

LAND FOR SALE

194 THETA PIKE

194 THETA PIKE, COLUMBIA, TN 38401



FOR SALE: \$3,700,000

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

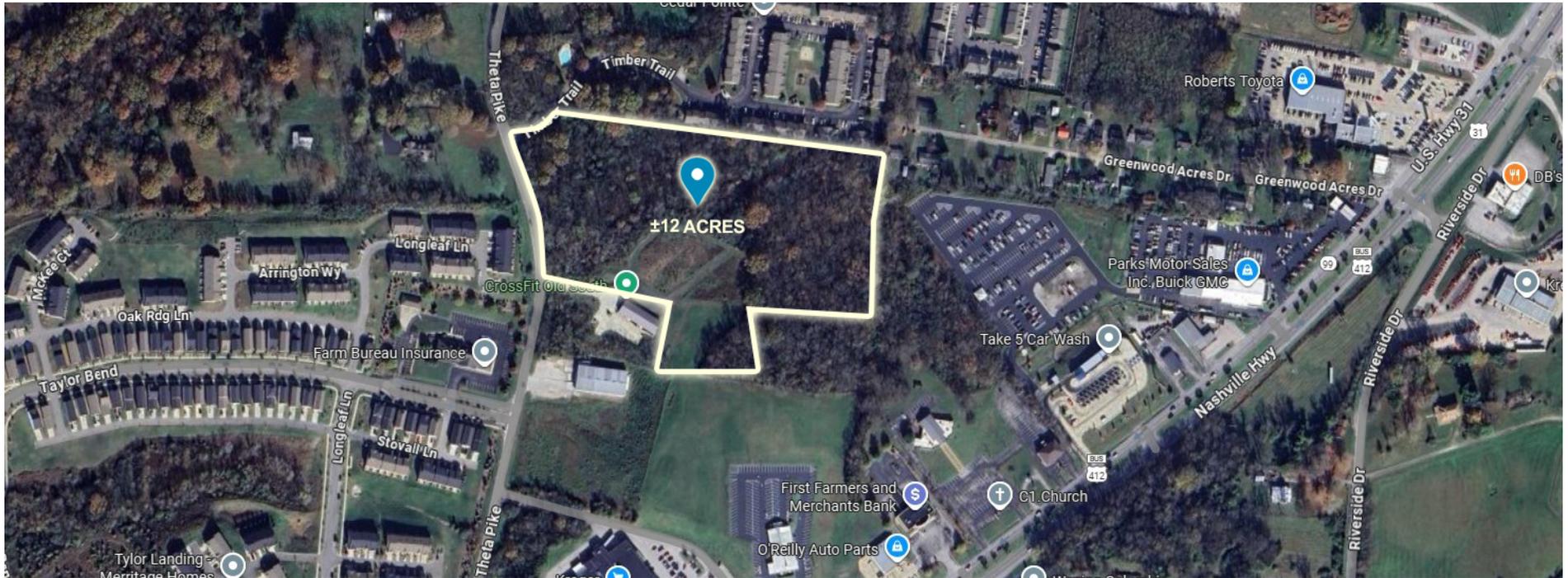
jennyadcox@kwcommercial.com

332169, TN

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PROPERTY SUMMARY

194 THETA PIKE



Property Summary

Price:	\$3,700,000
Frontage:	±400 ft
Lot Size:	±12.0 Acres
Zoning:	CD-4

Property Overview

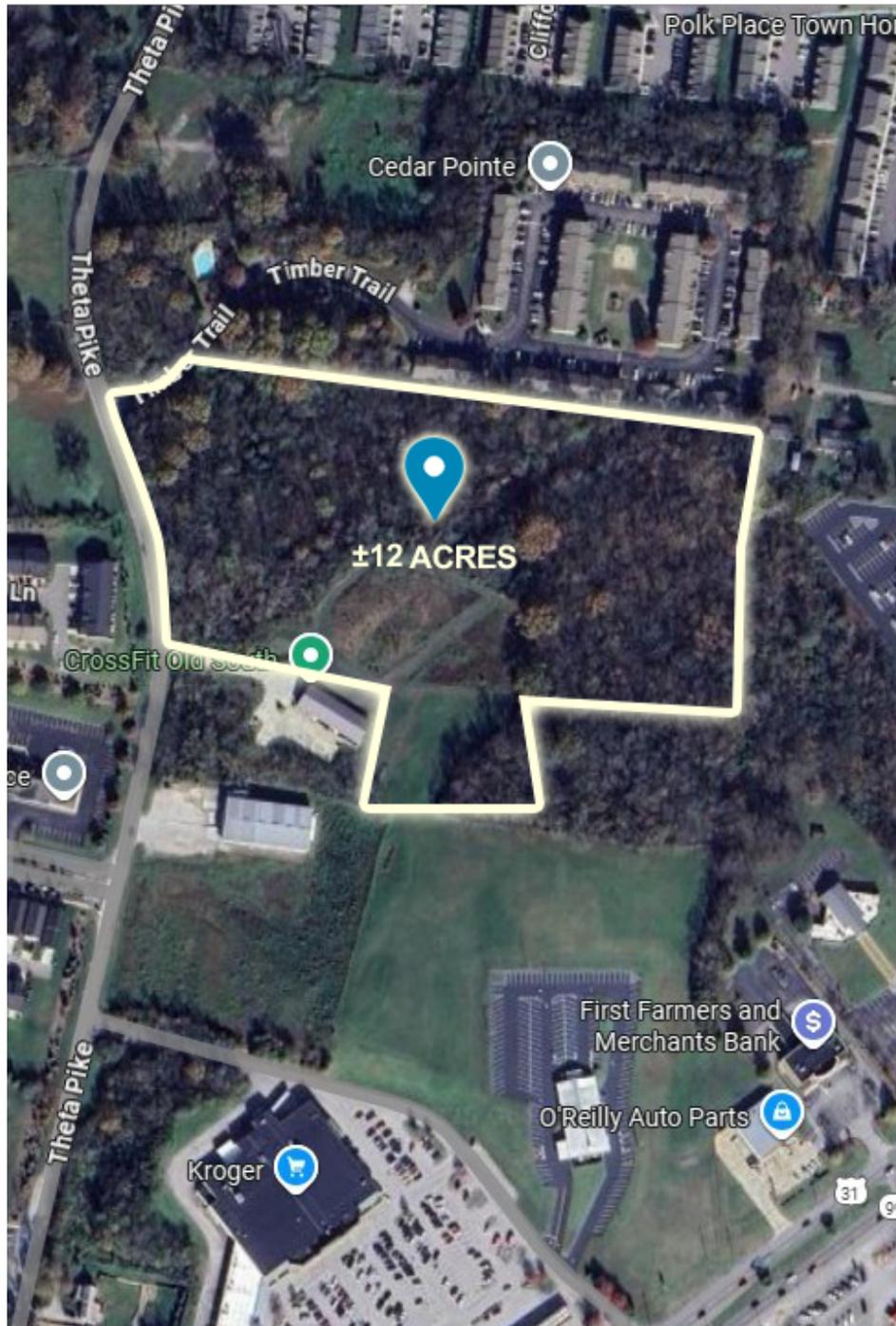
Prime development site: ±12 acres of CD-4 zoned land in Columbia, TN with ±400' frontage on Theta Pike. Walkable to Kroger, CVS, and dining. Conceptualized for ±200 multifamily units. Less than six miles from GM and Ultium Cells, offering strong growth potential in one of Middle Tennessee's fastest-growing markets.

Location Overview

Situated in the heart of Maury County's fastest growth corridor, this site lies minutes from Columbia's downtown core. The surrounding trade area is expanding, supported by the upstream investment of the GM / Ultium battery plant and other manufacturing projects. Within a 2-mile radius, population counts exceed 14,000 (2020), rising to over 43,000 within 5 miles and 72,000 within 10 miles. Household incomes range above \$50,000 locally and trend upward outward. The immediate neighborhood supports retail, service, and residential nodes, with major arterials, signalized intersections, and strong ingress/egress options.

