

MLS Tax Suite
Property Search Prospecting



Present Use: Warehouse
Units: 1
Levels: 1
Apx SqFt: 7131
Apx Bldg SqFt Range: 5001-7500
Year Built: 1973

Area: Overton Co SW, TN
Address 2:
County: Overton
Zoning: C-3

Lot Dimensions: 4.9 AC		Apx Lot SqFt:	
Apx # Acres +/-: 4.9000		Map: 053	Group:
Control:	Parcel: 053 086.01 000		Easements:
Deed Book: 128	Page: 355	City Taxes: 874.03	County Taxes: 1338.95
Electric Supply From: UC EMC		Gas Supply From: UNK	
Water Supply From: City		Internet Provider: Twin Lakes	
Average Utilities:		Net Operating Income:	Gross Operating Income:
Ofc SqFt:	RetlSqFt:	WrhsSqFt: 7131	YrRmld:
Business Description:		PermSign: No	
Inventory Description:		Other Terms:	
Inventory Value \$:			
Extras: High Traffic Location, High Visibility, Highway Access, Loading Dock, Restrooms, Storage			
Listing Terms: Cash, Conventional			
Parking: Unpaved		Heating:	
Construction: Steel Siding		Cooling:	
Exterior Material: Brick, Metal Siding		Water Supply: Public	
Roof: Metal		Gas: Installed	
Basement/Substructure:		Electric Supply: Installed	
Directions: Hwy 111 to Livingston, turn left beside the Co-op on Tom Davis Rd. - Property on right with sign			
Public Remarks: Location, Location, LOCATION! Well traveled 111 by Co-op and DG market, TRAFFIC COUNT 24,403 - LARGE 5 ACRE Lot, Zoned C-3 with multiple uses, Sewer, High Speed Internet and all utilities available. Large 7131 SQ FT steel building with metal roof with restrooms & industrial steel roll-up doors. Possible uses include motel / hotel, retail, residential development, industrial or warehouse. Building was originally the Brandin' Iron club & with the exponential growth here, great potential country western / line dance / mech bull riders club. Demographics also scream HOTEL, Heading S on 111 there is NO motels for 21 MILES, Traffic Count 24,403/ daily on W Main St. & Tom Davis.			
Addendum:			
Agent Only: See listing agent for key			
For Sale/Rent: S		Occupied/Vacant/Rented: Occupied	
Possession: Close Plus 60 Days		Ownership: RE Owned	
Lease Information:		Lease Expire Date: -	
BA Comp: 2.5	FAC Comp: 2.5	NetCmssn: No	Variable: Yes
Owner: Winningham		ExclRtSell: Yes	
Owner Terms Offered: Yes		Rate: -	Min Down Payment: -
Length Term: -		Earnest Money Requested: 5,000	
Occupant:		Limited Service: No	
Disclosures/Documents on File:		Lockbox Serial #: -	
Showing Instructions: Key in Office		Lockbox Type: Other	
Display on Internet: Yes		Display Address: Yes	VOW AVM: No
Pending Date:		Proposed Closing Date:	VOW Comment: No
Listing Conditions: Not Applicable		Continue to Show:	
List Date: 12/8/2021		Under Contract Date:	Closing Date:
Expire Date: 12/31/2022		Original List Price: \$599,000	Days on Market: 35
Listing Office: First Realty Company (#:4)		Listing Agent: Shelly Copeland (#:926)	
Main: (931) 528-1573		Contact #: (931) 704-4287	
Fax: (931) 528-8660		Agent Email: shellyclosesdeals@gmail.com	
Co-Listing Office: First Realty Company (#:4)		Co-Listing Agent: Barbara McCloud (#:888)	
Co-Main: (931) 528-1573		Co-Contact #: (931) 267-5456	
Co-Fax: (931) 528-8660		Co-Agent Email: homes@barbaramccloud.com	