



Property Summary (Lot 1-R1) 969 S Willow Avenue, Cookeville, TN :

<p>Sale Price:</p> <p>Lot Size:</p> <p>Zoning Designation:</p>	<p>\$1,150,000</p> <p>2.78 +/- Acres</p> <p>General Commercial</p>	<p>The offering is strategically located just north of the I-40 interchange at the SW corner of S. Willow Avenue and Humble Drive</p> <p>The property is a vacant land parcel that is cleared rolling terrain with ample road frontage along Humble Drive.</p> <p>The CG District is intended for moderate and larger sized offices, personal & business services, & general retail.</p>
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Property Highlights:

The subject property is located just west of the corner of the intersection of S Willow Avenue and Humble Drive, totaling 2.78+/- acres and offers approximately 450' of frontage along Humble Drive and approximately 265' of frontage along the new access road, which parallels the entire western property line. S. Willow Avenue is a major north/south arterial and has one of the highest Traffic Counts in the city. AADT counts in excess of 24,765 vpd at the site. The property has a General Commercial (CG) zoning designation, which offers the widest array of allowed commercial uses to include office, retail, entertainment, specialty use, and some medical uses. The site provides quick access to Interstate 40, being less than ½ half a mile north of I-40 Exit 286. The parcel is cleared and has a primarily flat to rolling topography. The entire site is situated within a QOZ. Utilities to the site. Cookeville is in the Top 10 fastest growing micropolitan markets in the nation and is located approximately 1.5 hours west of Knoxville, 1.5 hours east of Nashville, and 1.5 hours north of Chattanooga.



