



HIGHLANDS ELITE
REAL ESTATE
COMMERCIAL



SUBJECT SITE

Hawkins Crawford

Exit 283

TN Avenue

REGIONAL DEVELOPMENT SITE – FOR SALE

67+/- Acres

All or Part

Wayne G. Russell

O: 931.400.8820

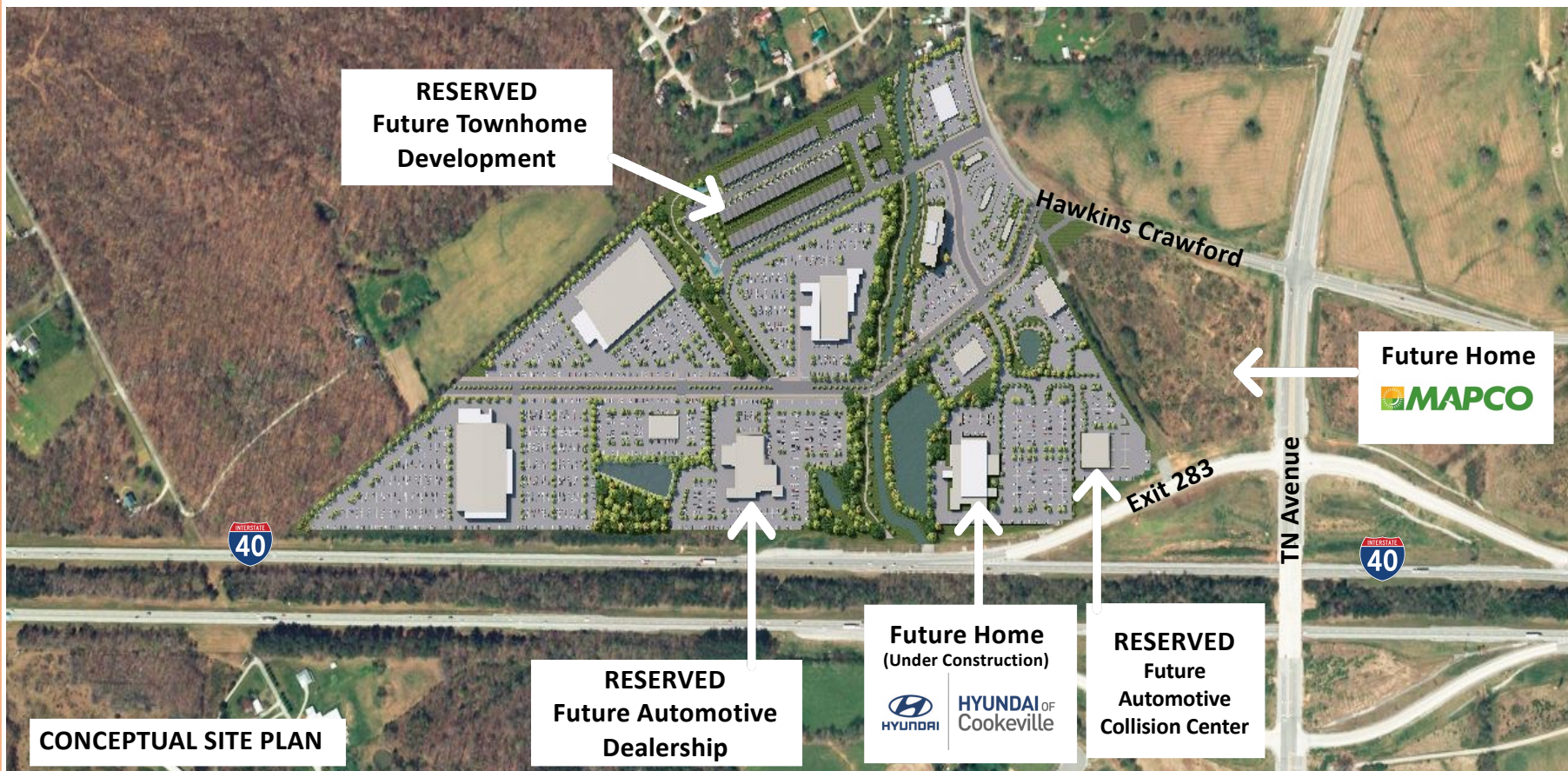
M: 931.260.3743

Email: wayne@heretn.com





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Property Highlights:

- The development site is situated at the NW corner of the intersection of Interstate 40 and Tennessee Avenue at Exit 283
- Approximately 2,884 feet of frontage/visibility along I-40 with an additional 698+ feet frontage along the I-40 West Bound on ramp and approximately 809' frontage along Hawkins Crawford Road.
- Zoning Designation: Commercial – Industrial (CI) Mixed Use zoning designation and General Commercial (CG)
- CI and CG allow for a wide array of uses to include Regional Commercial, Industrial, Medical, Lodging, Restaurant, Multifamily and Retail trade
- Site Situated within a QOZ
- I-40 Exit 283 AADT 53,413 vpd (Kalibrate Technologies Q3 2022)
- Cookeville, TN is home to Tennessee Tech University and Cookeville Regional Medical Center
- Cookeville, TN is in the top 10 fastest growing micropolitan markets in the nation
- Putnam County is the County seat for 14 surrounding Counties with a trade area reaching over 220,000
- No state income tax
- Property to be delivered with water, sewer and gas
- TN Avenue (State Road) and the Exit 283 Interchange was completed in late 2018 providing access to TN Avenue, I-40 and SR 70 approximately 3 miles to the north
- The Future home of the Putnam County, TN Convention Center is just north of the Subject Site
- 2022 Population of 78,082, Household Income \$72,452 within a 10-mile trade area with over \$1.6+ billion in annual consumer expenditures.