PROPERTY DESCRIPTION

194 THETA PIKE



194 Theta Pike Columbia, TN 38401

This ±12-acre site in Columbia, TN represents a rare development opportunity with CD-4 commercial zoning, allowing for mixed-use, multifamily, retail, or institutional projects. The property features approximately 400 feet of frontage along Theta Pike, providing excellent visibility and access. Situated just minutes from Downtown Columbia and walkable to Kroger, CVS, dining, and other daily amenities, the site is positioned for strong market demand.

All utilities are available to the property, and a signalized intersection is located just 1,000 feet away, offering convenient ingress and egress. The site has been previously conceptualized for approximately 200 multifamily units. Located less than six miles from the GM and Ultium battery plant, the property benefits from employment-driven growth and long-term upside in one of Middle Tennessee's fastest-growing markets.

Key Highlights:

±12 acres of commercially zoned land (CD-4)

±400 feet of frontage on Theta Pike

All utilities available to site

Signalized intersection just 1,000 ft away

Walkable to Kroger, CVS, dining, and convenience amenities

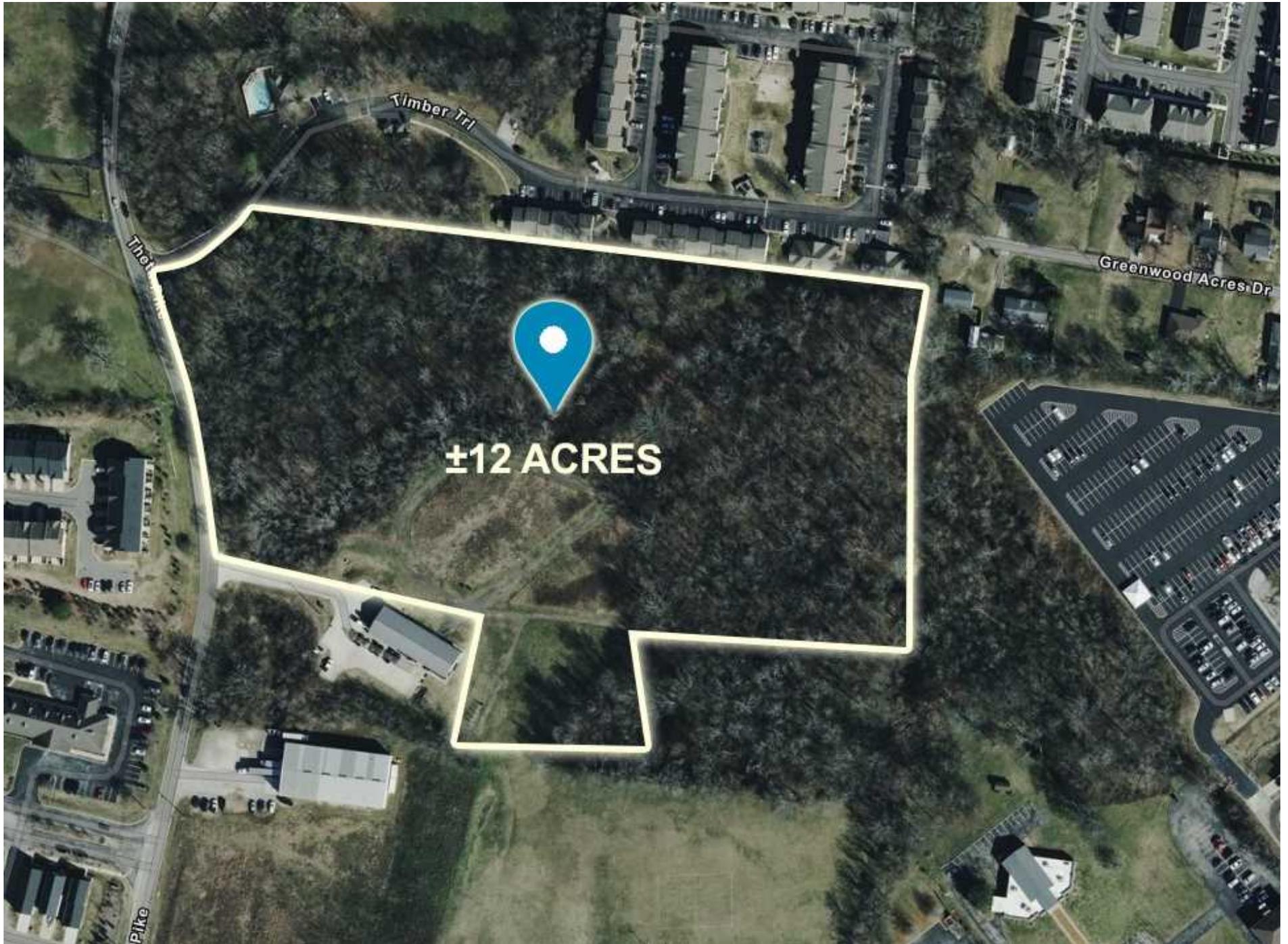
Less than 6 miles to GM / Ultium battery plant

