

# 1683 NASHVILLE HWY

Columbia, TN 38401



## 7.95 +/- ACRES FOR SALE

### For More Information:

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### In Partnership with:

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**For Sale >>> \$1,890,000**

Zoning	Approved PUD for Retail/Office Future Land Use: Suburban Corridor
Highway Frontage	~ 900 feet
Acreage	7.95 acres in two parcels



- LAND PURCHASE TO INCLUDE BOTH PARCELS
- OVER 40,000 CARS PER DAY
- SIGNIFICANT INVESTMENT INTEREST IN MAURY COUNTY
- EASY PROXIMITY TO THE I-65/I-440/I-40 CORRIDOR
- RAW LAND WITH UTILITIES AVAILABLE ALONG NASHVILLE HWY
- SITE SPLIT INTO TWO PARCELS: 5.28 ACRES & 2.67 ACRES

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# PROPERTY PHOTOS

Southeast View



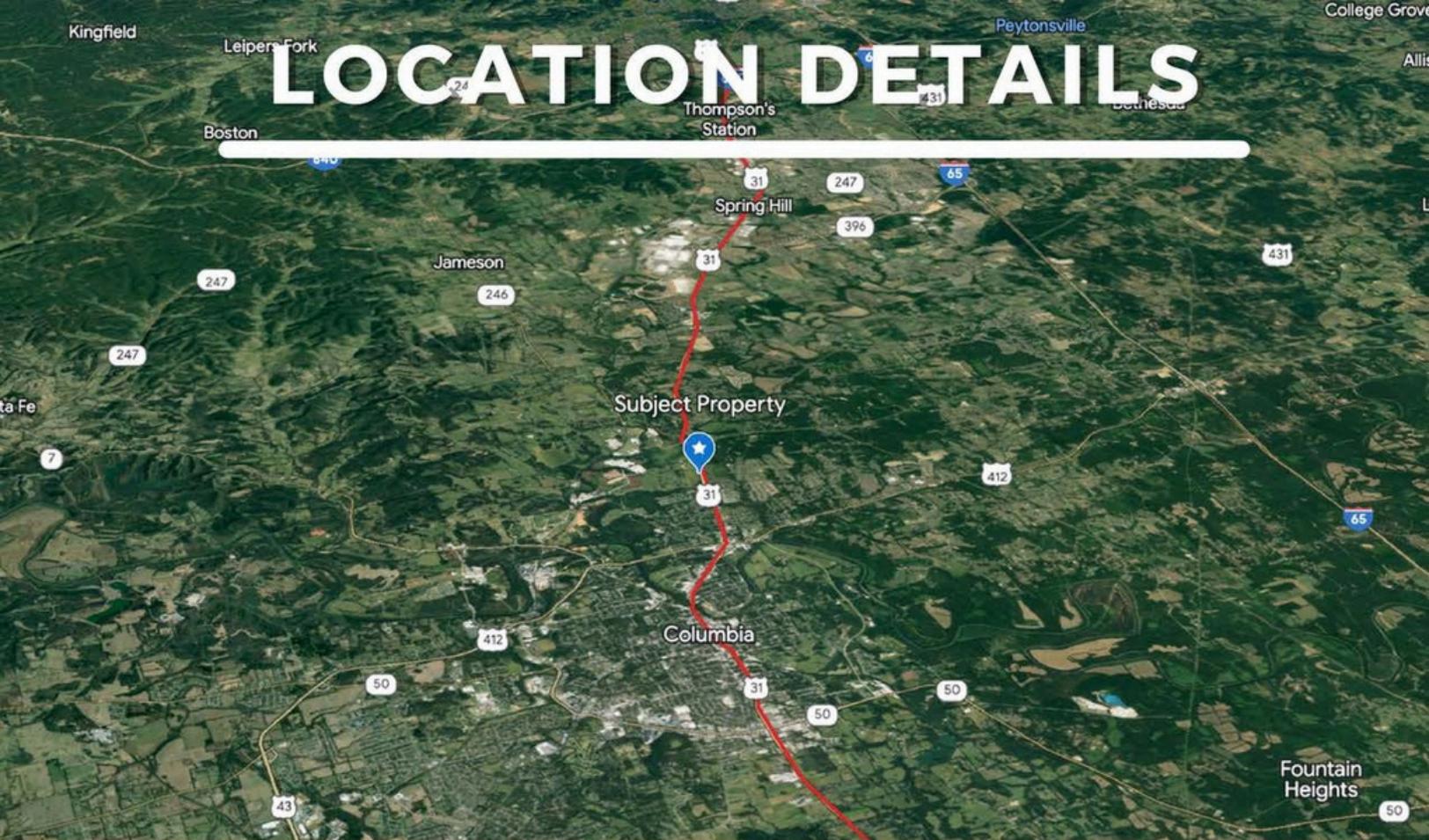
Southwest View



