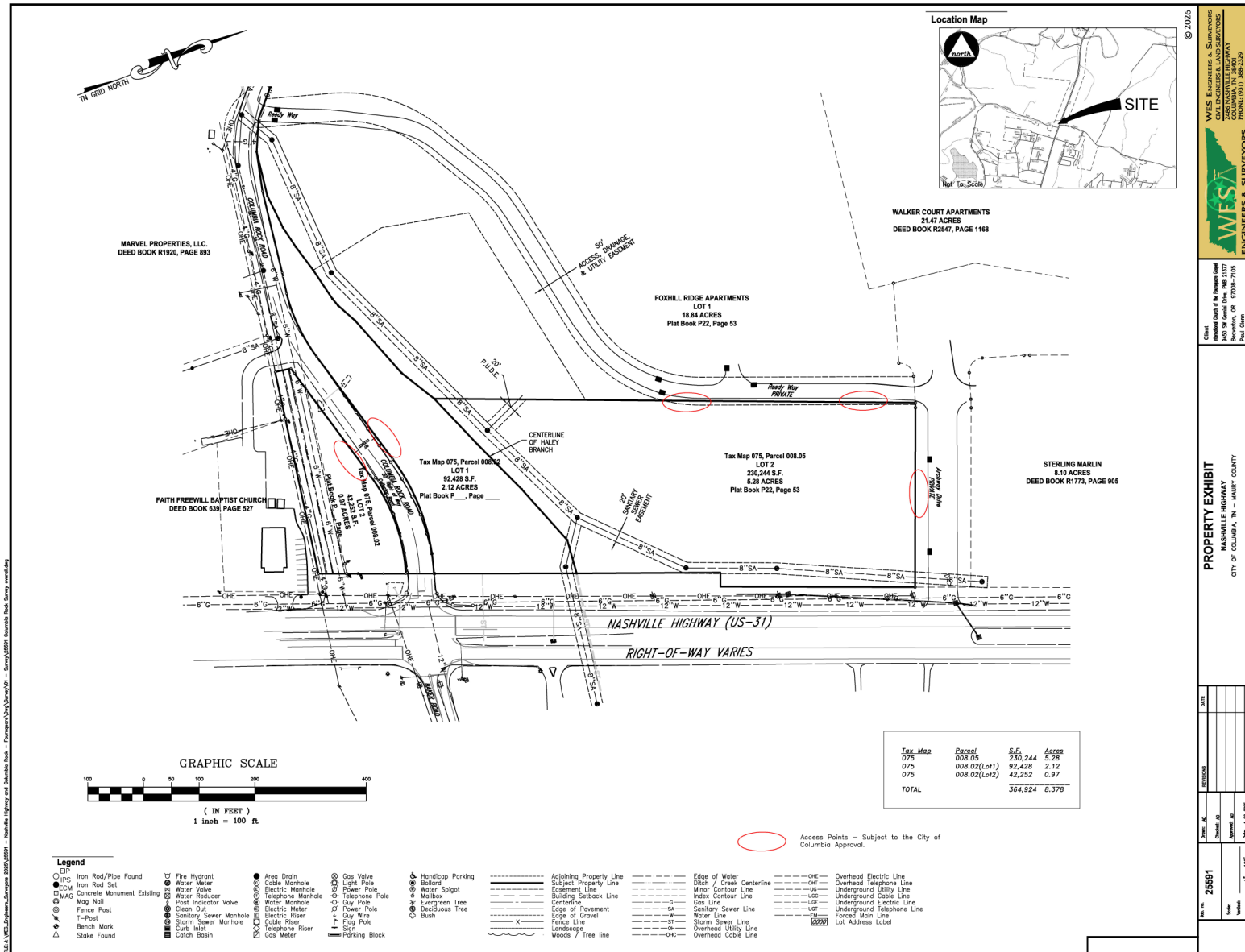
The City of Columbia reports an estimated 2025 population of 50,072, representing a **16.4%** five-year population increase and approximately **3.1%** growth over the prior year.



