

FOR SALE

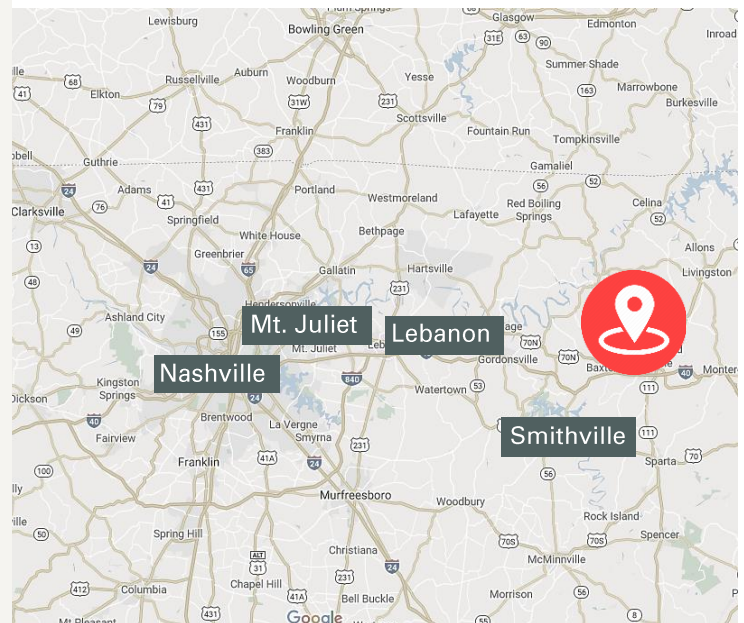
Retail Development Site
Prime Location in an Active Retail Corridor in
Cookeville, TN

W. Jackson Street, Cookeville, TN 38501



HIGHLIGHTS

- Jackson Street West Commercial Site
 - ±8.52 Acres
 - Sale Price: Call for Pricing
 - 2025 Taxes: \$7,774.50
 - Map 531-E; Parcel 22
 - CR – Regional Commercial Zoning
- Prime opportunity to purchase commercial land for development in an active retail corridor
- ±14,016 AADT counts on W. Jackson Street



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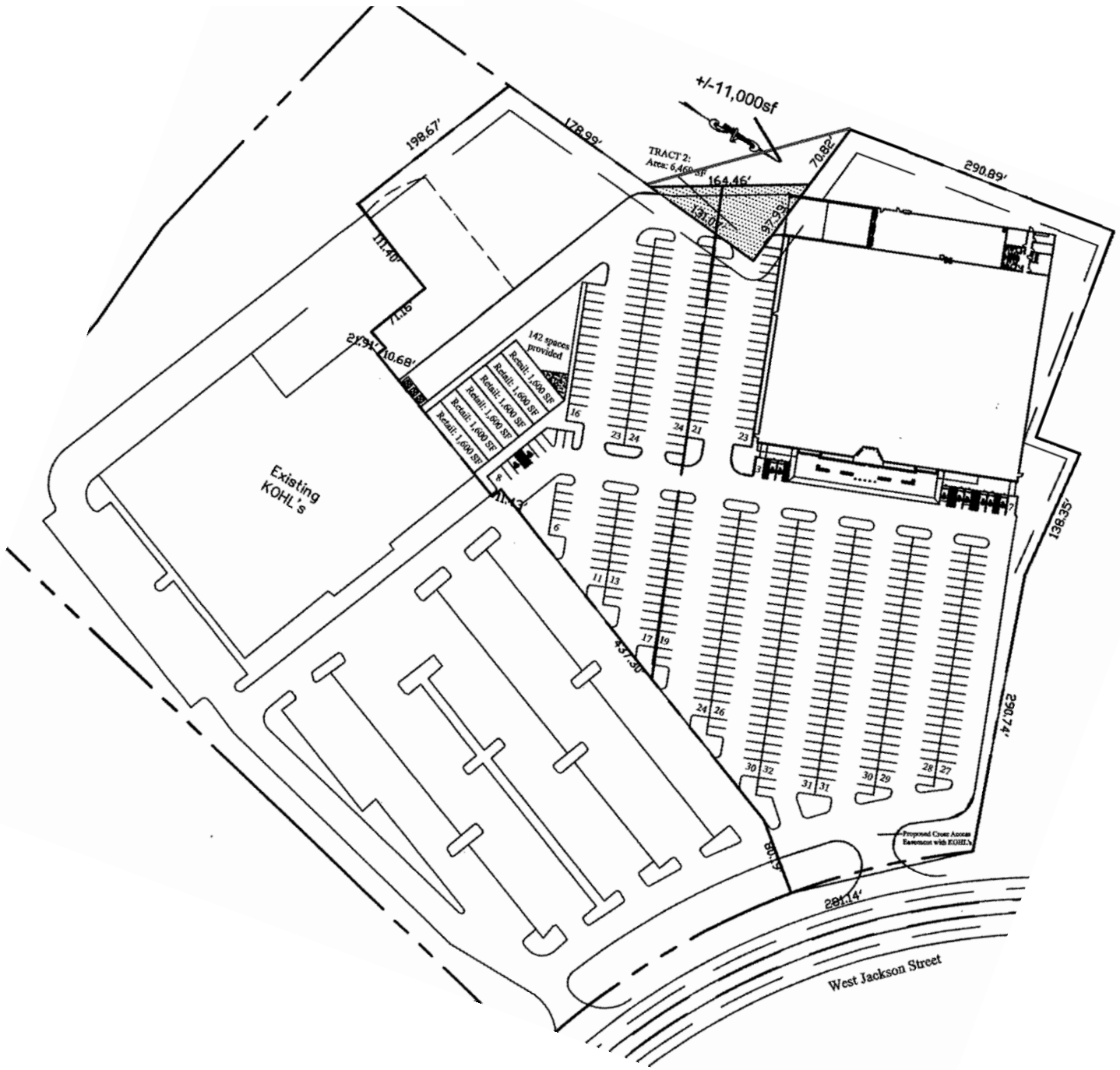
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
Land Available
Retail Land for Development

W. Jackson Street
Cookeville, TN 38501
Putnam County

CHARLES
HAWKINS CO.

PRELIMINARY SITE PLAN



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CHARLES
HAWKINS CO.



RECENT GROWTH

In 2024, Putnam County saw impressive growth across nearly all economic sectors. Our population is expanding rapidly, making us the 8th fastest-growing county in Tennessee. The labor force is thriving, with more jobs filled daily and businesses investing in workforce development. Entrepreneurship is booming, with over 577 new and renewed business licenses—a 22.77% increase from 2020.

Cookeville Chamber of Commerce

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