

0 HWY 43 LAWRENCEBURG, TN

HWY 43, LAWRENCEBURG, TN 38464



TRACTS FOR PRIME DEVELOPMENT OPPORTUNITY

For SALE

LAWRENCEBURG, TENNESSEE

Lot 2: 4.07AC

Lot 3: 7.44AC

Lot 4: 1.79AC

Lot 6: 2.75AC

Hampton Inn by Hilton

SOLD

SOLD

LAND FOR SALE

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



PRESENTED BY:

JENNY ADCOX
Broker
office: (615) 302-5152
cell: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

DISCLAIMER

HWY 43



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

JENNY ADCOX

Broker

O: (615) 302-5152

C: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

HWY 43

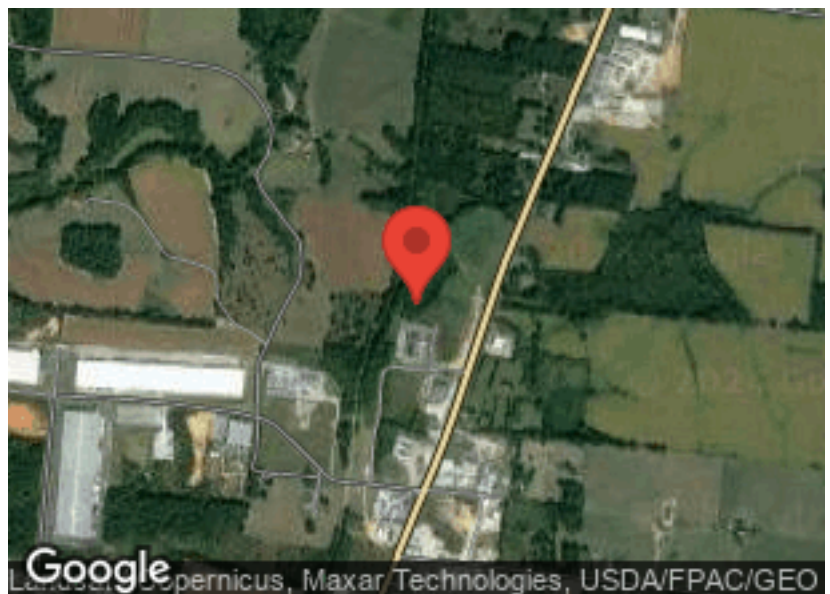


OFFERING SUMMARY

PRICE:	\$499,900-750,000
LOT SIZE:	1.79-7.44 Acres
ADDRESS:	0 Hwy 43, Lawrenceburg, TN
ZONING:	Commercial
TRAFFIC COUNT:	16,000
TYPE:	Land
UTILITIES:	At Road
APN:	071 021.00

PROPERTY OVERVIEW

Commercial land measuring 31.85 acres is available for development. This site, located in northern Lawrenceburg, Tennessee, is at the core of fast-paced growth, with a Hampton Inn location in the early stages of development.



KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

JENNY ADCOX

Broker
O: (615) 302-5152
C: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN

