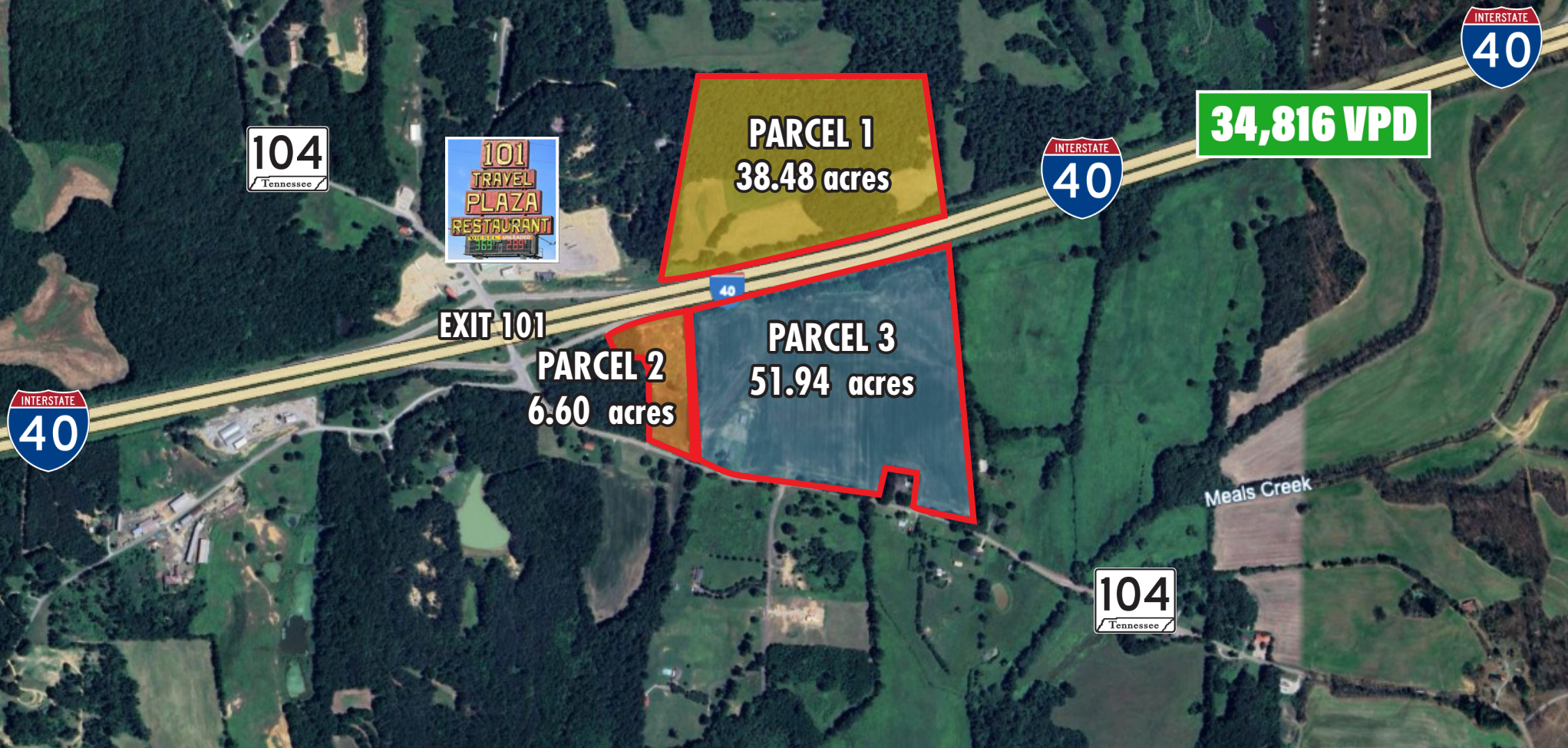


# HENDERSON COUNTY / I-40 SITES

## ECONOMIC & COMMUNITY DEVELOPMENT SITES



For more information, contact:

**James P. Spellman II, CCIM**  
Managing Director, JPS Realty Partners

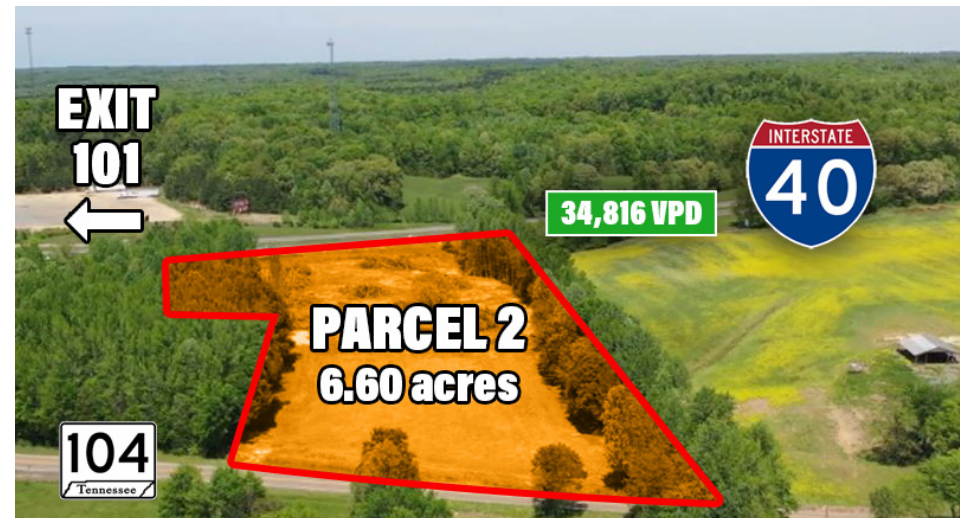
615.403.6298  
[jspellman@jpsrealtypartners.com](mailto:jspellman@jpsrealtypartners.com)

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# HIGHLIGHTS

- A GENERATIONAL SALE OPPORTUNITY!!
- Sites can be purchased together or separate.
- Sites are well located to save time and money for companies serving West Tennessee.
- All sites have quick access to Interstate 40.
- Located approximately 60 miles from Ford's BlueOval City.
- 2023 Annual Average Daily Traffic Count along Interstate 40 at Exit 101 is 34,816, per Tennessee Department Of Transportation.
- ALTA/NSPS Land Title Surveys available for all three (3) sites. Please contact us for the complete Surveys.
- All sites are family-owned for ease with the sale process.
- Opportunity for a new owner(s) to be the first to "kick-off" the new development along the Highway 104 corridor.