Strong demographic growth: projected 2025 population ~80,000 within 10 miles

Flexible development options: mixed-use, multifamily, retail, or institutional

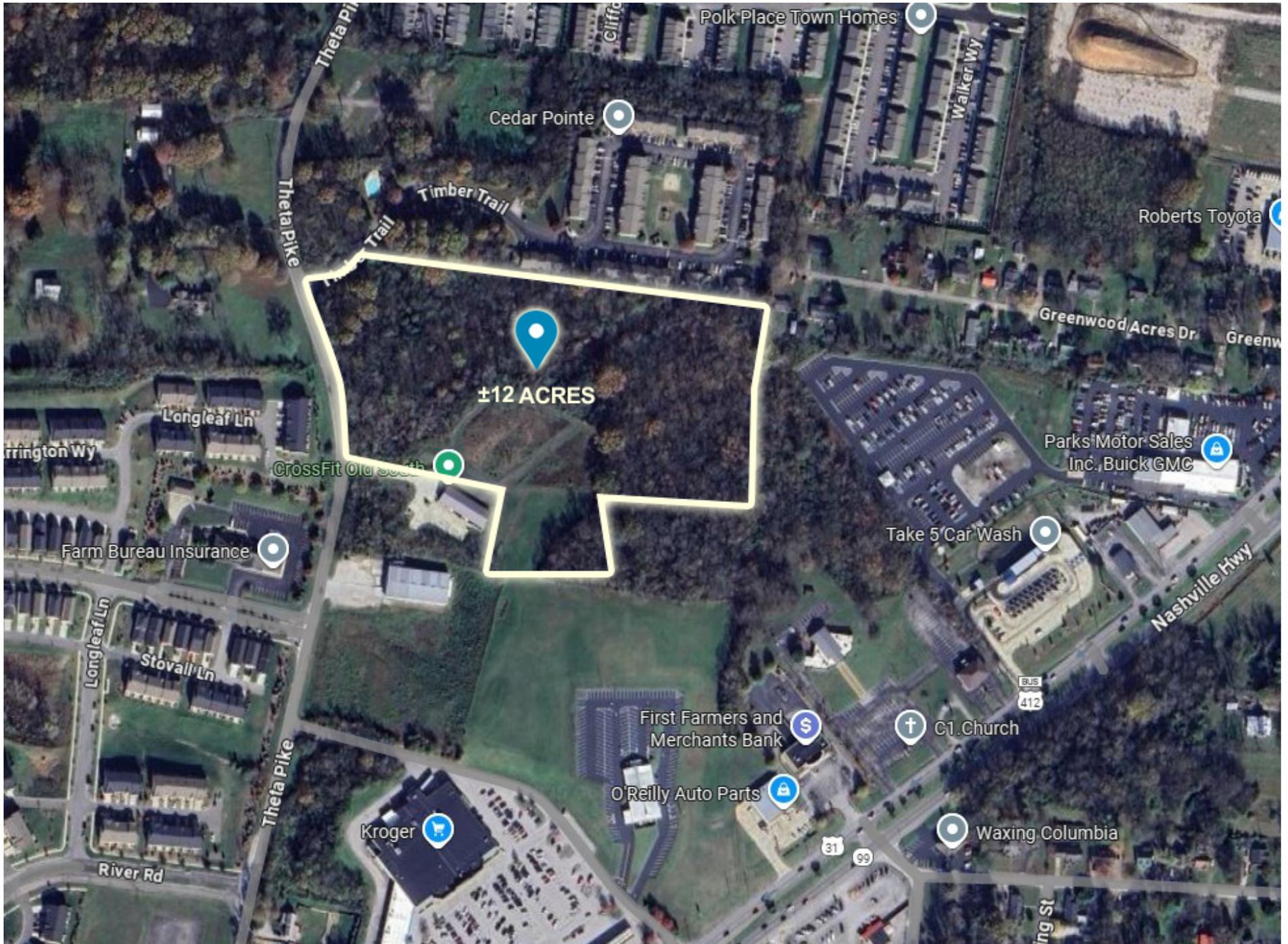
PROPERTY PHOTOS

194 THETA PIKE



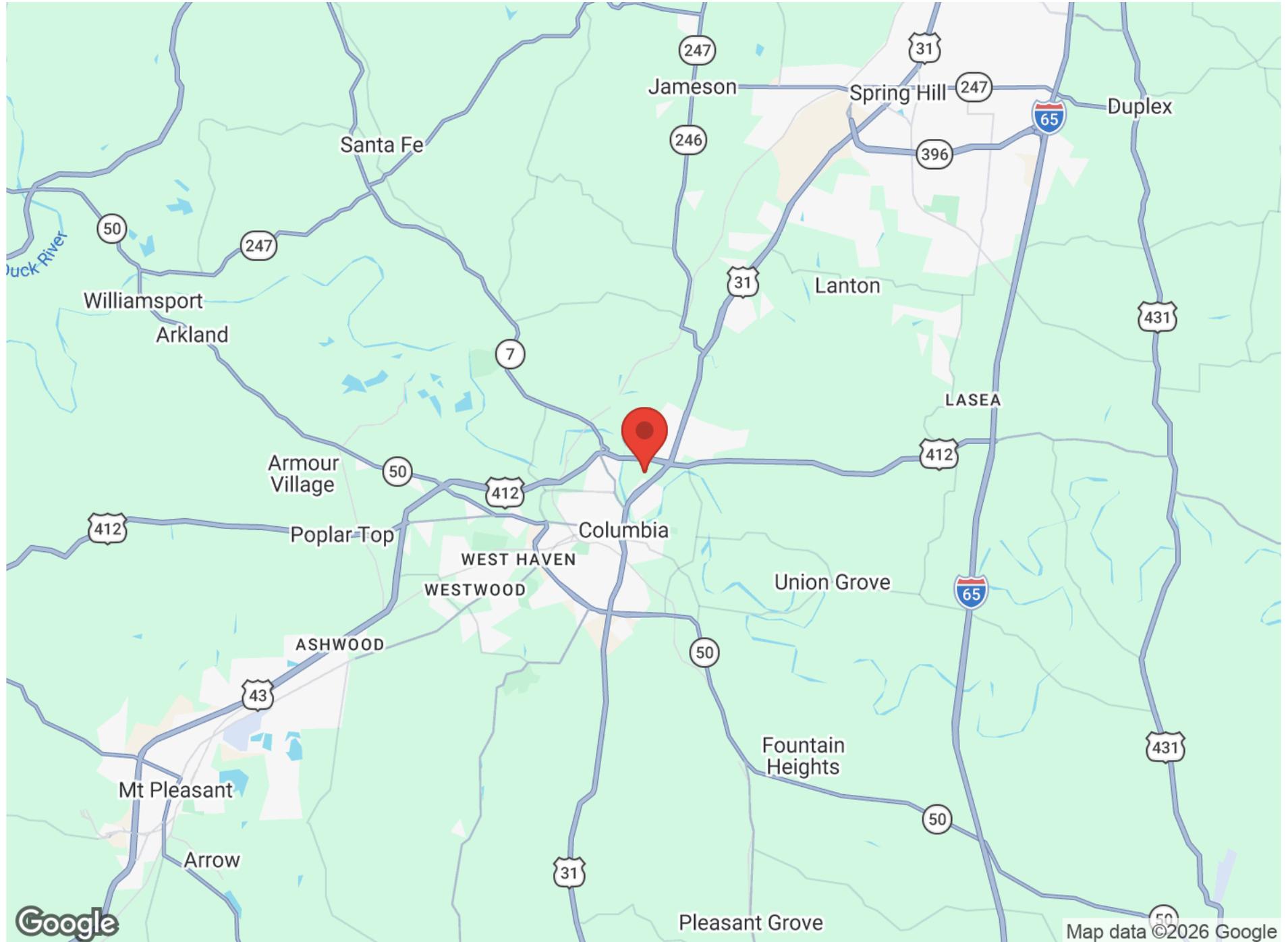
