

LAND FOR SALE

0 E GAINES ST LAWRENCEBURG

EAST GAINES STREET, LAWRENCEBURG, TN 38464



23.28 ACRES LAND FOR SALE

KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street
Spring Hill, TN 37174



Each Office Independently Owned and Operated

PRESENTED BY:

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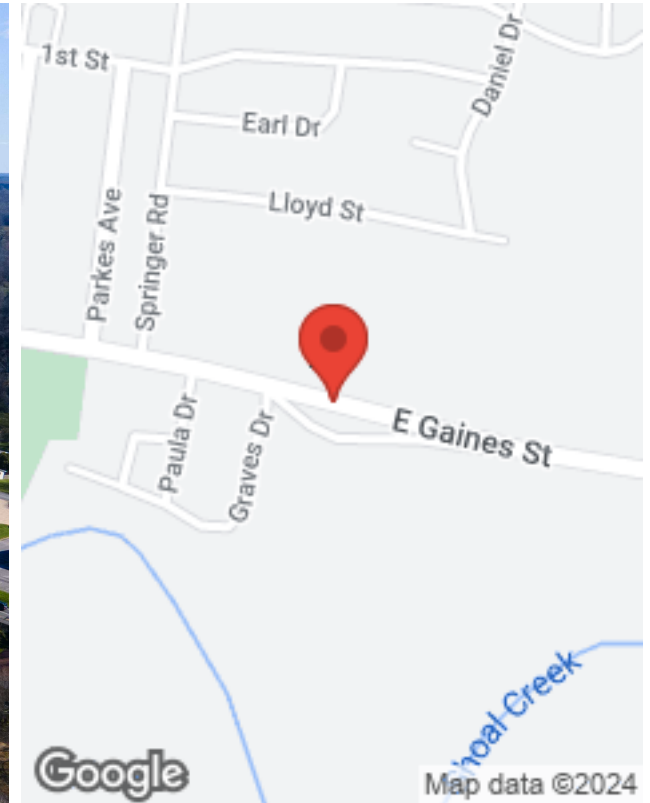
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EXECUTIVE SUMMARY

EAST GAINES STREET



OFFERING SUMMARY

PRICE:	\$1,200,000
LOT SIZE:	23.28 Acres
ZONING:	R2
APN:	089D F 001.00

PROPERTY OVERVIEW

Discover the potential of 0 E Gaines St, a sprawling 23.28-acre parcel nestled in the heart of Lawrenceburg, TN. With its generous lot size and strategic location, this property offers a rare chance to shape the landscape of this thriving community.

PROPERTY HIGHLIGHTS

- 23.28 ACRES
- Investment Potential
- Townhome Site
- Strategic Location

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PROPERTY DESCRIPTION

EAST GAINES STREET



Key Features

Expansive Lot: Spanning over 23.28 acres, this property presents ample space for a variety of development projects, from residential subdivisions to commercial ventures and beyond.

Strategic Location: Situated in Lawrenceburg, TN, this parcel enjoys convenient access to major roadways, downtown amenities, and recreational attractions, making it an ideal location for future residents.

Versatile Zoning: With its flexible zoning designation, this property accommodates a wide range of potential uses, providing endless possibilities for investors and developers to bring their visions to life.

Scenic Surroundings: Surrounded by picturesque landscapes and natural beauty, this property offers a serene setting for residential communities or recreational facilities, creating an inviting environment for residents and visitors alike.

Investment Potential: Developing a new neighborhood on this property offers a lucrative investment opportunity with the potential for significant returns.

