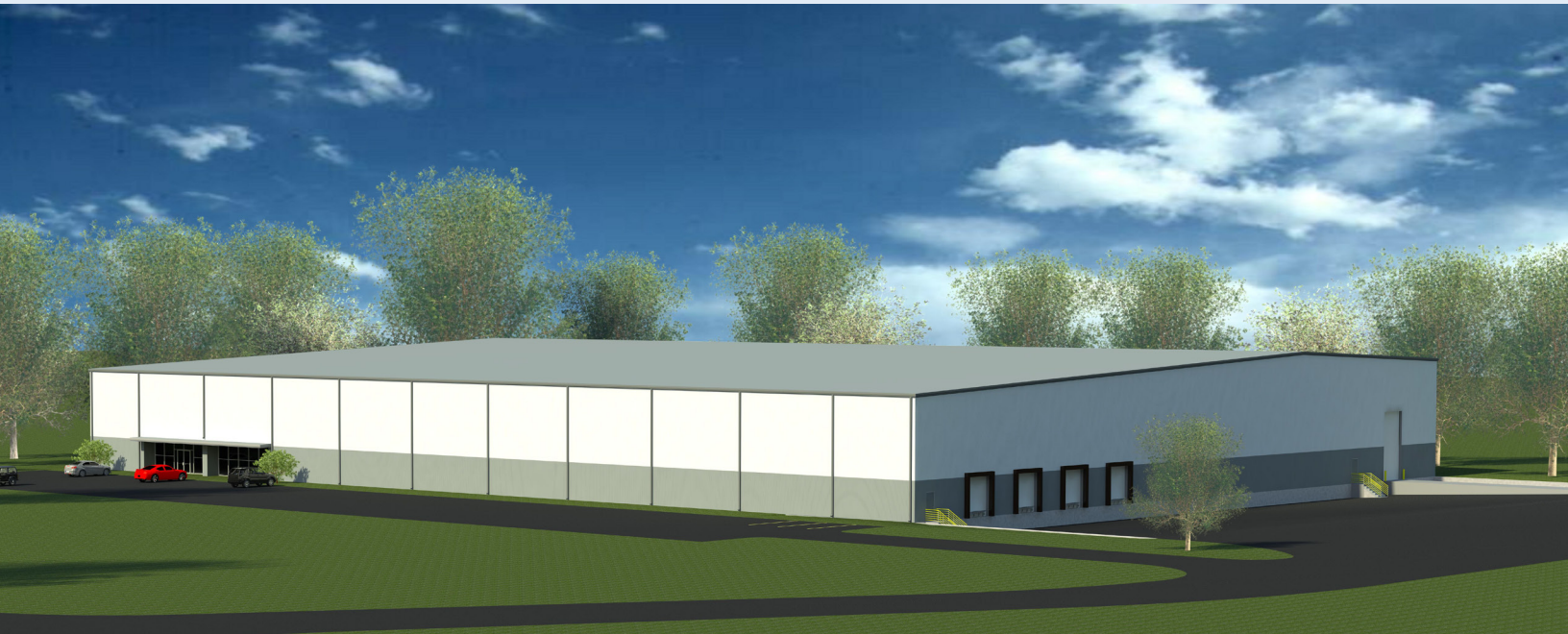




RUNWAY CENTRE SPEC BUILDING

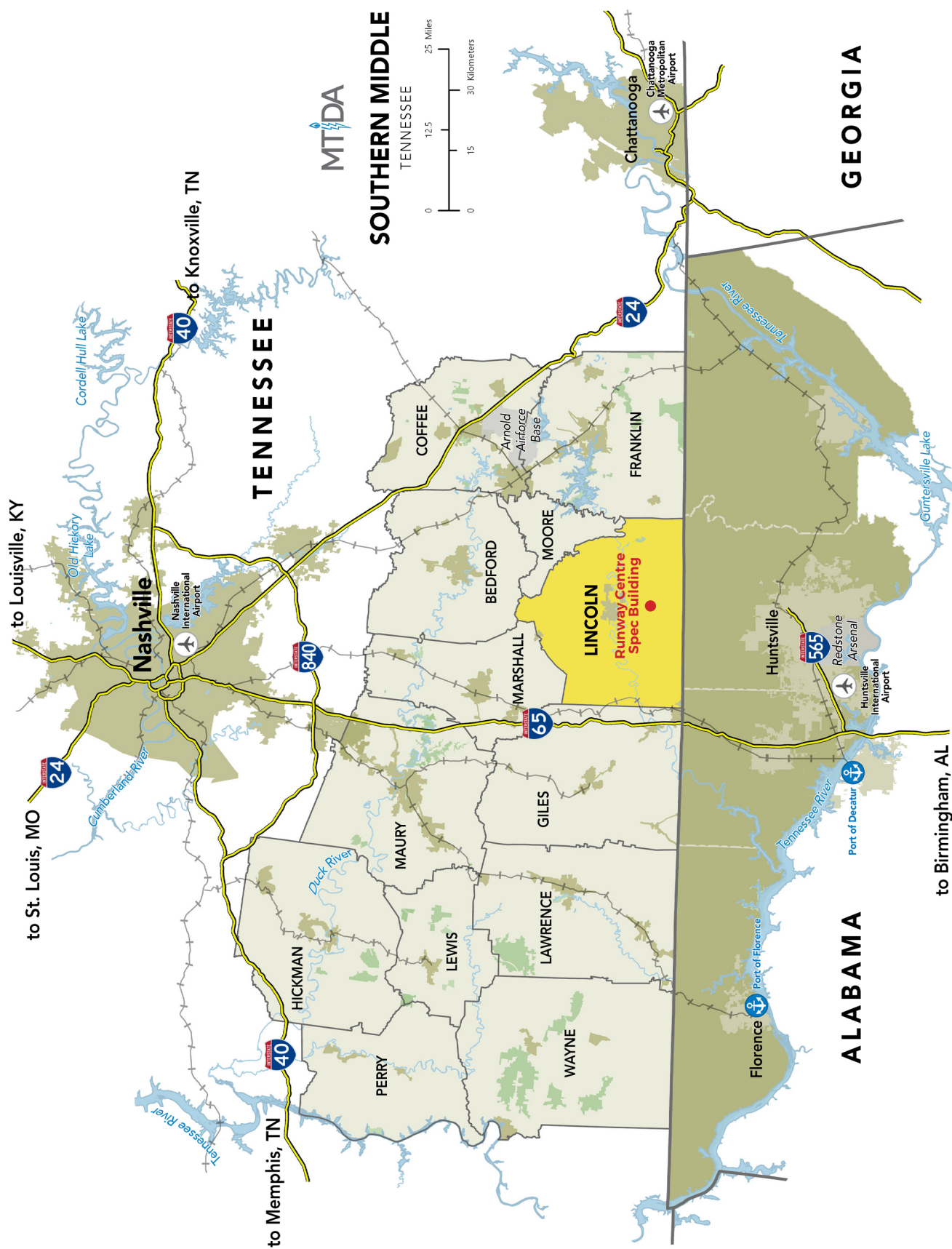
FAYETTEVILLE, TENNESSEE



COMMUNITY LOCATION



REGIONAL MAP



COUNTY MAP



COMMUNITY OVERVIEW

Lincoln County, Tennessee, with its seat in the charming town of Fayetteville, sits at the center of the economically diverse Tennessee River Valley. The county's main thoroughfare, US Highway 64, is four lanes wide, and Fayetteville is at the center of the connector between I-24 and I-65. With its dynamic location, picturesque setting, relaxed lifestyle, motivated workforce and superb business climate, Fayetteville and Lincoln County are ideally suited to growing enterprises large and small.