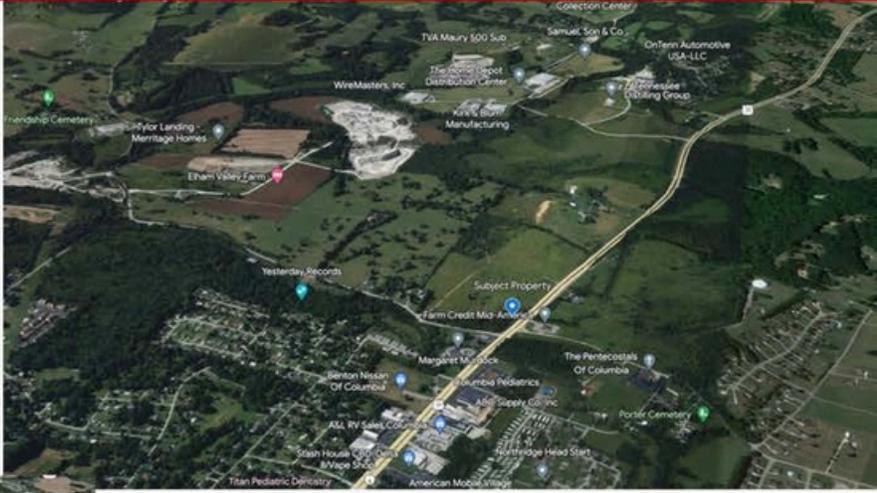
Please note that the southern most parcel has been split by a TDOT road (Baker Road).

**\*\*Boundary Lines are Approximate\*\***

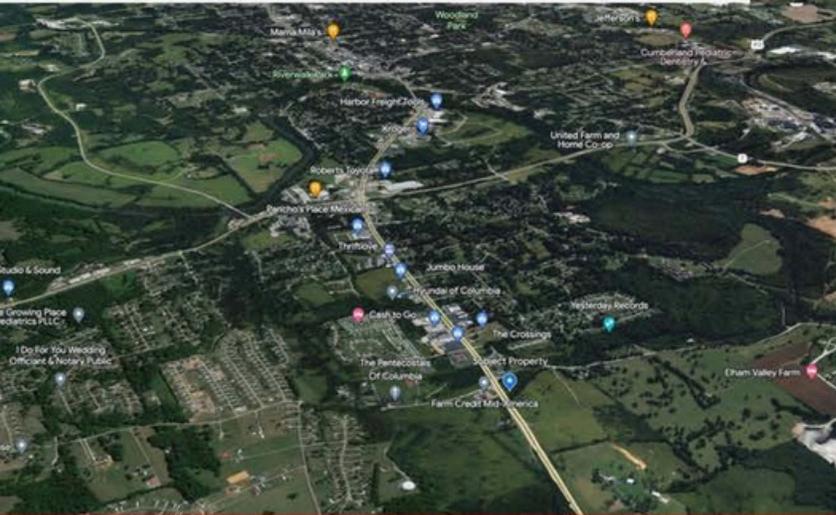
# LOCATION DETAILS



**SITUATED ON WEST SIDE OF NASHVILLE HWY, JUST NORTH OF COLUMBIA ROCK ROAD, THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF COLUMBIA. THIS LOCATION HAS GOOD CONNECTIVITY AS NASHVILLE HWY SERVES AS A MAJOR NORTH TO SOUTH THOROUGHFARE FOR COLUMBIA.**



**GREAT DEVELOPMENT OPPORTUNITY IN A COMMUNITY THAT IS EXPERIENCING A HEALTHY MIX OF COMMERCIAL GROWTH, DOWNTOWN BUSINESS, AND RESIDENTIAL HOMES. BEING WITHIN A DRIVABLE DISTANCE TO NASHVILLE, COLUMBIA HAS SEEN A 17% INCREASE IN POPULATION IN THE LAST FIVE YEARS.**



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