

2 ACRES

HOTEL PAD SITE

APARTMENT COMPLEX

HOTEL SITE



FOR
LEASE

MINERAL WELLS AV-18,000+ VPD

Hwy 218 Paris, TN 38242



BUCHANAN
REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

PROPERTY OVERVIEW

Ideally positioned for a specialty hospitality use, this site is located directly across from the new Tennessee College of Applied Technology (TCAT) Henry/Carroll campus in Paris, Tennessee. Over 2,500 students enrolled for Fall 2026. Situated on Highway 218 Bypass and immediately behind the new Paris Crossings Shopping Center, the property offers exceptional visibility, access, and built-in demand from students, faculty, visitors, and the surrounding regional trade area.



2,500 Students



KEY HIGHLIGHTS

- Prime Road Frontage
- Pad-ready Site
- Access to Established Retail Traffic
- Est. 3 Million Annual Vistors to Paris Crossings
- Directly Across from the Newly Constructed TCAT Building

DEMOGRAPHICS

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	7,129	10,296	15,862
Total Population	16,692	24,370	37,900
Average HH Income	\$65,986	\$68,274	\$69,493

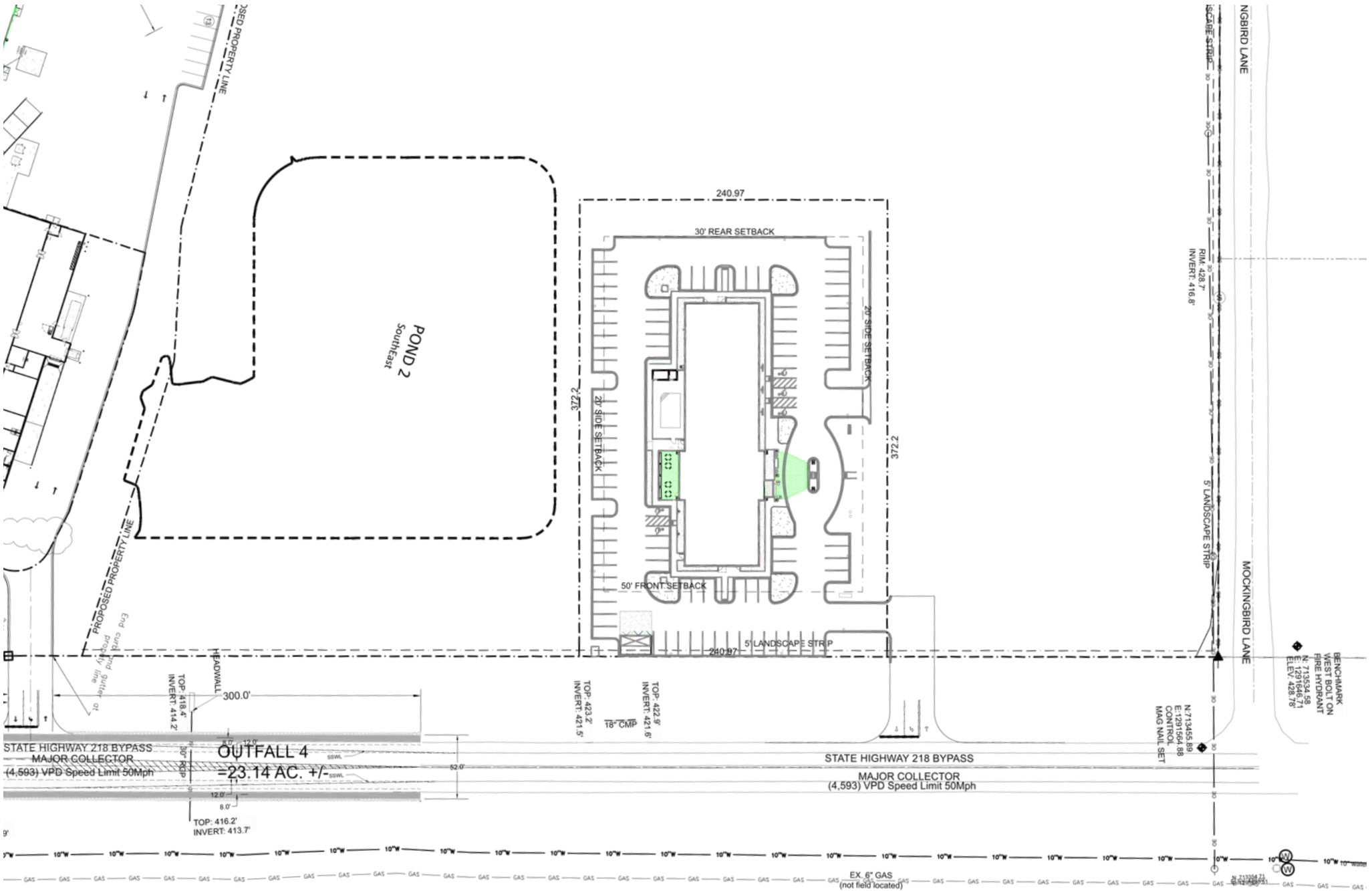
MINERAL WELLS AV 18,000+ VPD



BUCHANAN
REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

SITE PLAN



Rent-A-Center
RAC

77

LOWE'S

69A

HOTEL PAD SITE

RETAIL MAP

HARBOR
FREIGHT
QUALITY TOOLS LOWEST PRICES

641 69

Ford

MEMORIAL DR

MERISON'S
HOME FURNISHINGS

Walgreens

FAIRVIEW ST

641

69

Walmart
Save money. Live better.

77

NISSAN

Hampton
Inn

SETCO
AUTOMOTIVE

MINERAL WELLS AVE

TSC TRACTOR
SUPPLY CO

MOCKINGBIRD LN

Paris Crossing

Clifty Farm
COUNTRY MEATS

BRG

BUCHANAN
REALTY
GROUP

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

218



SUBJECT
SITE

PARIS BYPASS



Brandon
Buchanan

Principal Broker

Buchananrealtygroup@gmail.com
(731)-300-3071



Matt
Wright

Executive Broker

Industrial Recruitment
mwright.brg@gmail.com
(731)-501-6078

Stan
Clampitt



Executive Broker
Leasing & Development
sclampitt.brg@gmail.com
(731)-225-3330



**BUCHANAN
REALTY
GROUP**

INVESTMENTS | MANAGEMENT | BROKERAGE | DEVELOPMENT

Executive Broker
Leasing & Sales
hwitherspoon.brg@gmail.com
(731)-616-3320

Heather
Witherspoon



Keaton
Dotson



Executive Broker
Leasing & Sales
kdotson.brg@gmail.com
(615)-881-6487



Sierra
Avera

Property Manager
savera.brg@gmail.com
(731)-300-3071



Kasey
Twyman

Development Coordinator
ktwyman.brg@gmail.com
(731)-300-3071