Location Aerial

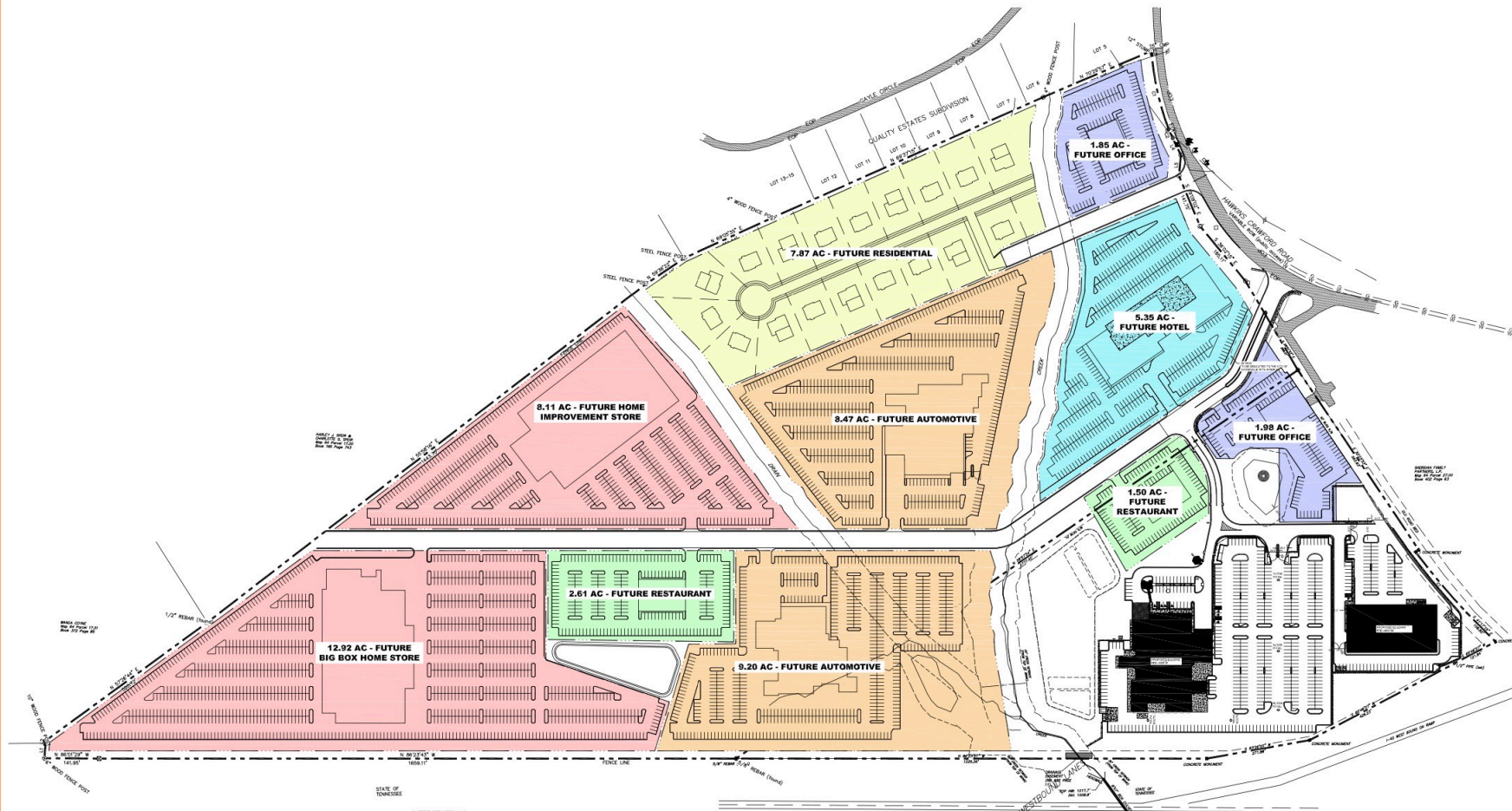


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Conceptual with Parcel Sizes



Acreage Calculations and Dimension Subject to Change

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The City of Cookeville, located in Putnam County, TN was incorporated in 1903, is located 79 miles east of Nashville and 101 miles west of Knoxville at the intersection of I-40 and Highway 111 in the Upper Cumberland Region of Middle Tennessee. The Municipality's land area is 35.89 square miles. Cookeville is the county seat of Putnam County and is the largest of four cities located within the county.

Cookeville offers a wide variety of small shops, boutiques, restaurants, recreational opportunities, and much more.

Cookeville is home to Tennessee Technological University (TTU) and Cookeville Regional Medical Center (CRMC) and is one of the fastest growing micropolitan markets in the nation.

TTU spans over 235 acres with an annual undergraduate and graduate enrollment of approximately 11,600 and CRMC serves as the regional medial center servicing the neighboring 14 counties.



Cookeville, TN - 5 Miles
Nashville, TN - 75 Miles
Knoxville, TN - 105 Miles



W < I-40 > E
Nashville, TN - 75 Miles
Knoxville, TN - 105 Miles




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