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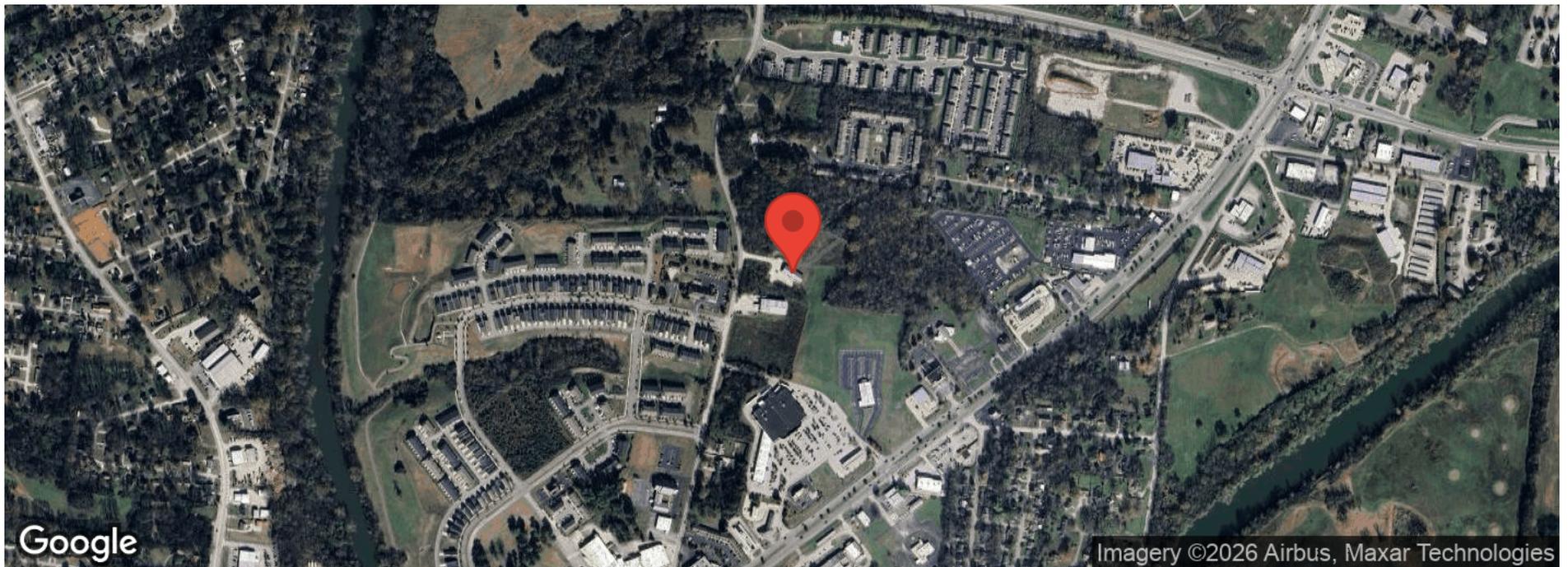
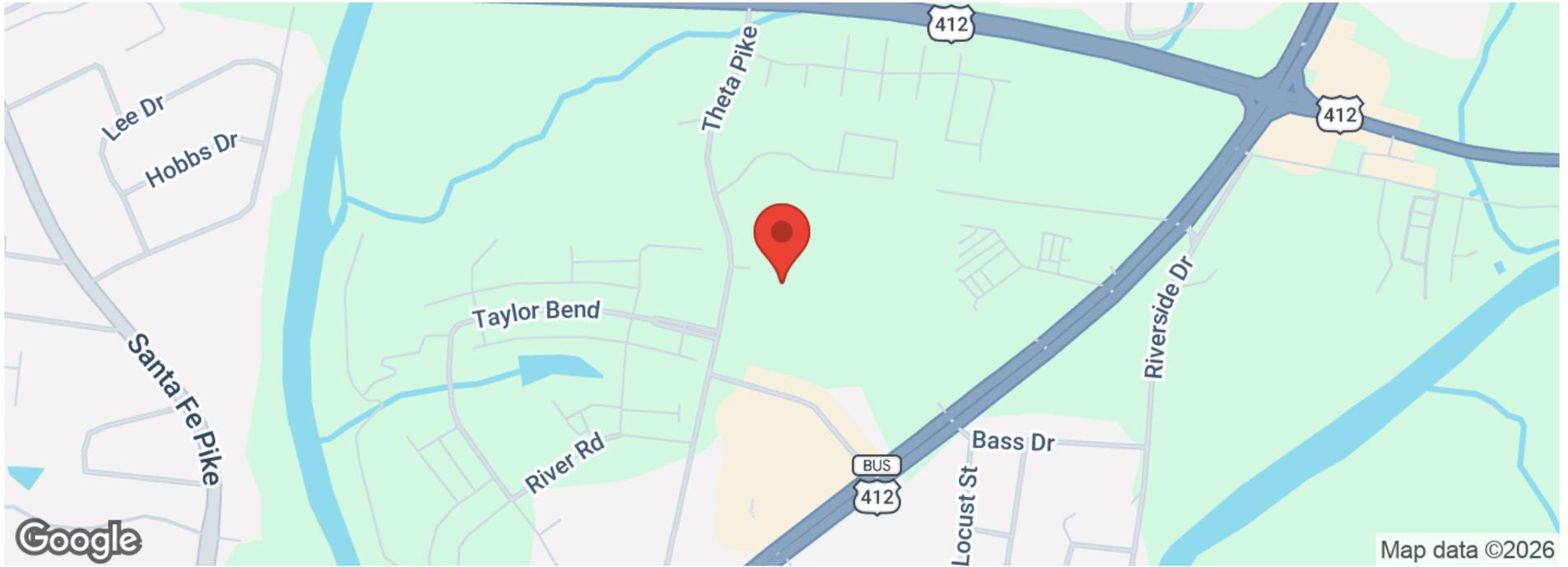
REGIONAL MAP