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PROPERTY PHOTOS

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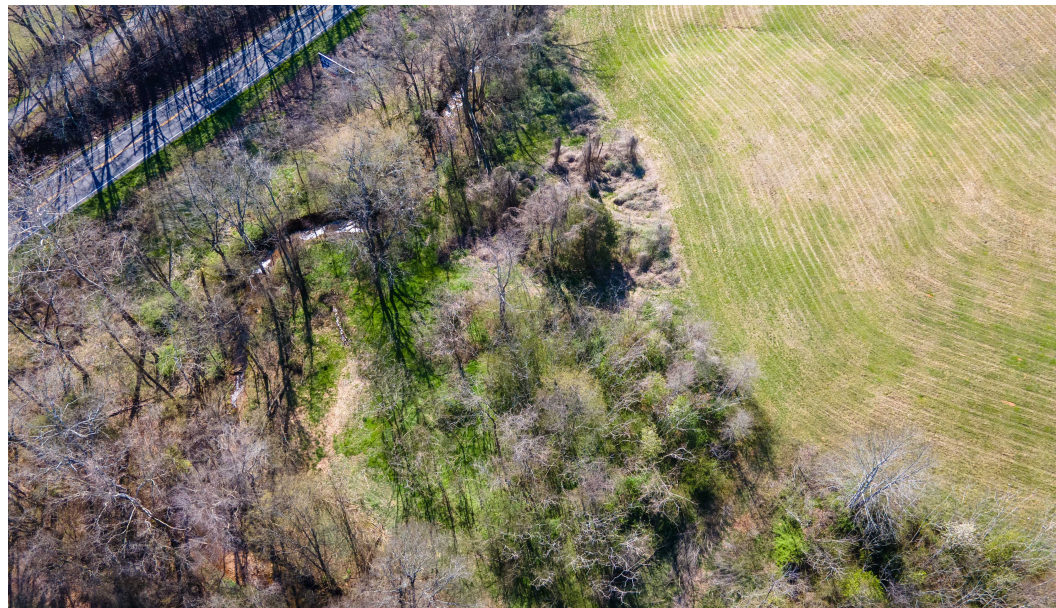


