


HIGHLANDS ELITE
 REAL ESTATE
 COMMERCIAL



Property Summary:

| | | |
|---------------------|--------------------|---|
| Sale Price: | \$2,290,000 | The offering is strategically located just north of the I-40 interchange at the SW corner of S. Willow Avenue and Humble Drive |
| Lot Size: | 4.5 +/- Acres | The property is a vacant land parcel that is cleared rolling terrain with ample road frontage along S Willow Avenue and Humble Drive. |
| Zoning Designation: | General Commercial | The CG District is intended for moderate and larger sized offices, personal & business services, & general retail. |

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Property Highlights:

The subject property totals 4.5+/- acres offering multiple road frontages with 250 +/- feet of frontage along S. Willow Avenue, over 689 feet of frontage along Humble Drive and approximately 271' 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 and some medical uses. The site provides quick access to Interstate 40 being less than ½ mile north of I-40 Exit 286. The property is cleared and has a primarily flat to rolling topography. The entire site is situated within a QOZ. Utilities to site. Not shown on aerial is a new road that parallels the sites entire western property line. Seller will subdivide. 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.

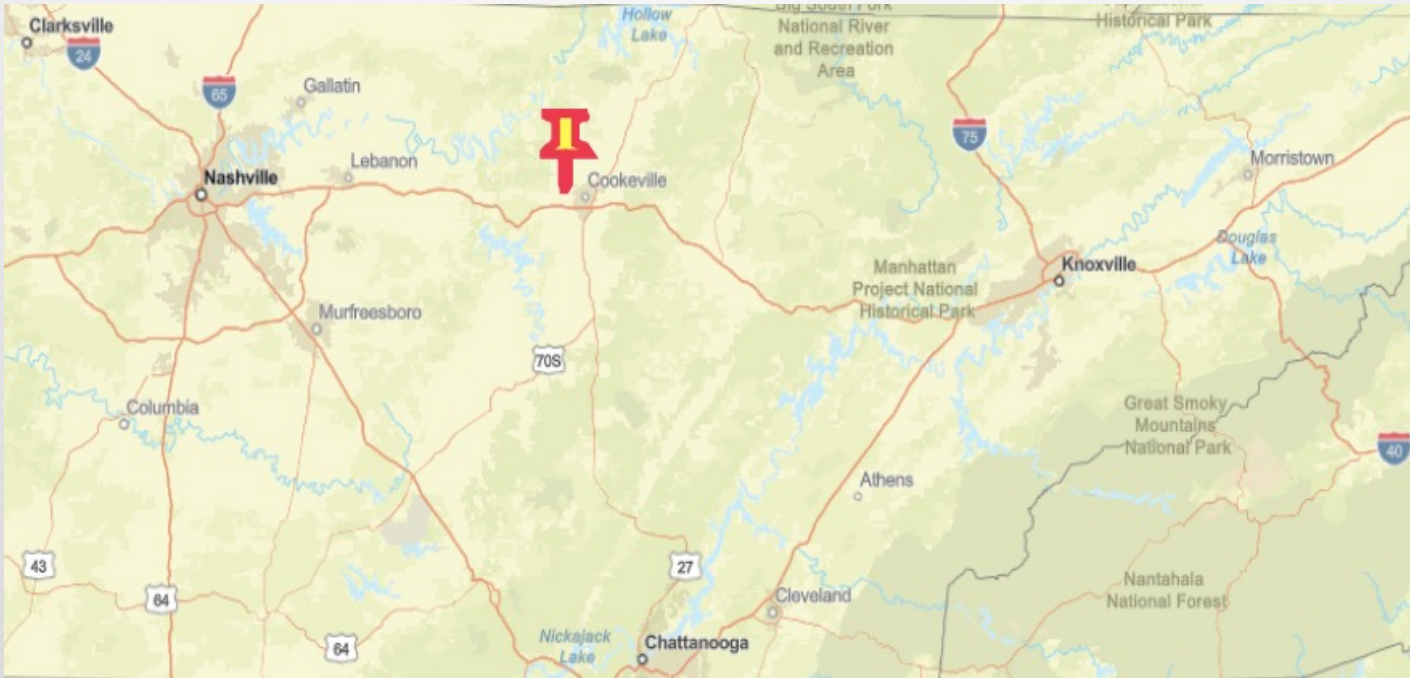


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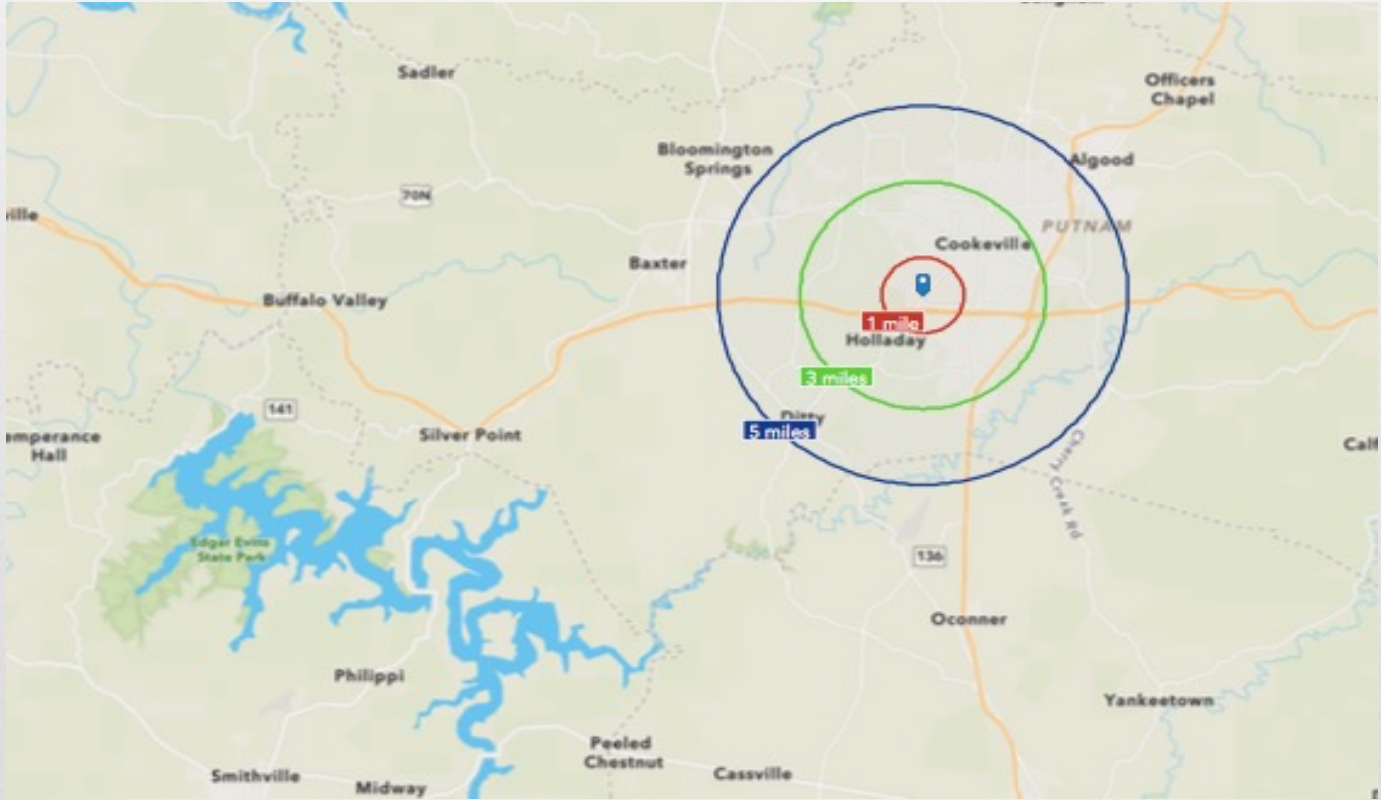
Location Maps:



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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|---------------|----------------|----------------|
| Total Population | 2,726 | 23,236 | 44,364 |
| Median Age | 42.0 | 30.1 | 32.7 |
| Households/Income | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,227 | 9,255 | 18,030 |
| Average HH Size | 2.15 | 2.26 | 2.32 |
| Average HH Income | \$60,105 | \$60,698 | \$60,991 |





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Aerial Map:



Aerial Map:



Site Photographs:



Site Photographs (New Road along Western Property Line):





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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.