CONTACT

Elaine Middleton
Executive Director
Fayetteville-Lincoln County
Industrial Development Board
16 Franke Boulevard
Fayetteville, TN 37334
931-433-0607
elaine@flicidb.com

TRANSPORTATION

- Located on Koi Park Road
- 25 miles to Interstate 65; 55 miles to Interstate 24
- Nashville International Airport (BNA) - 97 miles
- Huntsville International Airport (HSV) - 36 miles
- Fayetteville Municipal Airport (FYM) - 5,900 ft. runway
- Tennessee River access Port of Decatur, Alabama - 49 miles

LOCATION

- County: Lincoln
- Miles from three metropolitan areas:
- Nashville, TN - 92 miles
 - Chattanooga, TN - 103 miles
 - Huntsville, AL - 19 miles

WORKFORCE

- 29.7% of Residents (Aged 25+) hold a Degree 2024)
- 17,533 Available Workers in the County (2024)
- 169,715 Available Workers within a 45 Minute Drive-time (2024)
- Motlow State Community College
- 35 miles to University of Tennessee Southern and two Tennessee Colleges of Applied Technology
- Industrial Maintenance Program
- Highly educated in aerospace and science fields resulting from proximity to Arnold Engineering Development Complex (AEDC) and U.S. Army Redstone Arsenal in Huntsville, Alabama

LIVABILITY

- Five federal and state highways that intersect within and throughout the city
- Fayetteville/Lincoln County residents and businesses enjoy some of the lowest utility rates in the nation
- Fayetteville's cost of living is 81% of the national average (ERI: 2025)
- Per capita income of \$34,809 (2024)
- Quality schools with 38.5% of the students meeting the ACT Scores
- 38% of Lincoln County school teachers have a Master's degree or higher

PROPERTY SPECIFICATIONS

BUILDING INFORMATION

Building Size (sq. ft.):	100,800
Expandable to (sq. ft.):	200,000
Divisible (sq. ft.):	Not divisible
Office (sq. ft.):	TBD
Warehouse/Manufacturing (sq. ft.):	100,800
Year Built:	2025
Zoning:	Light manufacturing and industrial
Site Size (acres):	26.47 +/-
Additional Acres Available for Development:	Unknown
Business/Industrial Park:	Yes
Building Dimensions:	360' x 280'
Column Spacing:	Three 93' bays
Ceiling Height:	36' eaves
Construction Type:	Pre-engineered steel
Roof Type:	Metal standing seam
Floor Thickness:	6"
Sprinkler System Type:	Wet
Truck Doors:	4 docks doors 1 - 20' drive-in
Number of Bridge Cranes:	None
Capacity of Largest Bridge Crane (tonnage):	N/A
Heated/Type/Location:	Natural Gas
Air Conditioned/Location:	Unknown
Previous Use:	Farmland

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Fayetteville Public Utilities
Electric Voltage:	12.47 kV
Gas Service to Property:	Yes
Gas Provider:	Fayetteville Public Utilities
Size of Gas Main:	2"
Gas Main Pressure:	30 PSI
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	AT&T, Comcast, FPU, Birch, Charter & Mediacom
Water to Property:	Yes
Water Provider:	Lincoln County Board of Public Utilities
Water Main Size:	10"
Sewer to Property:	Yes
Sewer Provider:	Lincoln County Board of Public Utilities
Sewer Main Size:	8"

PRICING INFORMATION

For Sale:	Yes
For Lease:	Yes
Sale Price:	\$7,950,000
Base Rental Rate:	

PROPERTY SPECIFICATIONS

GEOGRAPHIC INFORMATION

Address:	Koi Park Road Fayetteville, TN 37334
Latitude:	35.06388821
Longitude:	-86.56929856
Topography:	Level to Slightly Rolling
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	Yes
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	No
Tax Increment Financing Area:	No
Airport Zone:	Yes

TRANSPORTATION INFORMATION

Rail Access:	No
Rail Provider:	N/A
Highway Name:	U.S. Highway 231
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 65
Distance to Interstate:	25 miles
Major Commercial Airport:	Huntsville International Airport (HSV)
Distance to Airport :	36 miles
Local Airport:	Fayetteville Municipal Airport
Distance to Airport :	Less than 1/4 of a mile
Port Name:	Port of Decatur, Alabama
Distance to Port:	49 miles



VIEW AN AERIAL VIDEO OF THIS SELECT TENNESSEE CERTIFIED SITE AT
<https://www.youtube.com/watch?v=OulwNEEWGjw>