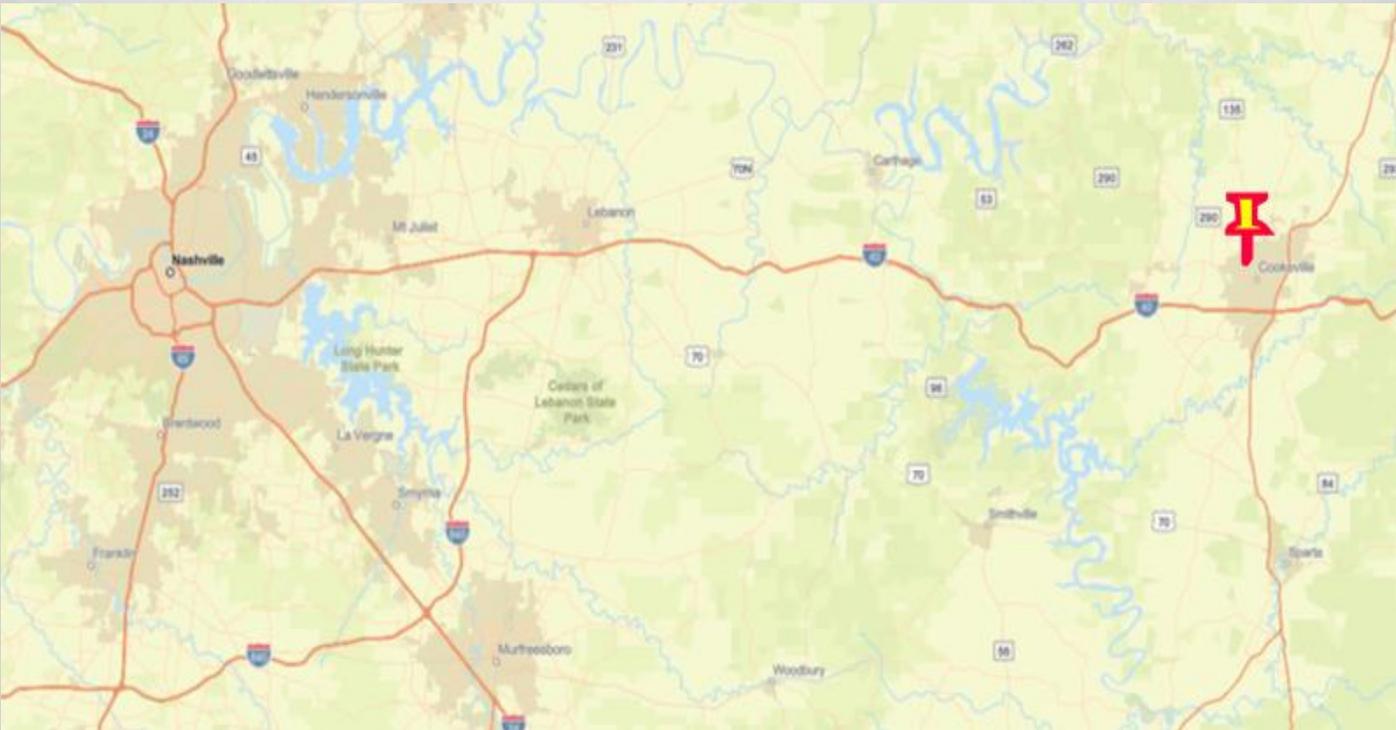
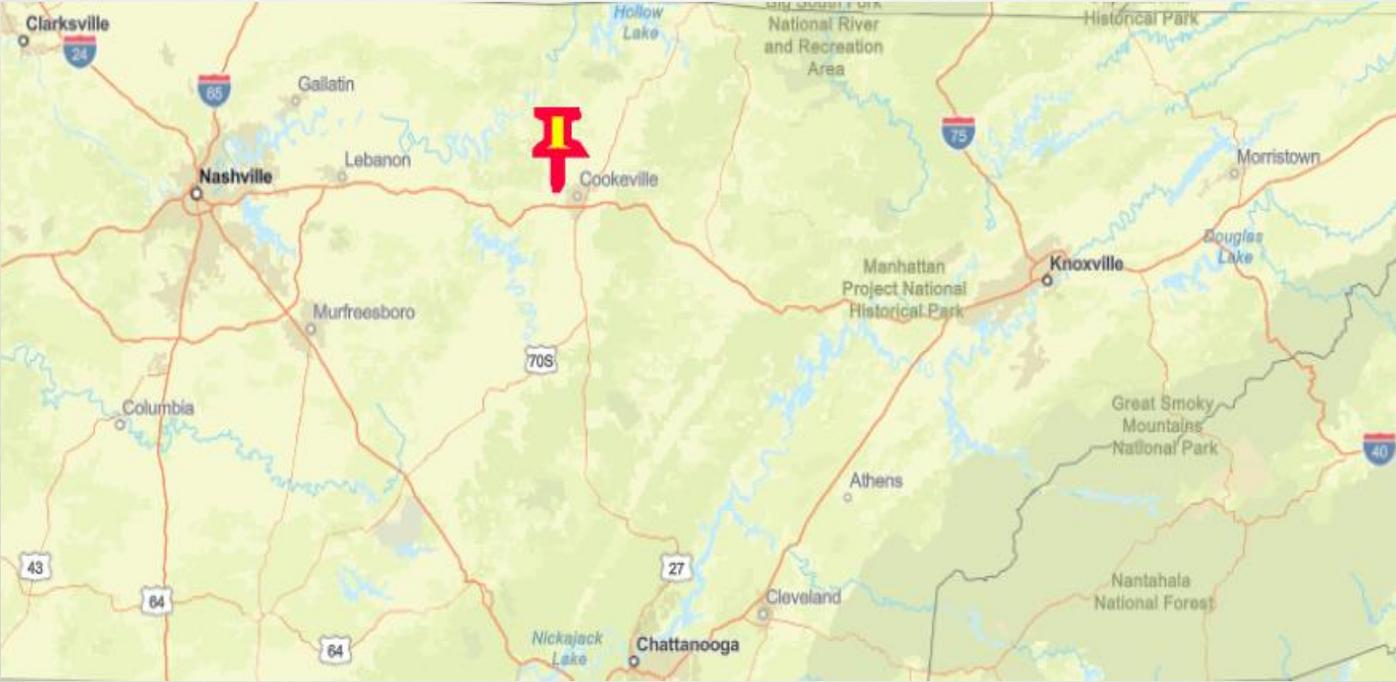


