

CHARLES
HAWKINS CO.

FOR SALE

Garrett Parkway (Hwy. 431/50)

±11.53 Industrial Acres · Lewisburg, Tennessee 37091

INDUSTRIAL LAND FOR DEVELOPMENT

ZONED I-2

±5 MILES TO I-65

EXCLUSIVELY PRESENTED BY

Charles Hawkins Co.

2920 Berry Hill Drive, Suite 100

Nashville, TN 37204

P 615.256.3189 · charleshawkinsco.com

THE OFFERING

Shovel-ready industrial acreage in a growing Middle Tennessee corridor.

Garrett Pkwy (Hwy. 431/50), Lewisburg, TN 37091

Charles Hawkins Co. is pleased to present ±11.53 acres of I-2 zoned industrial land on Garrett Parkway (Hwy. 431/50) in Lewisburg, Tennessee. The site offers level terrain, highway frontage, and immediate proximity to an established industrial cluster — all within ±5 miles of Interstate 65. For manufacturers, distributors and contractors seeking a build-to-suit footprint between Nashville and Huntsville, the property presents a rare development-ready opportunity at an accessible basis.

PROPERTY HIGHLIGHTS

- ±11.53 Acres available
- I-2 zoned industrial land, ready for development
- Frontage on Garrett Pkwy (Hwy. 431/50) with direct highway access
- Utilities at the site
- Level terrain
- Adjacent to an established cluster of manufacturing and distribution users
- ±5 miles to Interstate 65 — the Nashville–Huntsville–Birmingham spine
- Positioned between two growth economies: Nashville, Tennessee and Huntsville, Alabama

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SALE PRICE
\$595,000

KEY DRIVE TIMES

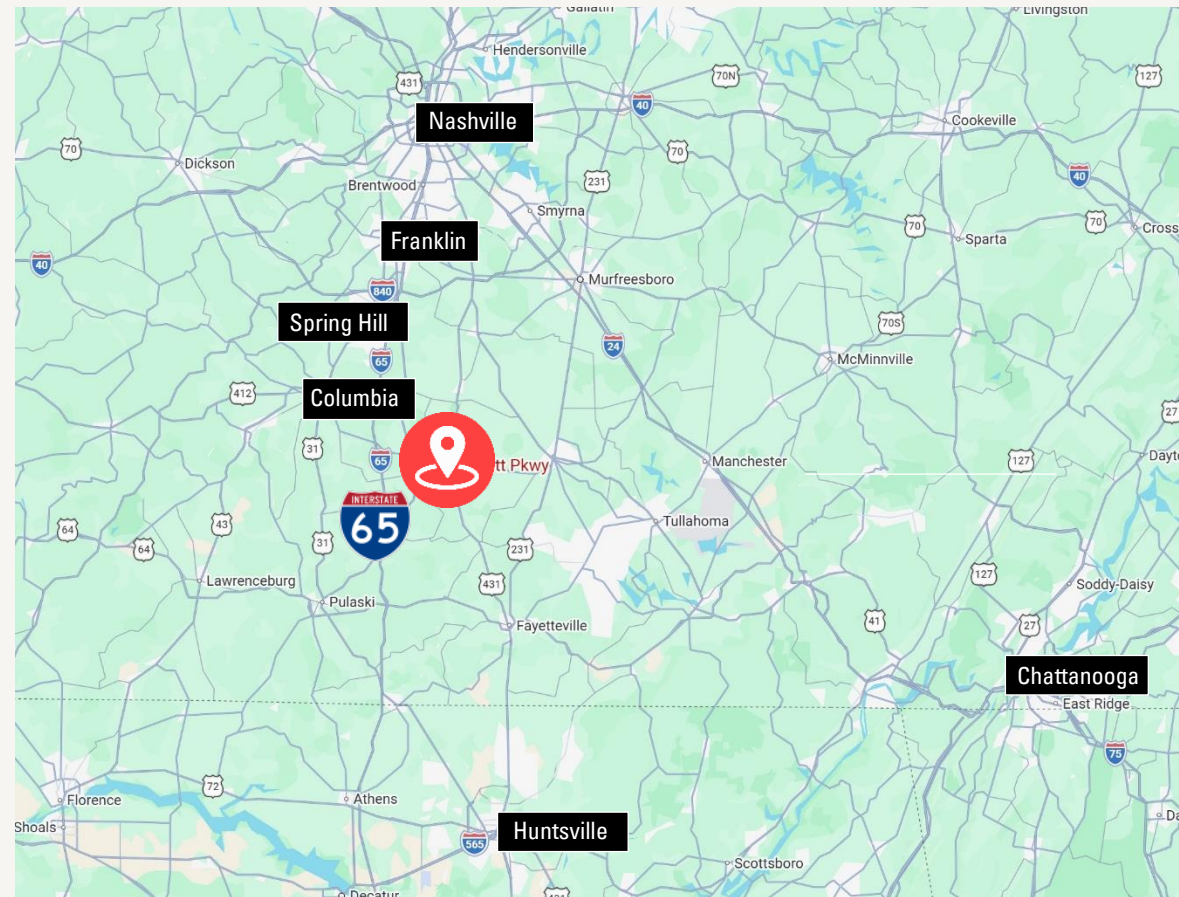
- **Nashville** – Approximately 60 miles (1 hour)
- **Huntsville, AL** – Approximately 55 miles (1 hour)
- **Franklin** – Approximately 45 miles
- **Columbia** – Approximately 25 miles
- **Murfreesboro** – Approximately 35 miles

INTERSTATE REACH

I-65 is ±5 miles west, opening a one-day truck radius across Tennessee, Alabama, Kentucky and the wider Southeast.