PROPERTY PHOTOS

HWY 43



KW COMMERCIAL MIDDLE TENNESSEE
5083 Main Street
Spring Hill, TN 37174

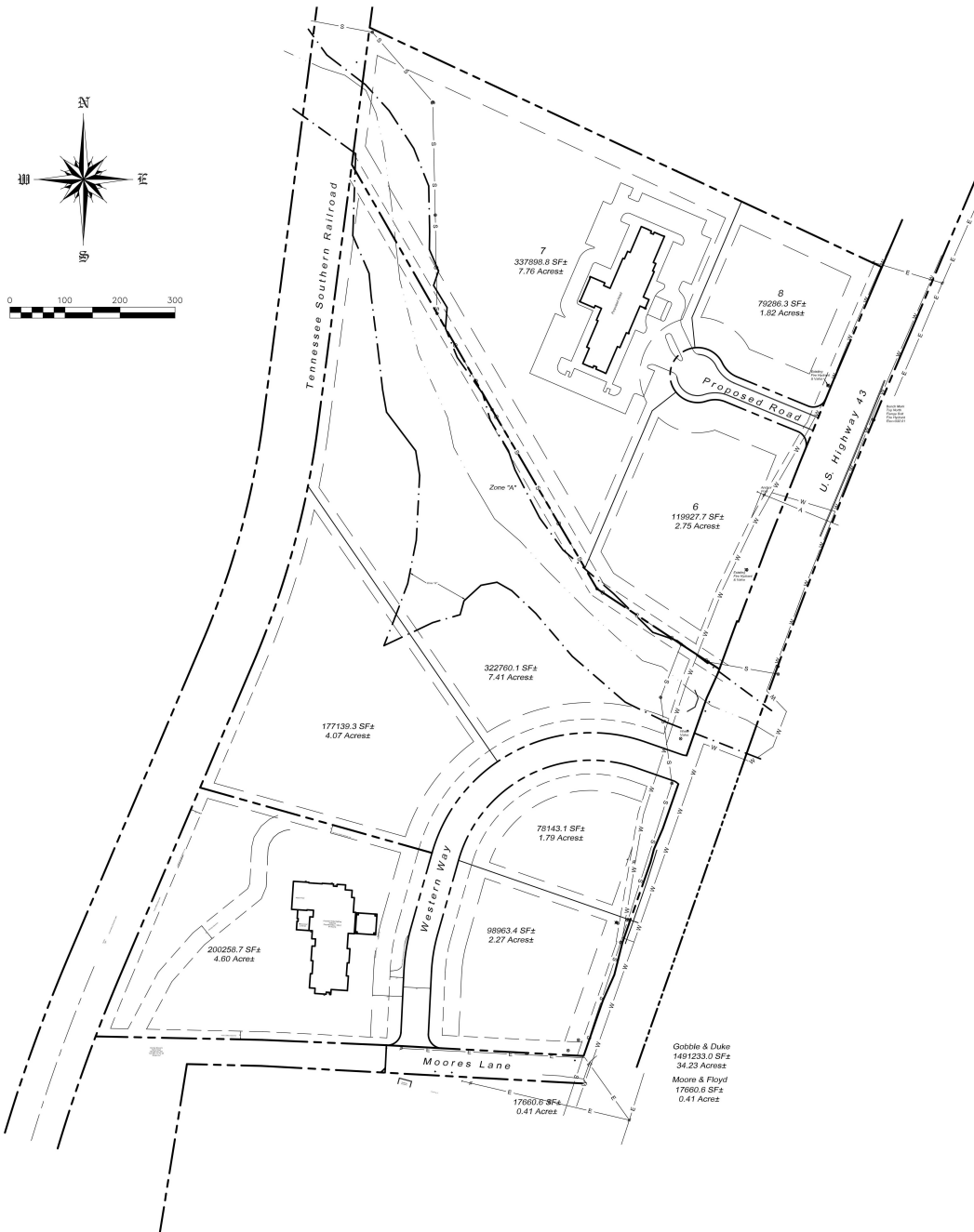


Each Office Independently Owned and Operated

JENNY ADCOX
Broker
O: (615) 302-5152
C: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN

