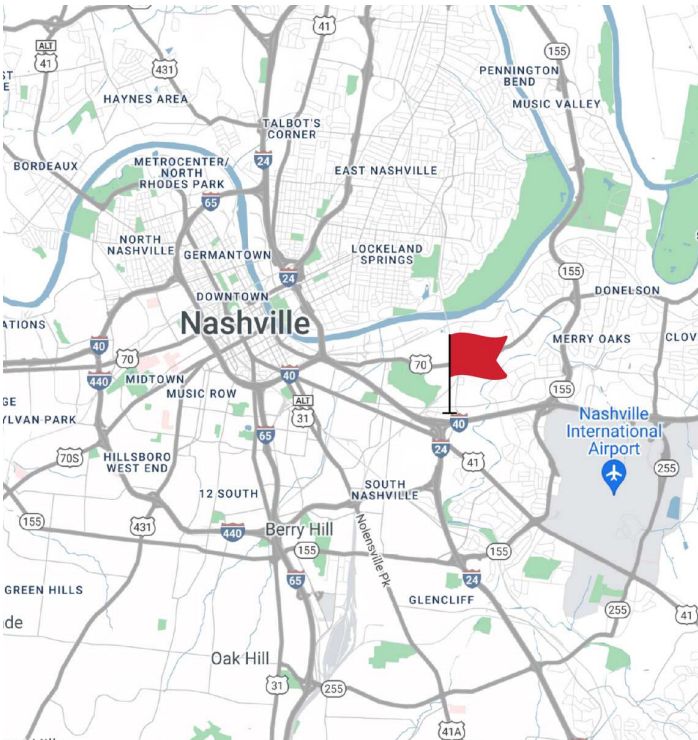


An aerial photograph of a commercial area in Spence, North Carolina. A large, irregularly shaped parcel of land is highlighted with a red outline. This parcel is located south of a road intersection and east of a large white industrial building. The surrounding area includes various commercial buildings, parking lots filled with cars and trucks, and some undeveloped land. In the foreground, a multi-lane highway (I-85) is visible, with Exit 213 marked by a green sign. A blue and red shield sign with the number 40 is also present. The text 'Elm Hill Pike' and 'Spence Lane' are visible on the roads. The overall scene depicts a typical commercial and industrial landscape.

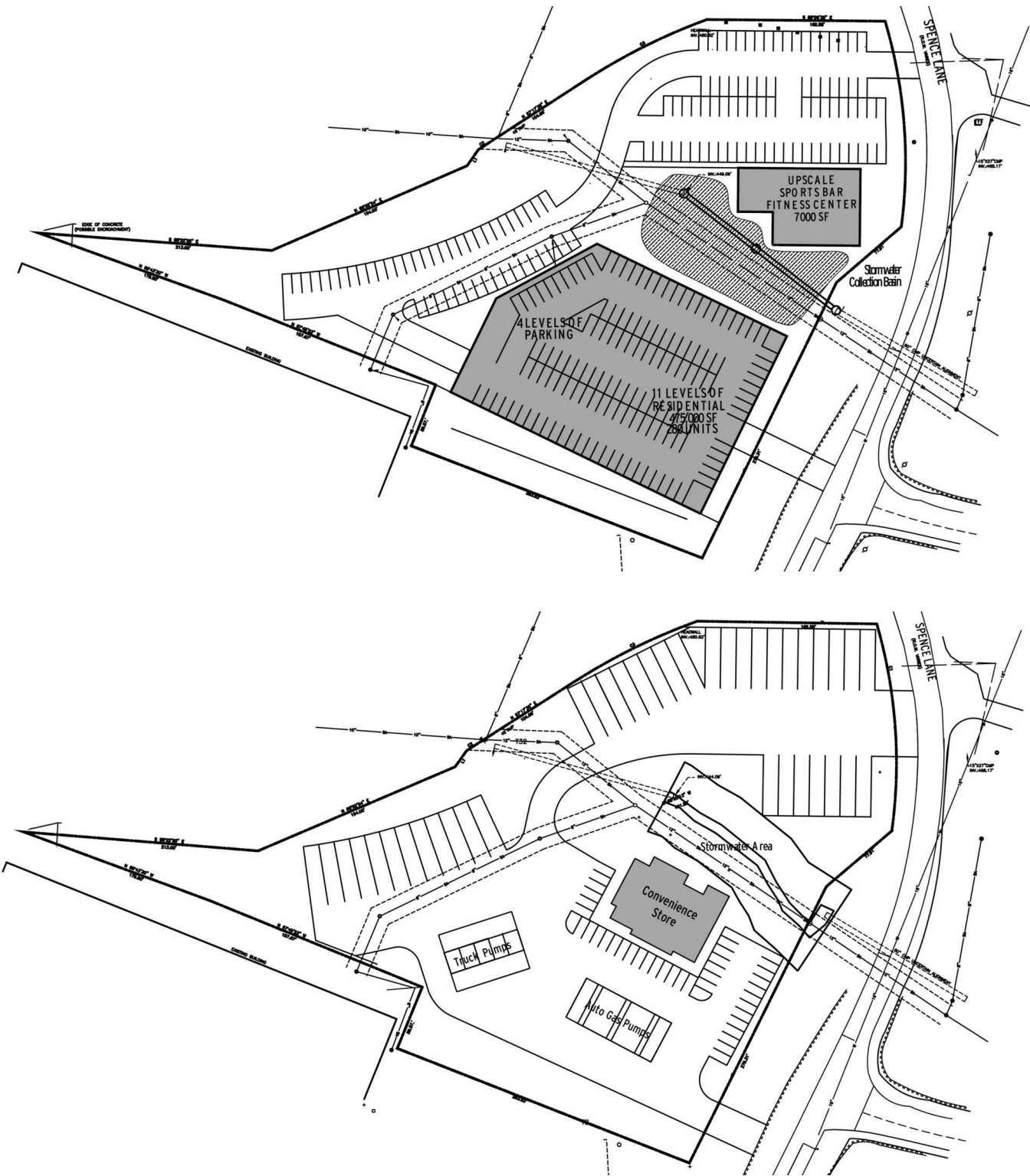


PROPERTY HIGHLIGHTS

- **SIZE:** 4.03 Acres
 - **ZONING:** IR
 - **PRICE:** Unpriced
 - Unique **Corner Lot** with great interstate visibility and frontage at I-40, exit 213 at traffic light.
 - Previously leased for trailer parking, generating strong rental income
 - **Ideal for Gas Station, Truck Stop, Auto Dealer, Auto Service Center, Event Space, Retail Center etc.**
 - Located less than 5 miles from Downtown Nashville CBD and less than 3 miles from Nashville International Airport (BNA)
- Immediate access to I-40 via exit #213 (161,482 CPD)

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Example Site Plans



John Cavin
615.210.9697 x675
jcavin@southeastventure.com