SITE MAP



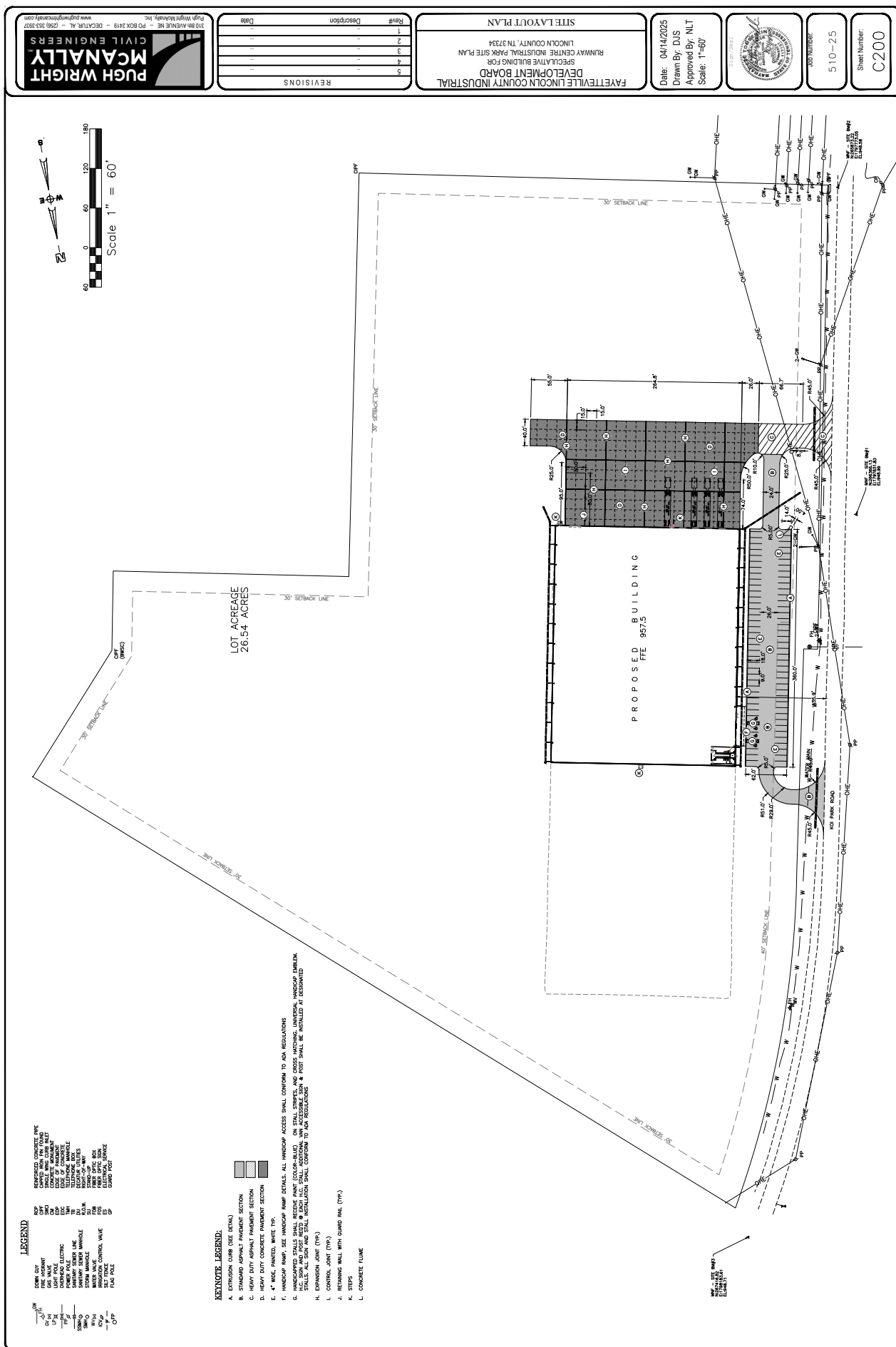
WATER AND SEWER UTILITY MAP



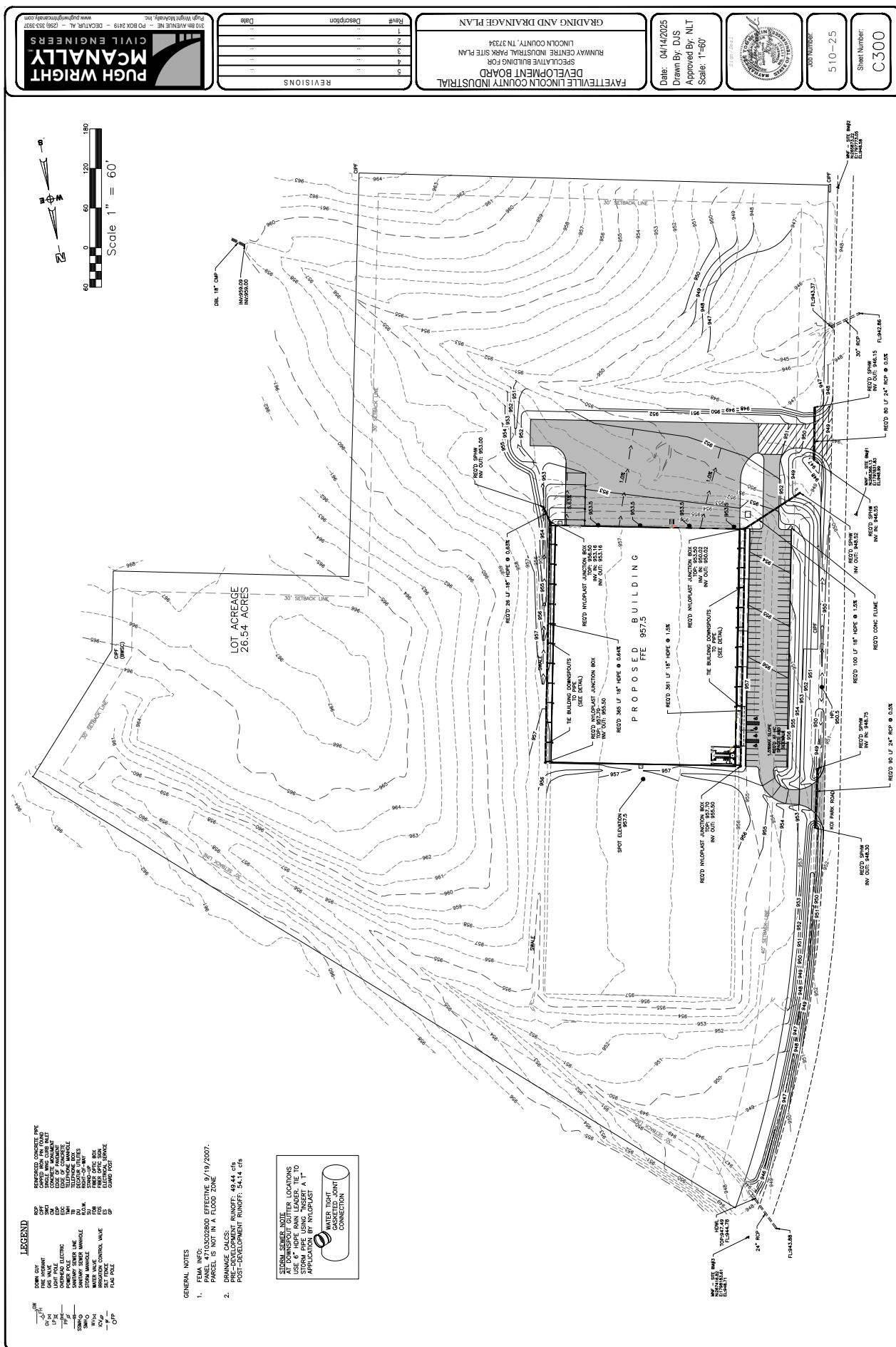
ELECTRIC AND GAS UTILITY MAP