PROPERTY SURVEY

HWY 43



SKETCH MAP
DUKE & GOBBLE PROPERTIES, LLC
EIGHTH CIVIL DISTRICT
LAWRENCE COUNTY, TENNESSEE

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

JENNY ADCOX

Broker

O: (615) 302-5152

C: 931-628-0735

jennyadcox@kwcommercial.com

332169, TN

UTILITIES MAP

HWY 43



KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



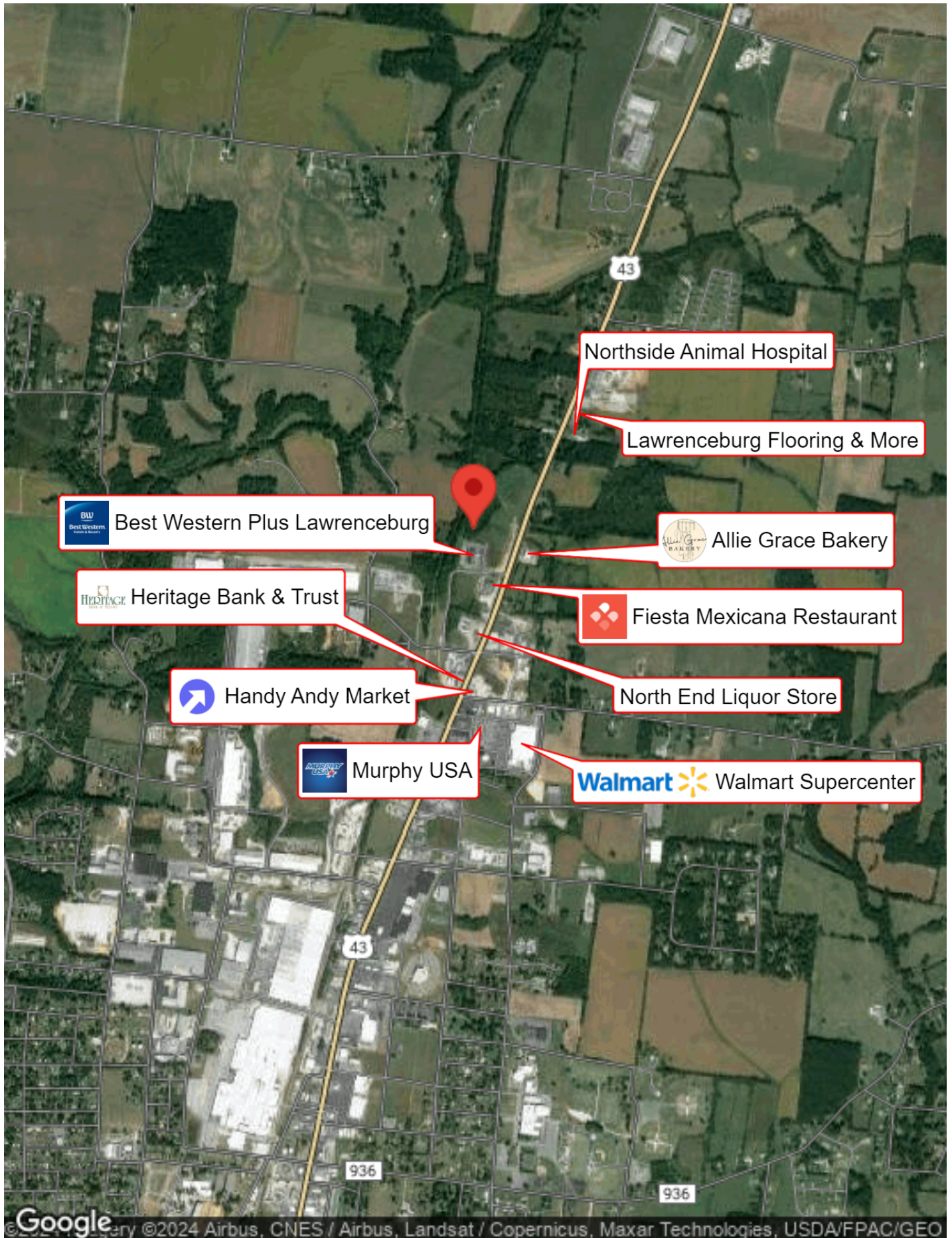
Each Office Independently Owned and Operated

JENNY ADCOX

Broker
O: (615) 302-5152
C: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN