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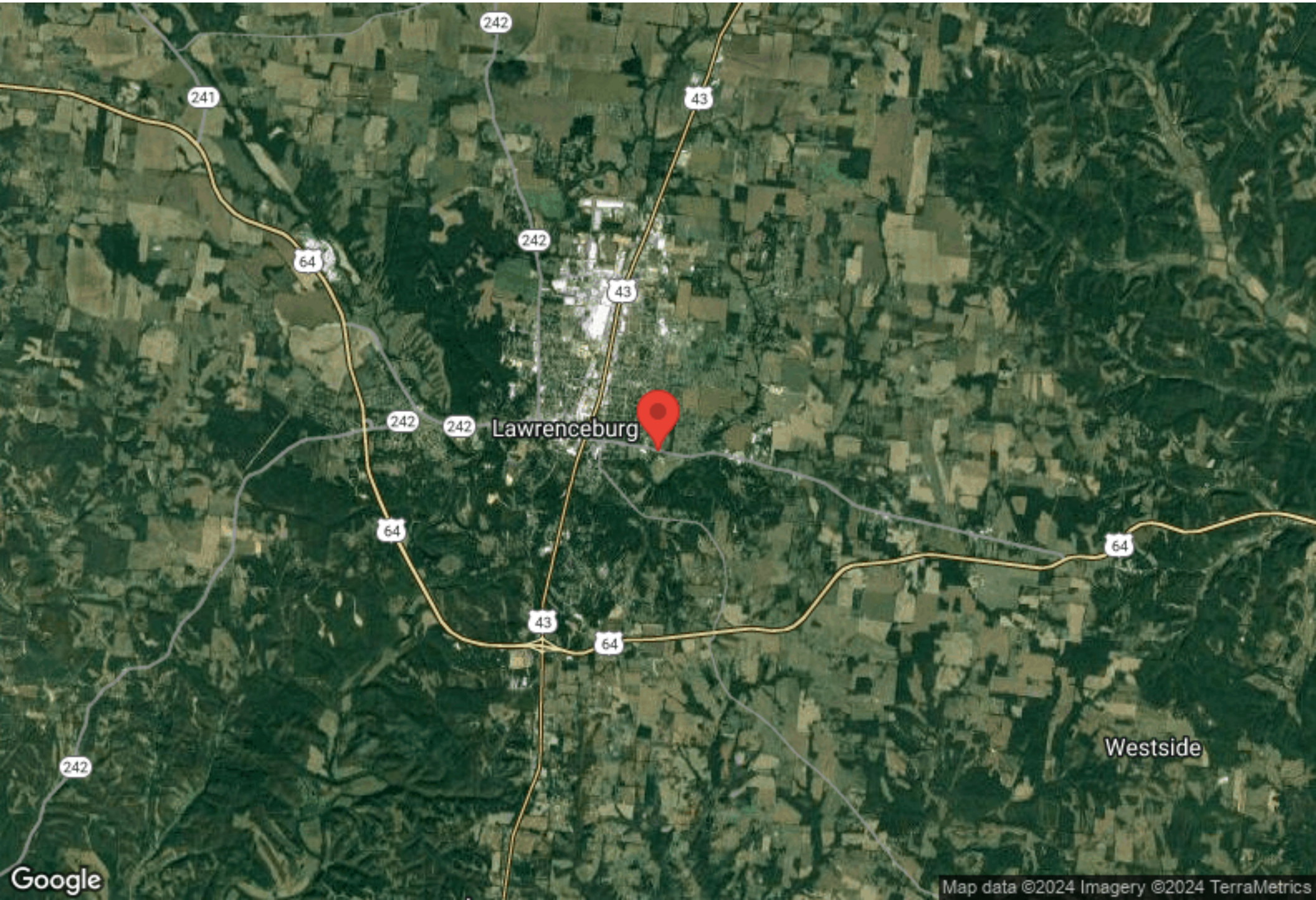
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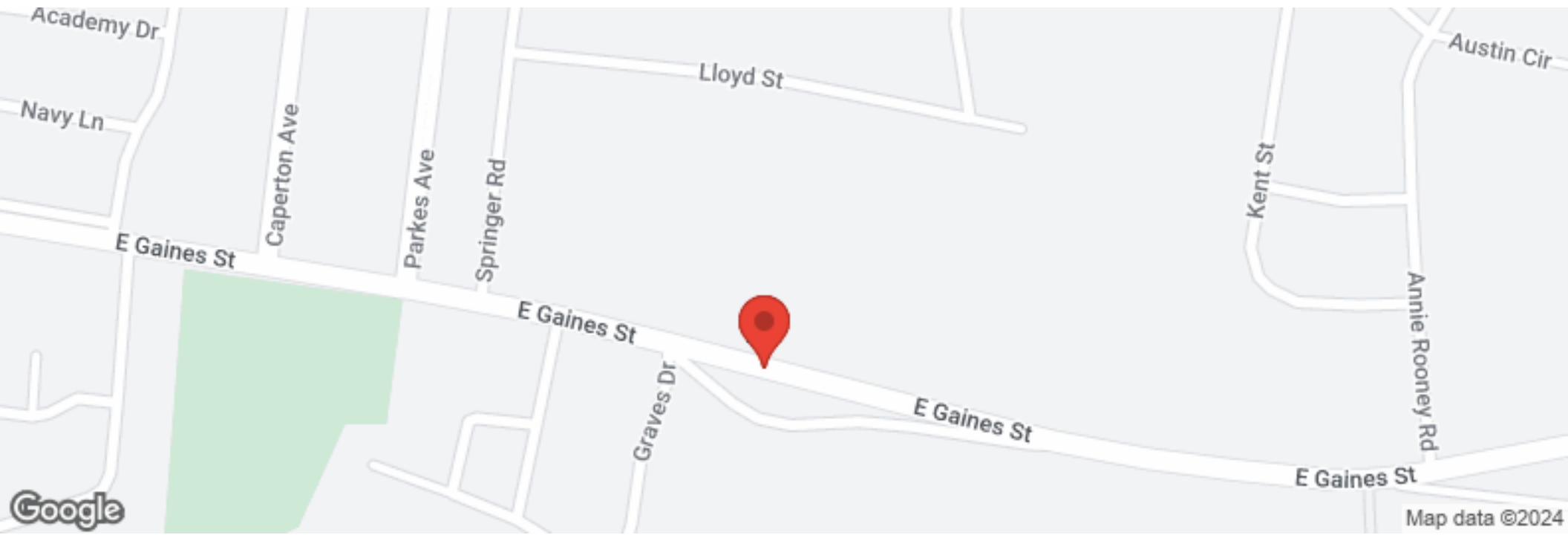
REGIONAL MAP