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LOCATION MAPS

194 THETA PIKE



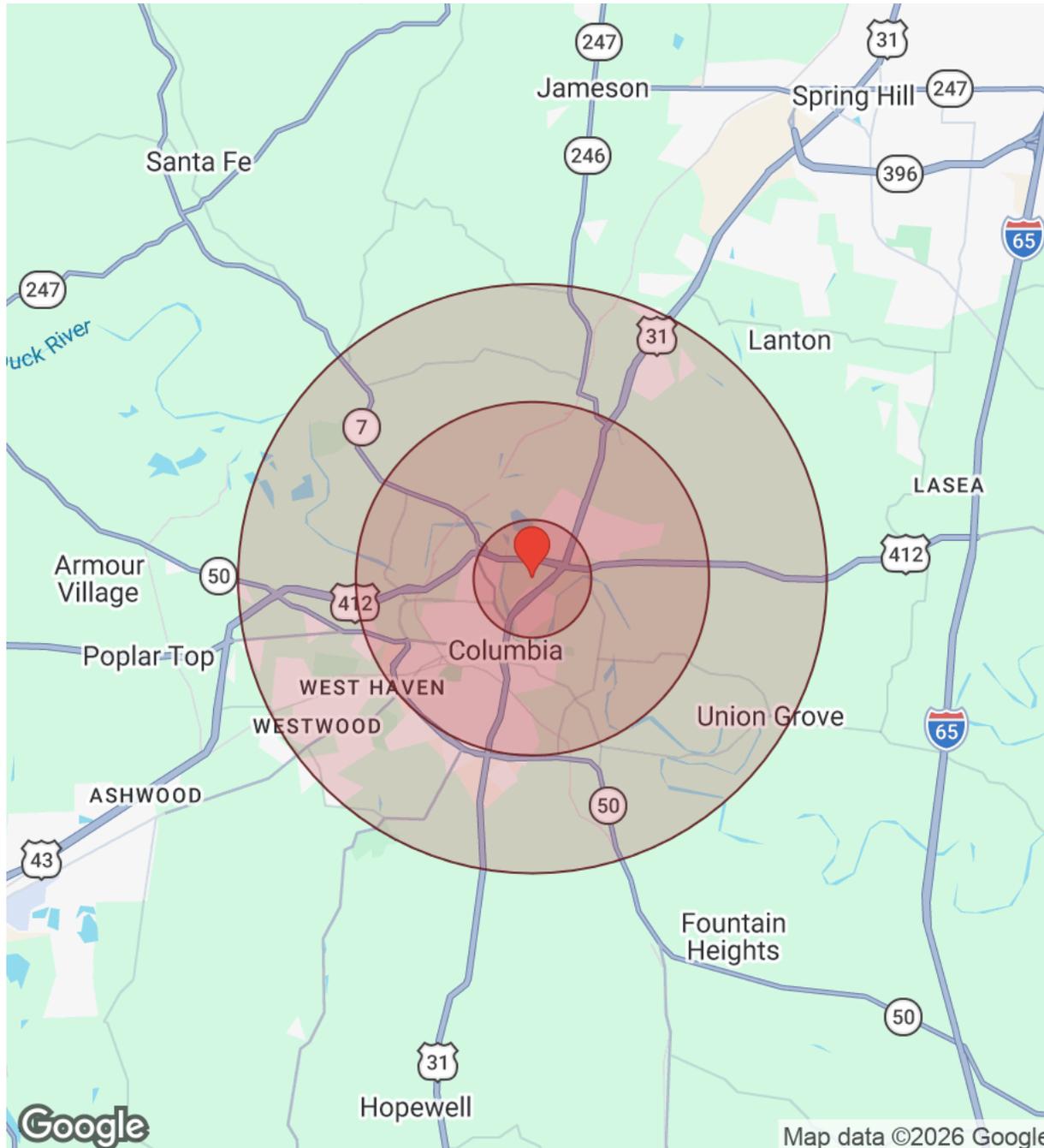
AERIAL MAP

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DEMOGRAPHICS

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Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,680	13,056	22,612
Female	3,062	13,776	23,629
Total Population	5,742	26,831	46,241

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,243	18,690	33,312
Black	741	4,419	6,580
Am In/AK Nat	11	48	74
Hawaiian	2	11	14
Hispanic	543	2,651	4,351
Asian	45	271	684
Multiracial	149	684	1,156
Other	7	56	69

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,636	12,153	20,651
Occupied	2,412	11,043	18,884
Owner Occupied	1,205	5,606	11,289
Renter Occupied	1,207	5,437	7,595
Vacant	224	1,110	1,767

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,175	5,509	8,916
Ages 15 - 24	682	3,288	5,557
Ages 25 - 54	2,339	10,714	18,223
Ages 55 - 64	640	3,016	5,401
Ages 65+	908	4,304	8,145

Income	1 Mile	3 Miles	5 Miles
Median	\$52,743	\$51,156	\$60,917
Under \$15k	409	1,631	2,209
\$15k - \$25k	203	851	1,175
\$25k - \$35k	142	1,094	1,483
\$35k - \$50k	379	1,797	2,709
\$50k - \$75k	546	2,302	3,423
\$75k - \$100k	250	1,331	2,862
\$100k - \$150k	311	1,340	2,700
\$150k - \$200k	53	244	965
Over \$200k	118	454	1,358

DISCLAIMER

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PROFESSIONAL BIO

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With more than 12 years experience in Commercial Real Estate, Industrial operations and Production, marketing and project development, I built a strong foundation for driving strategies and solutions in the commercial real estate industry. Whether handling seasoned investors or first time buyers, I acknowledge the challenges and collaboration required to accomplish their goals. It's an art to leverage the resources available and achieve the best results. I welcome that challenge because I believe in the importance of forming strong teams. While the organization may grow and the teams may change, my focus remains grounded in people. I look forward to many more years in this industry.

As a vital part of our business in real estate, we are always looking for acquiring great talent. Let me know if you are interested in pursuing an opportunity in this industry. "Careers Worth Having, Businesses Worth Owning, Lives Worth Living."

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