

CHARLES HAWKINS CO.



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

Michael W. Groos
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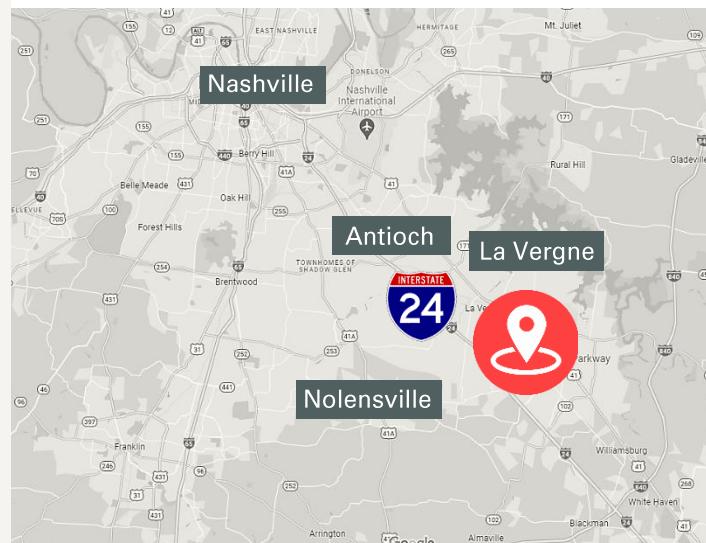
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FOR SALE

±5.5 Acres Available

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

Stonecrest Pkwy, Smyrna, TN 37167



Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
Land Available

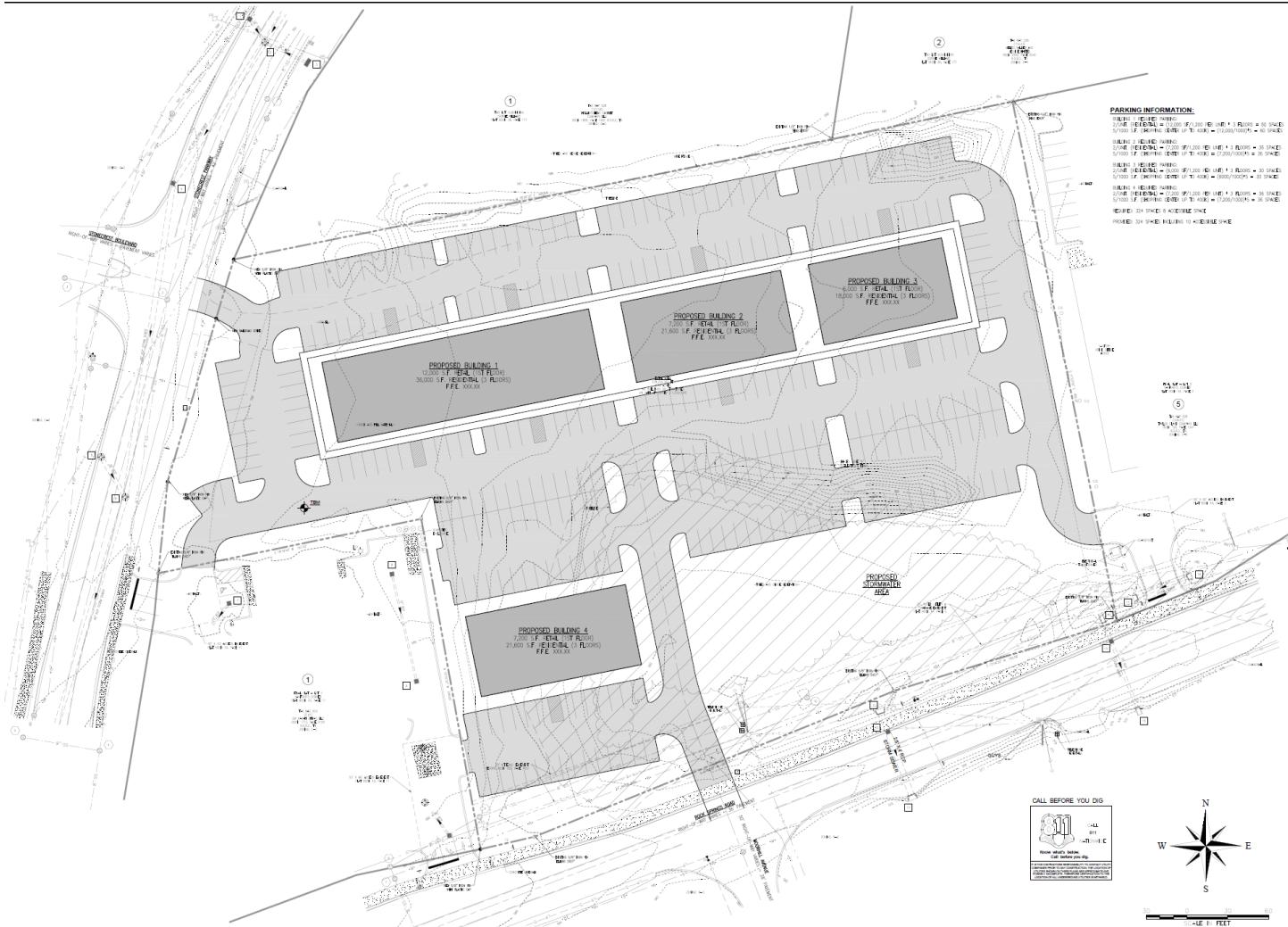
Stonecrest Pkwy
Smyrna, TN 37167
Rutherford County

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PROPOSED SITE PLAN

Preliminary Layout

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



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DRONE PHOTOS



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