EAST GAINES STREET



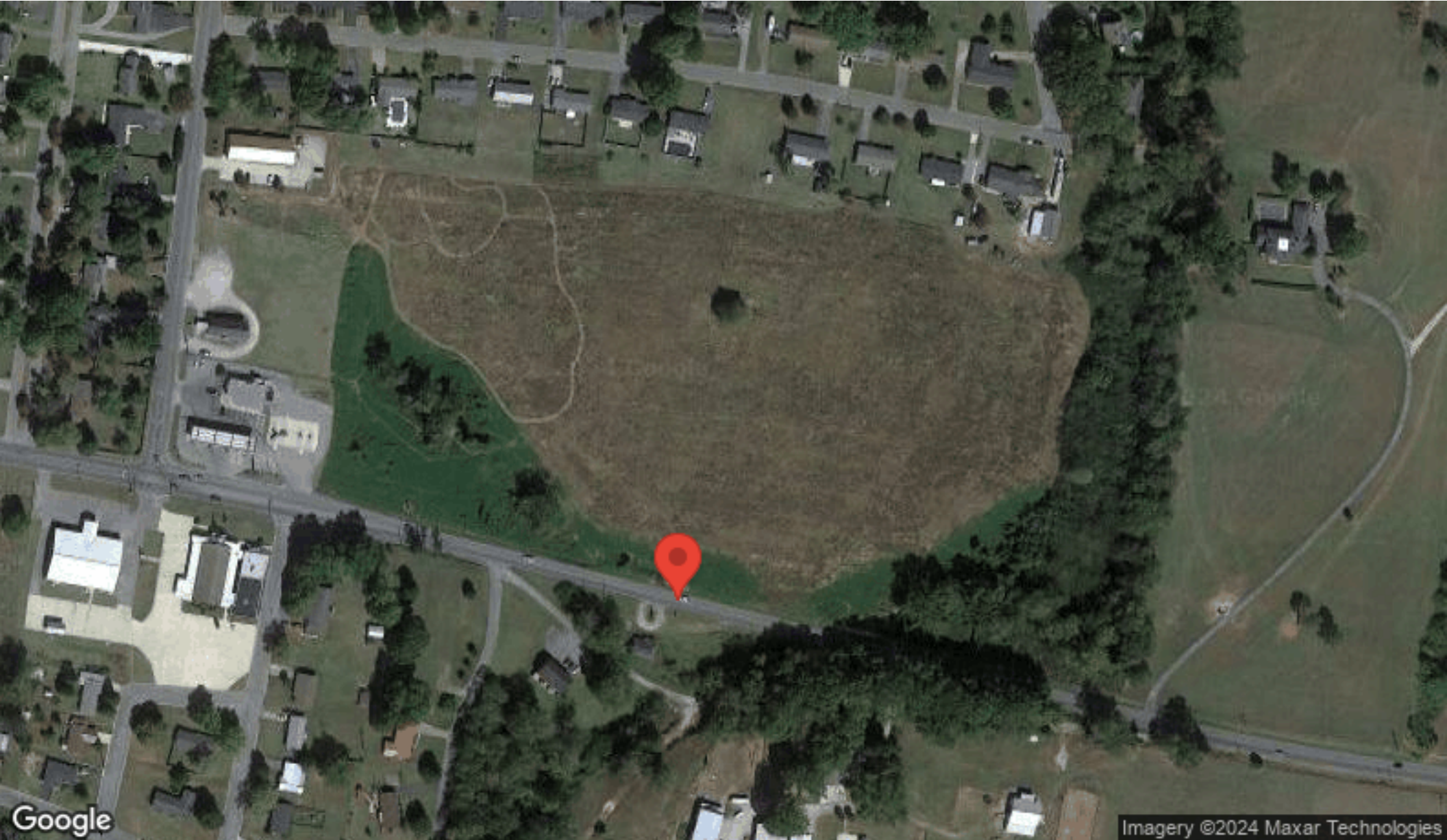
LOCATION MAPS

EAST GAINES STREET



AERIAL MAP

EAST GAINES STREET



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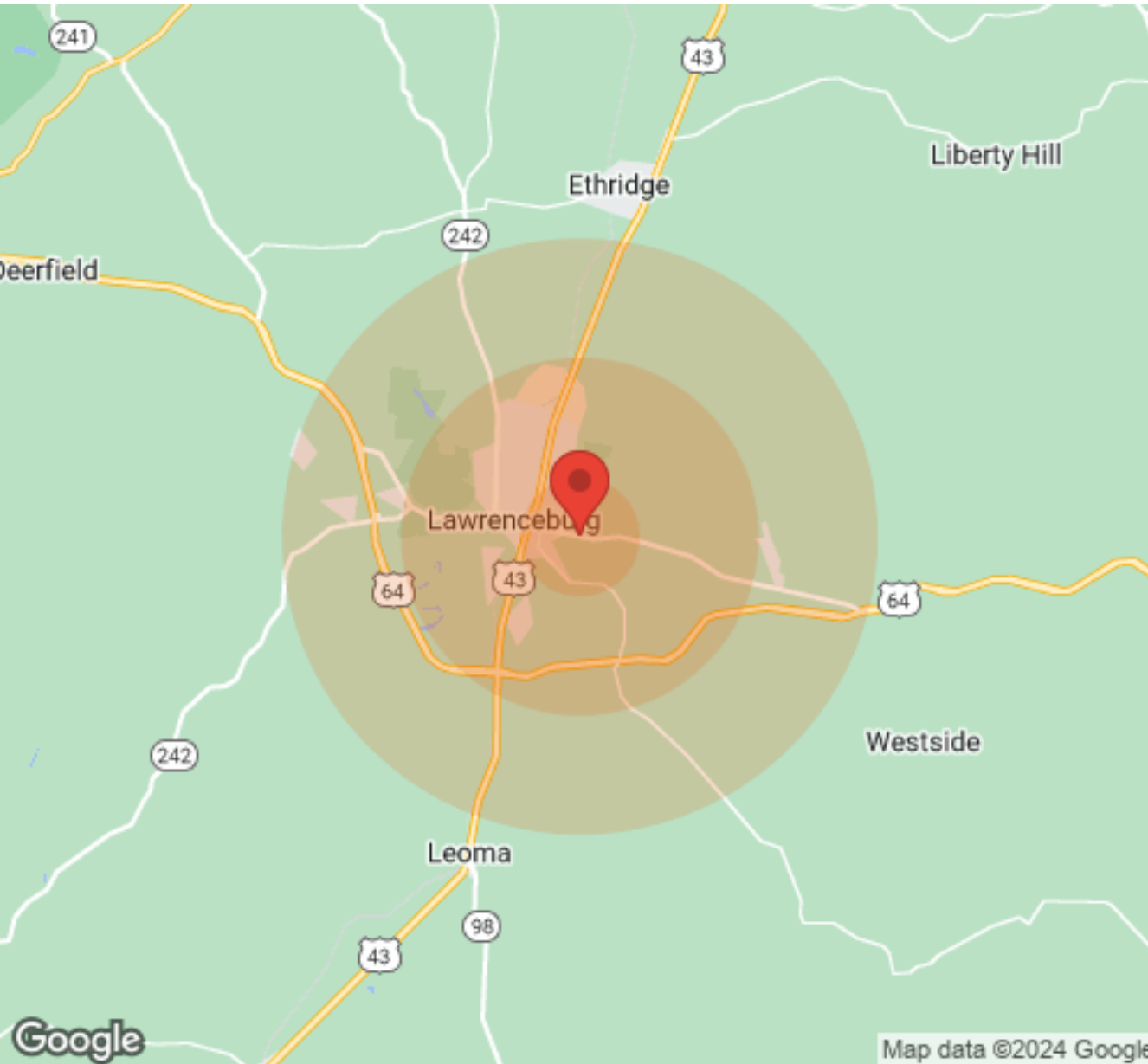


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DEMOGRAPHICS

EAST GAINES STREET



Population	1 Mile	3 Miles	5 Miles
Male	1,060	4,470	7,277
Female	1,294	5,038	8,126
Total Population	2,354	9,508	15,403

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	499	1,762	2,950
Ages 15-24	326	1,193	2,063
Ages 25-54	867	3,580	5,894
Ages 55-64	268	1,189	1,857
Ages 65+	394	1,784	2,639

Race	1 Mile	3 Miles	5 Miles
White	2,324	9,253	14,981
Black	3	125	214
Am In/AK Nat	N/A	4	4
Hawaiian	N/A	N/A	N/A
Hispanic	24	104	167
Multi-Racial	54	224	380

Income	1 Mile	3 Miles	5 Miles
Median	\$26,117	\$24,771	\$35,882
< \$15,000	283	1,110	1,529
\$15,000-\$24,999	218	811	1,090
\$25,000-\$34,999	157	397	772
\$35,000-\$49,999	124	664	1,123
\$50,000-\$74,999	150	528	967
\$75,000-\$99,999	23	281	462
\$100,000-\$149,999	42	254	324
\$150,000-\$199,999	N/A	28	48
> \$200,000	21	77	88

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,238	4,945	7,587
Occupied	1,085	4,464	6,863
Owner Occupied	658	2,764	4,448
Renter Occupied	427	1,700	2,415
Vacant	153	481	724

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PROFESSIONAL BIO

EAST GAINES STREET



JENNY ADCOX

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With more than 10 years experience in 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."

KW Commercial Middle Tennessee
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