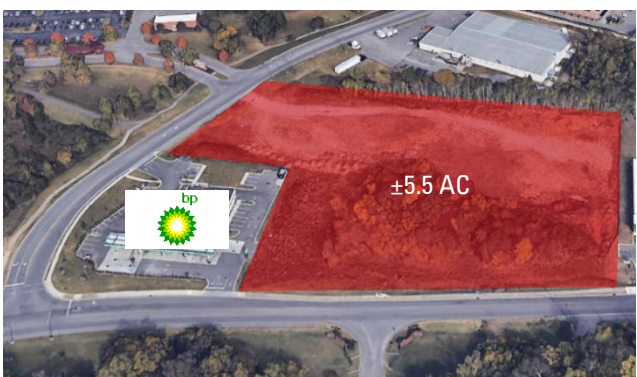


# FOR SALE

±5.5 Acres Available

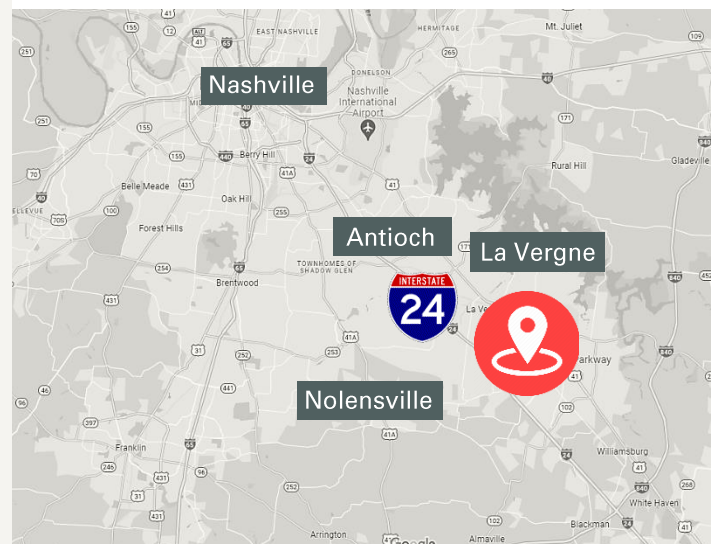
Prime Opportunity to Purchase Commercial Land for Development in a Major Commercial Corridor

Stonecrest Pkwy, Smyrna, TN 37167



## HIGHLIGHTS

- Prime opportunity to purchase commercial land for a proposed mixed-use development in an active retail corridor (*see following page for proposed mixed-use development*)
- ±5.5 Acres
- Sale Price: \$5,500,000
- Zoned: C-2
- Ideal location off Sam Ridley Pkwy (60,593 AADT)
- Immediate access to I-24 (128,347 AADT)
- Positioned adjacent to TriStar Stonecrest Medical Center and a BP gas station (2124 Rock Springs Rd)
- Near the corner of Rock Springs Rd & Stonecrest Pkwy
- Approximately 102,048 people live within 5 miles with an average annual income of \$83,483



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Exclusively listed by:  
Charles Hawkins Co.  
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For Sale  
Land Available

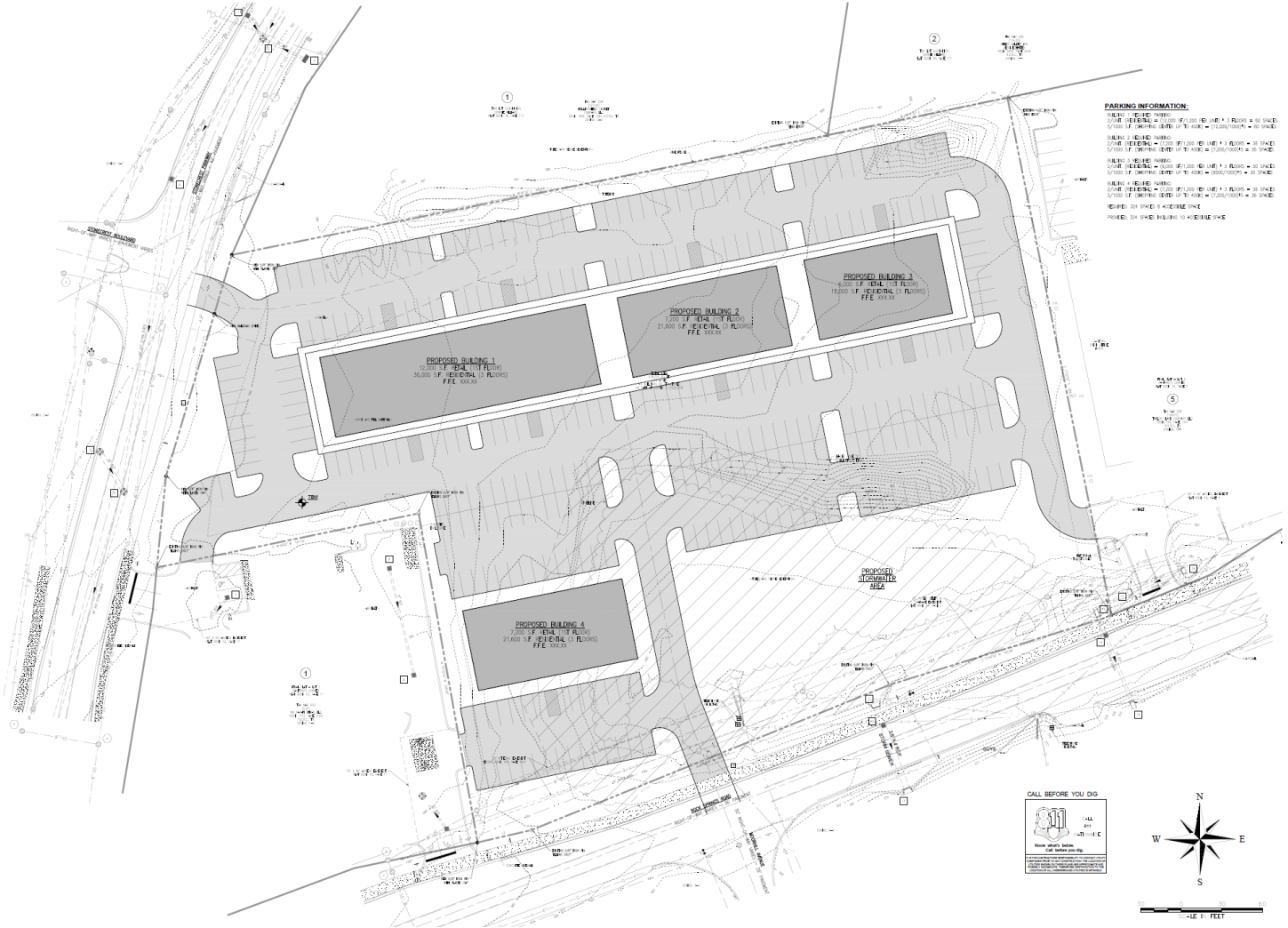
Stonecrest Pkwy  
Smyrna, TN 37167  
Rutherford County

CHARLES  
HAWKINS CO.

## PROPOSED SITE PLAN

### Preliminary Layout

(4) 4-Story Buildings  
97,200 SF Apartments (Floors 2-4)  
32,400 SF Retail (1<sup>st</sup> Floors)



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## DRONE PHOTOS



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