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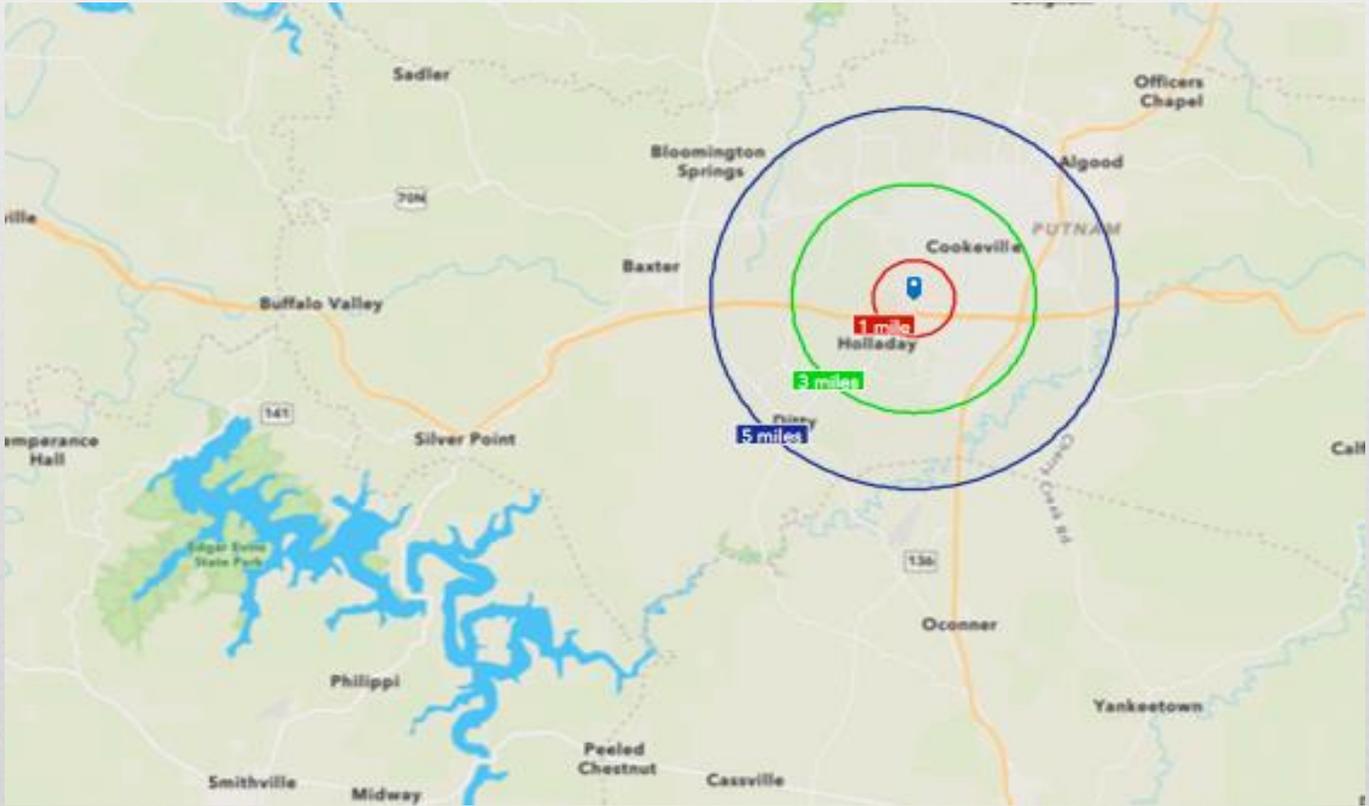
Location Maps:



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,929	26,806	52,496
Median Age	39.3	31.3	33.9
Households/Income	1 MILE	3 MILES	5 MILES
Total Households	1,272	10,940	21,651
Average HH Size	2.24	2.17	2.28
Average HH Income	\$87,784	\$77,848	\$81,459



Site Photographs:





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Site Photographs (New Road along western property line)



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931-400-8820
WAYNE RUSSELL
931-260-3743



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The City of Cookeville, located in Putnam County, TN was incorporated in 1903, is located 79 miles east of Nashville and 101 miles west of Knoxville at the intersection of I-40 and Highway 111 in the Upper Cumberland Region of Middle Tennessee. The Municipality's land area is 35.89 square miles. Cookeville is the county seat of Putnam County and is the largest of four cities located within the county.

Cookeville offers a wide variety of small shops, boutiques, restaurants, recreational opportunities, and much more.

Cookeville is home to Tennessee Technological University , Cookeville Regional Medical Center and is one of the fastest growing micropolitan markets in the nation.