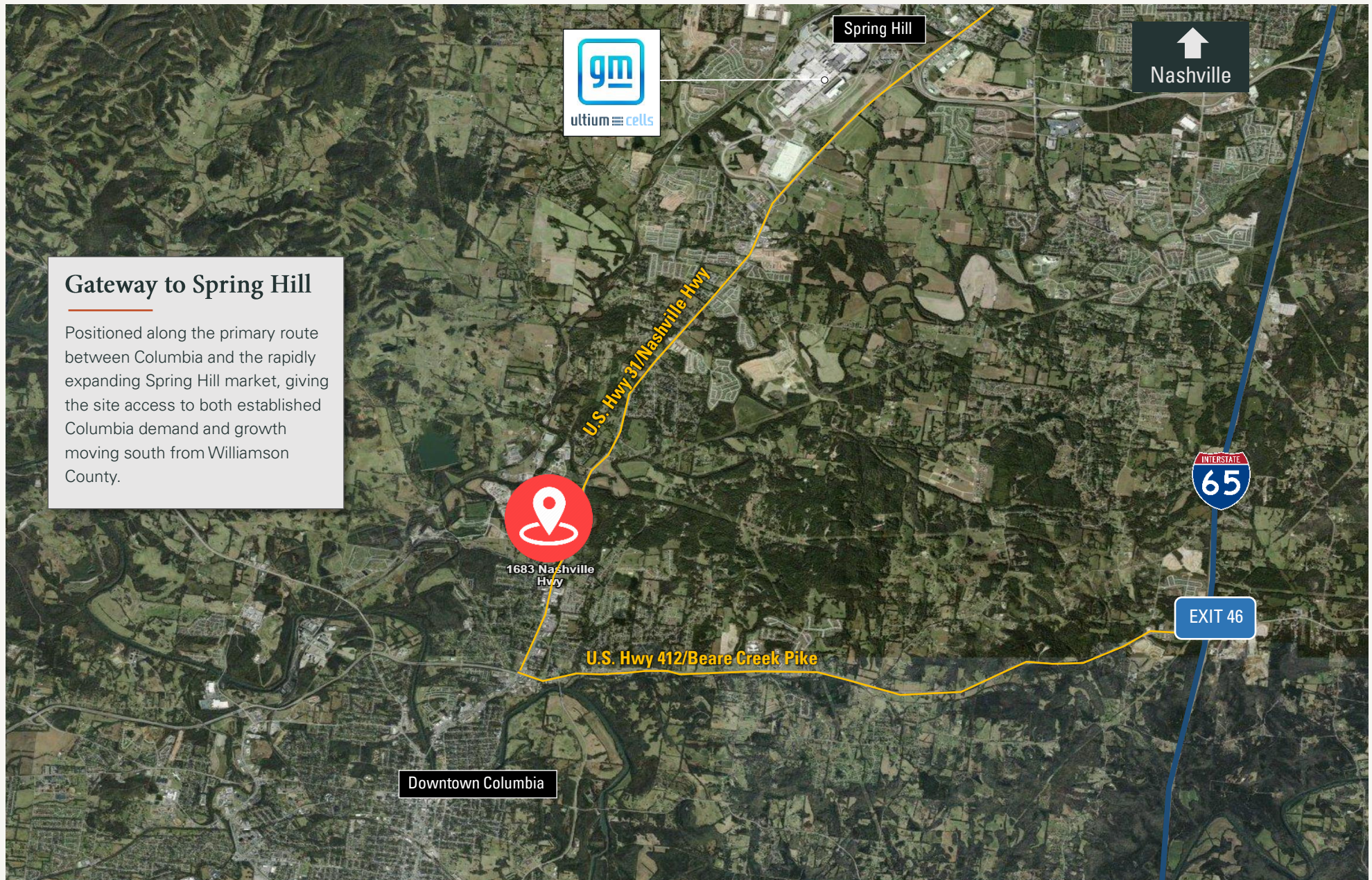


Prime Development Site for Commercial Development

CHARLES
HAWKINS co.



Ideally Positioned Between Columbia & Spring Hill



CHARLES
HAWKINS CO.

1683 Nashville Hwy

Columbia, TN 38401

±8.37 Commercial
Acres Available

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FOXHILL RIDGE APARTMENTS

Show Up. Care. Deliver.