

# Prime Development | Adaptive Reuse Opportunity:

Investment | Owner User



## High-Visibility Mixed-Use Development Opportunity | 3.14 Acres w/ 6,254SF Existing Structure

Unlock the potential of this strategically positioned commercial property located at EXIT 143 directly off Highway 13 South- 1,000 feet from the EXIT. A high-traffic corridor surrounded by national brands and strong consumer presence.

This offering includes two contiguous parcels totaling 3.14 acres, featuring an existing 6,254SF freestanding structure, a former part of a branded motel that recently sold. The site offers exceptional adaptive reuse potential or redevelopment upside for:

- Retail pad sites
- Fast casual or QSR restaurants
- Hospitality/hotel brand extensions for adaptive reuse of the remaining motel structure with 15 Keys + 4 storage rooms to add room density to the expansive 3.14 acres for expansion.
- Convenience retail or mixed-use strip center

---

# Prime Development | Adaptive Reuse Opportunity:

## Investment | Owner User

**Location Advantage:** Adjacent to McDonald's and directly across from multiple national franchises, convenience stores, and dining options, this parcel enjoys unmatched consumer synergy and visibility.

**Development-Ready:** Zoning flexibility allows for a wide range of commercial uses. Whether repositioned as a retail strip center, boutique hotel annex, or a restaurant hub, the location supports high daily traffic and easy ingress/egress.

### Property Highlights:

- 3.14 Acres, Two Contiguous Parcels: ID#:149 018.08 (0.95AC) & ID#:149 018.01 (2.14AC)
- 6,254 SF Existing Structure On-Site
- High-Traffic Visibility with Signalized Access Nearby
- Surrounded by multiple National Brands: McDonald's, Holiday Inn, Quality Inn, Pilot Travel Center
- Ideal for Redevelopment or Adaptive Reuse

### EXCLUSIVE BROKERS:



**LINDA BYRD**  
**MOBILE:** (615) 739-3000  
**OFFICE:** 209 10th Ave. S.  
Suite 560  
Nashville, TN 37203  
Office: (615) 649-7000  
**EMAIL:** LindaByrdRealtor@gmail.com



**ALEXA BASS**  
**MOBILE:** (615) 974-0294  
**OFFICE:** 209 10th Ave. S.  
Suite 560  
Nashville, TN 37203  
Office: (615) 649-7000  
**EMAIL:** AlexaBassRealtor@gmail.com



# Prime Redevelopment Opportunity:

Investment | Owner User



## EXCLUSIVE BROKERS:



**LINDA BYRD**  
**MOBILE:** (615) 739-3000  
**OFFICE:** 209 10th Ave. S.  
Suite 560  
Nashville, TN 37203  
**Office:** (615) 649-7000  
**EMAIL:** LindaByrdRealtor@gmail.com



**ALEXA BASS**  
**MOBILE:** (615) 974-0294  
**OFFICE:** 209 10th Ave. S.  
Suite 560  
Nashville, TN 37203  
**Office:** (615) 649-7000  
**EMAIL:** AlexaBassRealtor@gmail.com