GROWTH PATH

Industrial demand continues to push south along I-65 from Nashville through Spring Hill and Columbia toward Lewisburg.



PROPERTY PHOTOS

Shovel-ready industrial acreage in a growing Middle Tennessee corridor.

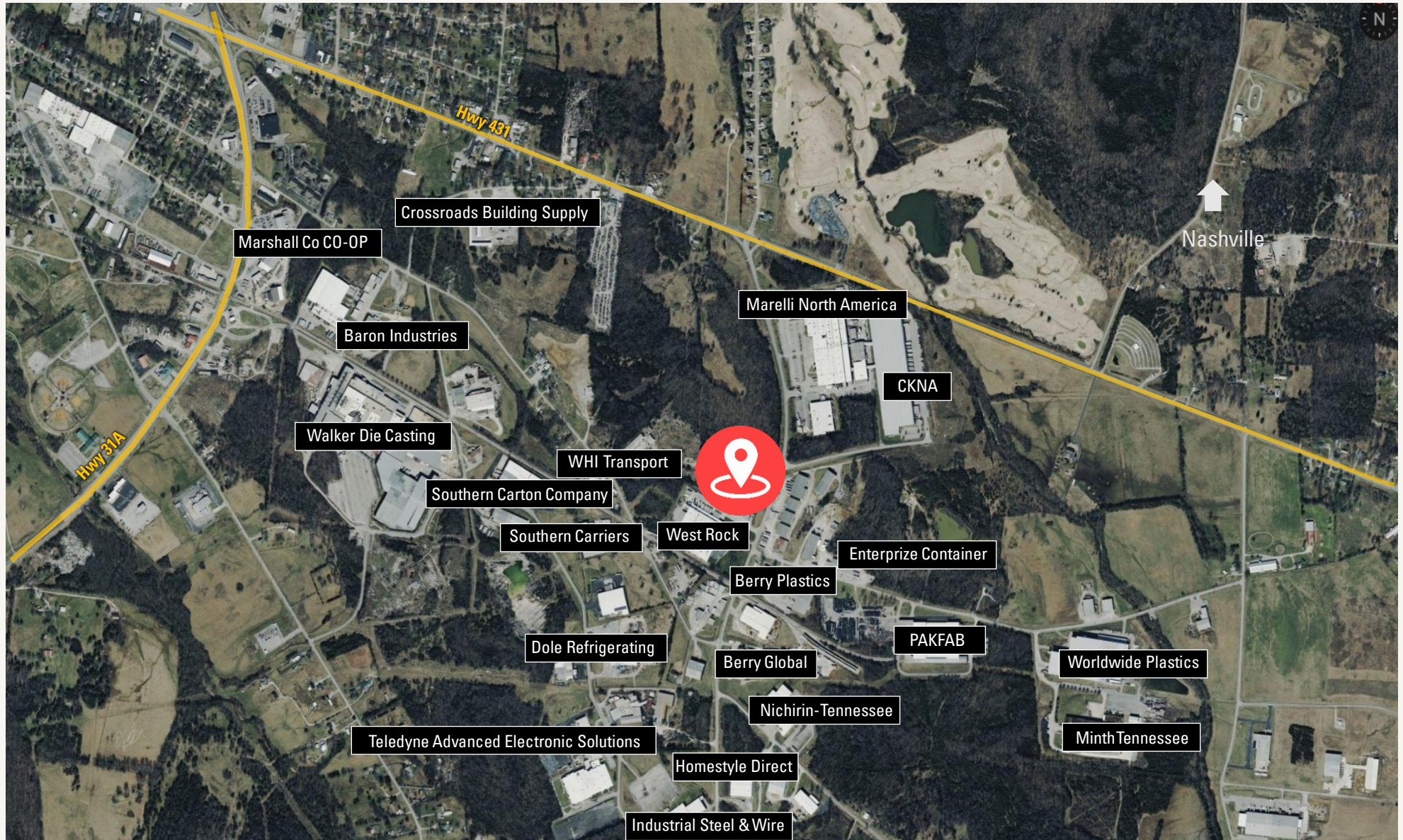
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LOCATION AERIAL

An established industrial corridor.

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Garrett Pkwy (Hwy. 431/50) Lewisburg, TN 37091

±11.83 Acres Available for
Industrial Development

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Show Up. Care. Deliver.