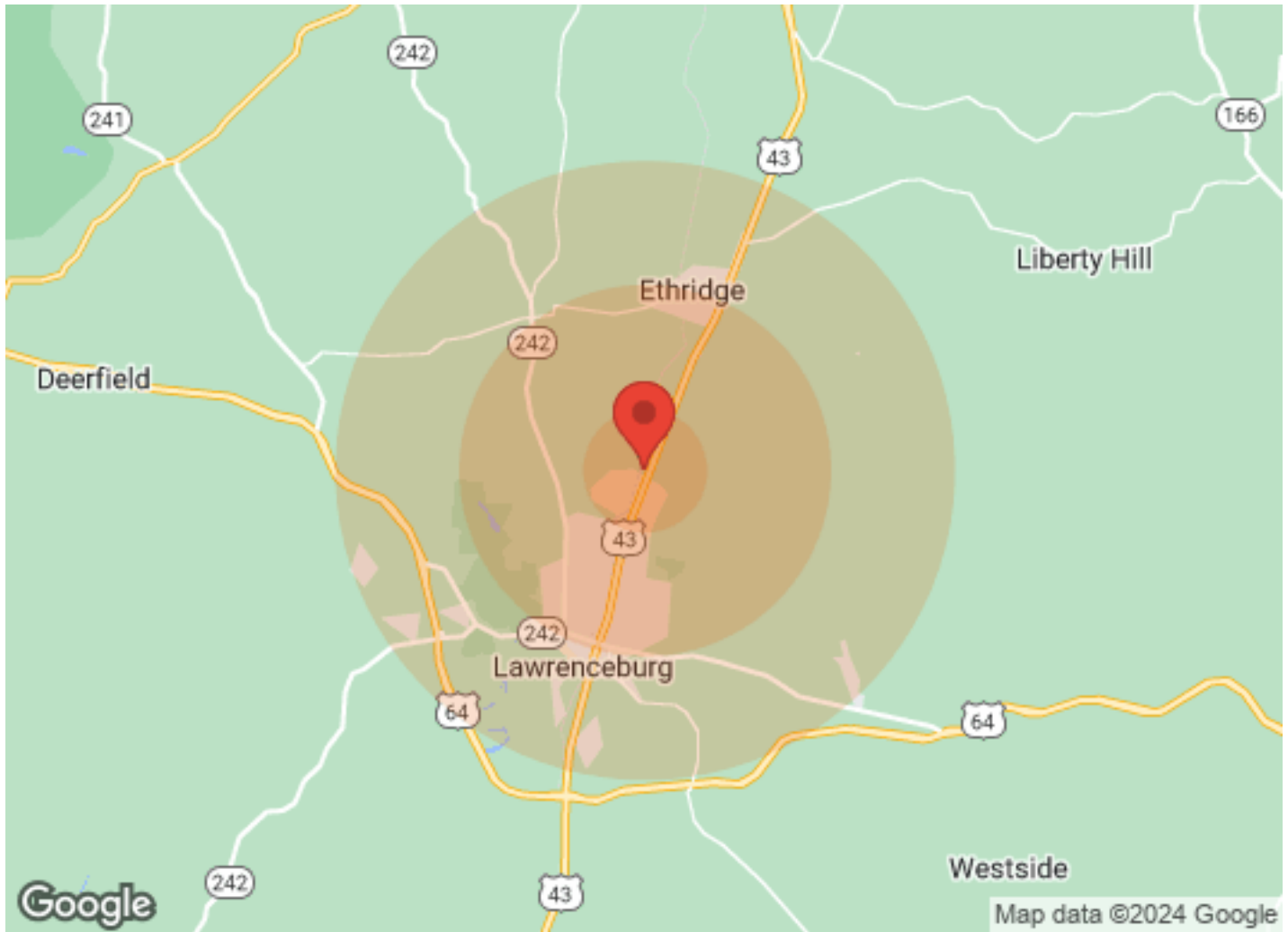
BUSINESS MAP

HWY 43



DEMOGRAPHICS

HWY 43



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	426	3,317	6,334	Median	\$28,971	\$22,994	\$28,971
Female	483	3,761	7,105	< \$15,000	107	946	1,459
Total Population	909	7,078	13,439	\$15,000-\$24,999	64	581	969
				\$25,000-\$34,999	51	324	581
				\$35,000-\$49,999	74	474	971
				\$50,000-\$74,999	41	353	812
				\$75,000-\$99,999	16	167	404
				\$100,000-\$149,999	9	138	304
				\$150,000-\$199,999	N/A	28	48
				> \$200,000	N/A	63	77
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	160	1,245	2,566	Total Units	445	3,678	6,672
Ages 15-24	120	862	1,777	Occupied	406	3,328	6,016
Ages 25-54	366	2,628	5,146	Owner Occupied	247	2,014	3,734
Ages 55-64	110	894	1,614	Renter Occupied	159	1,314	2,282
Ages 65+	153	1,449	2,336	Vacant	39	350	656
Race	1 Mile	3 Miles	5 Miles				
White	860	6,850	13,018				
Black	37	115	214				
Am In/AK Nat	N/A	N/A	4				
Hawaiian	N/A	N/A	N/A				
Hispanic	7	93	167				
Multi-Racial	24	198	378				

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

JENNY ADCOX

Broker
O: (615) 302-5152
C: 931-628-0735
jennyadcox@kwcommercial.com
332169, TN