# LOCATION IN TENNESSEE

These sites are conveniently located halfway between Memphis and Nashville. The various sizes and locations of these sites provide a great opportunity for any company's offsite or "just-in-time" storage facility, materials holding yard, industrial distribution facility, light manufacturing complex, flex warehouse development, truck storage, truck stop, self-storage, fuel center, Tier 2/Tier 3 automotive suppliers, church buildings, education buildings, major mixed-use development, hotels, motels, all types of residential development, retail development, an auto or capital-equipment dealership, county/civic use, recreation/hunting, farming, sports fields, RV sales, a West TN regional auto auction or for the State of Tennessee.



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# LOCATION IN WEST TENNESSEE



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# PARCEL 1 - 38.48 ACRE

CLICK for  
drone video



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# PARCEL 2 - 6.60 ACRES



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Managing Director, JPS Realty Partners

615.403.6298  
[jspellman@jpsrealtypartners.com](mailto:jspellman@jpsrealtypartners.com)

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# PARCEL 3 - 51.94 ACRES

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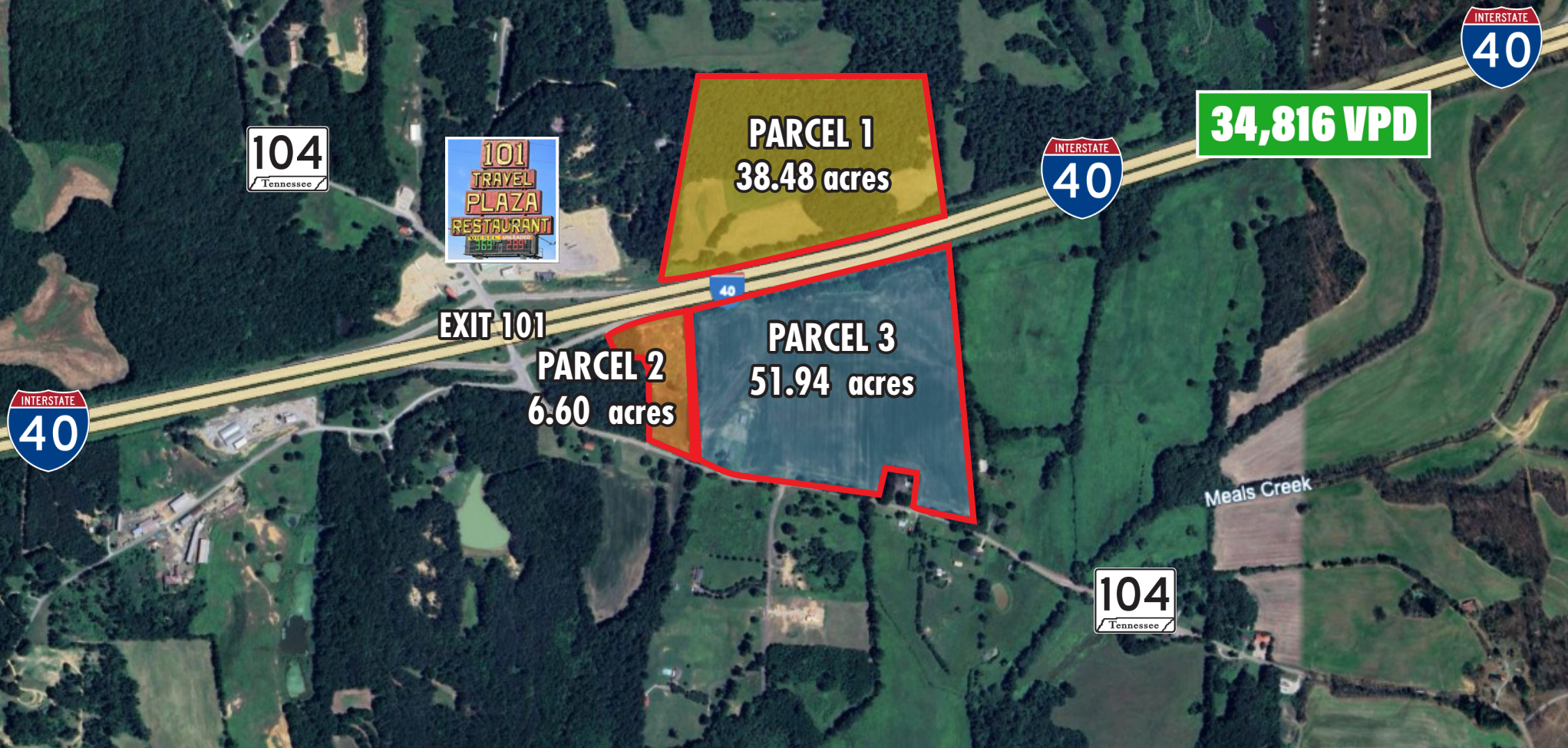
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