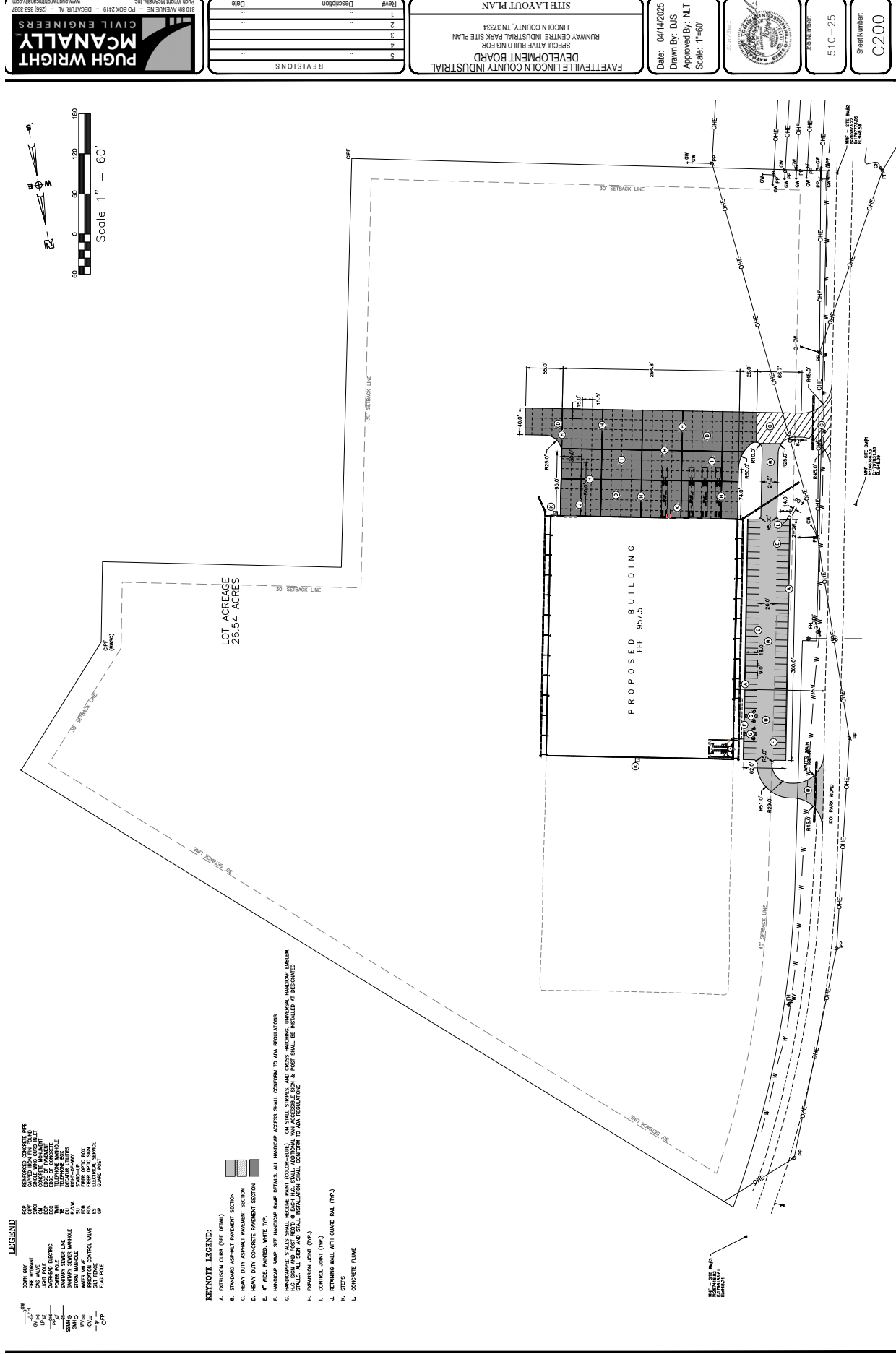
SPEC BUILDING SITE PLANS



SPEC BUILDING SITE PLANS



SPEC BUILDING PLANS





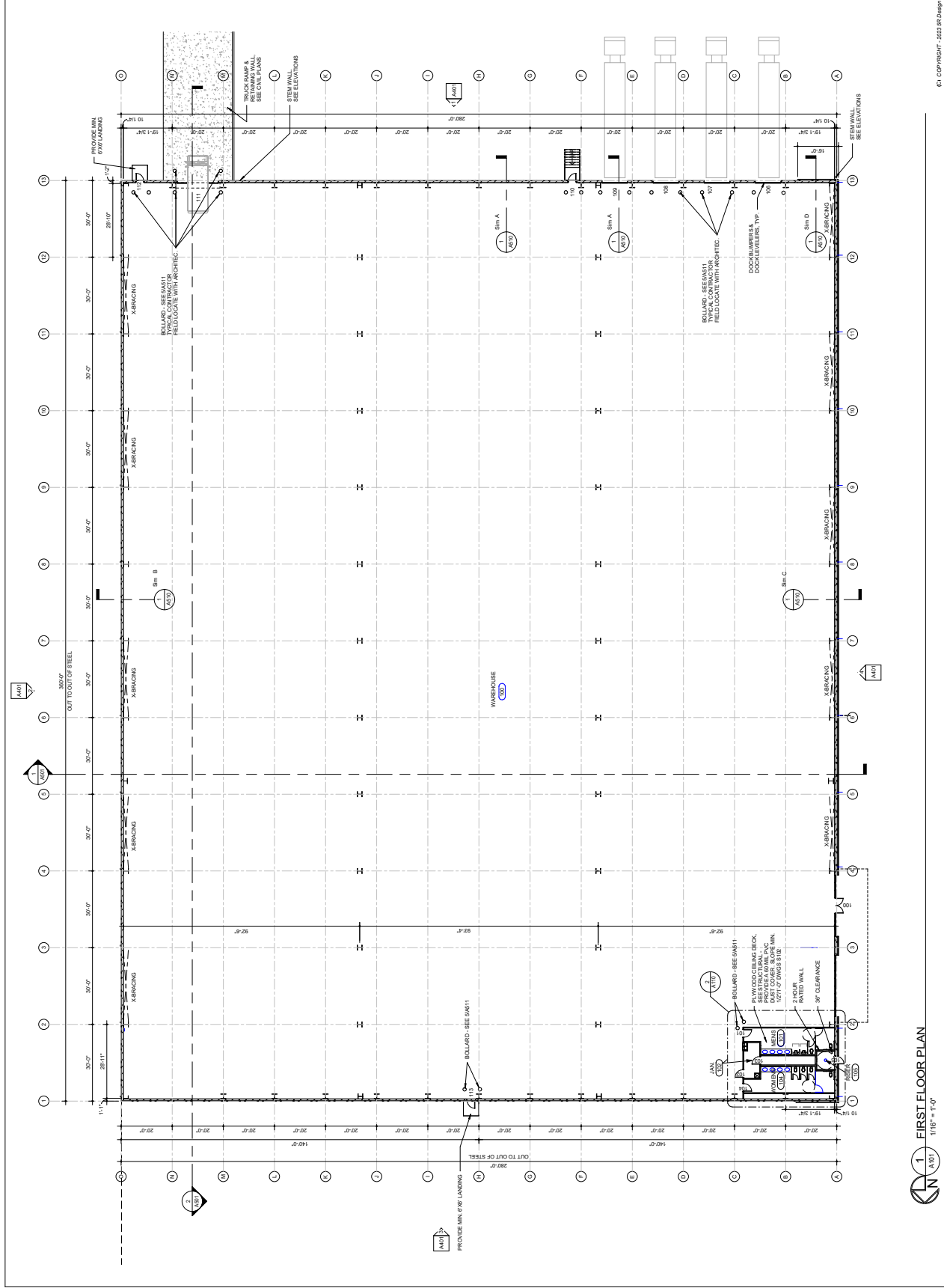
**SPECULATIVE BUILDING FOR
RUNWAY CENTRE INDUSTRIAL PARK
TENNESSEE SDG NO: 33007-17525
#7 KOI PARK ROAD FAYETTEVILLE TN**

[illegible]

Project Number	2025-601
Date	04/14/2025

FIRST FLOOR
PLAN

A101



Contact Information:

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Prepared by:



2025

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