

# FOR SALE

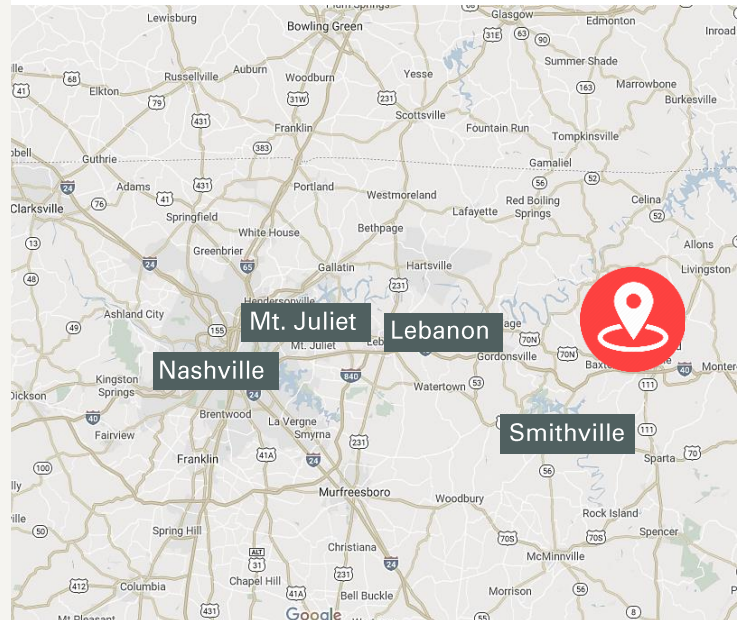
Retail Development Site  
Prime Location in an Active Retail Corridor in  
Cookeville, TN

W. Jackson Street, Cookeville, TN 38501



## HIGHLIGHTS

- Jackson Street West Commercial Site
  - ±8.52 Acres
  - Sale Price: Call for Pricing
  - 2021 Taxes: \$7,011.96
  - 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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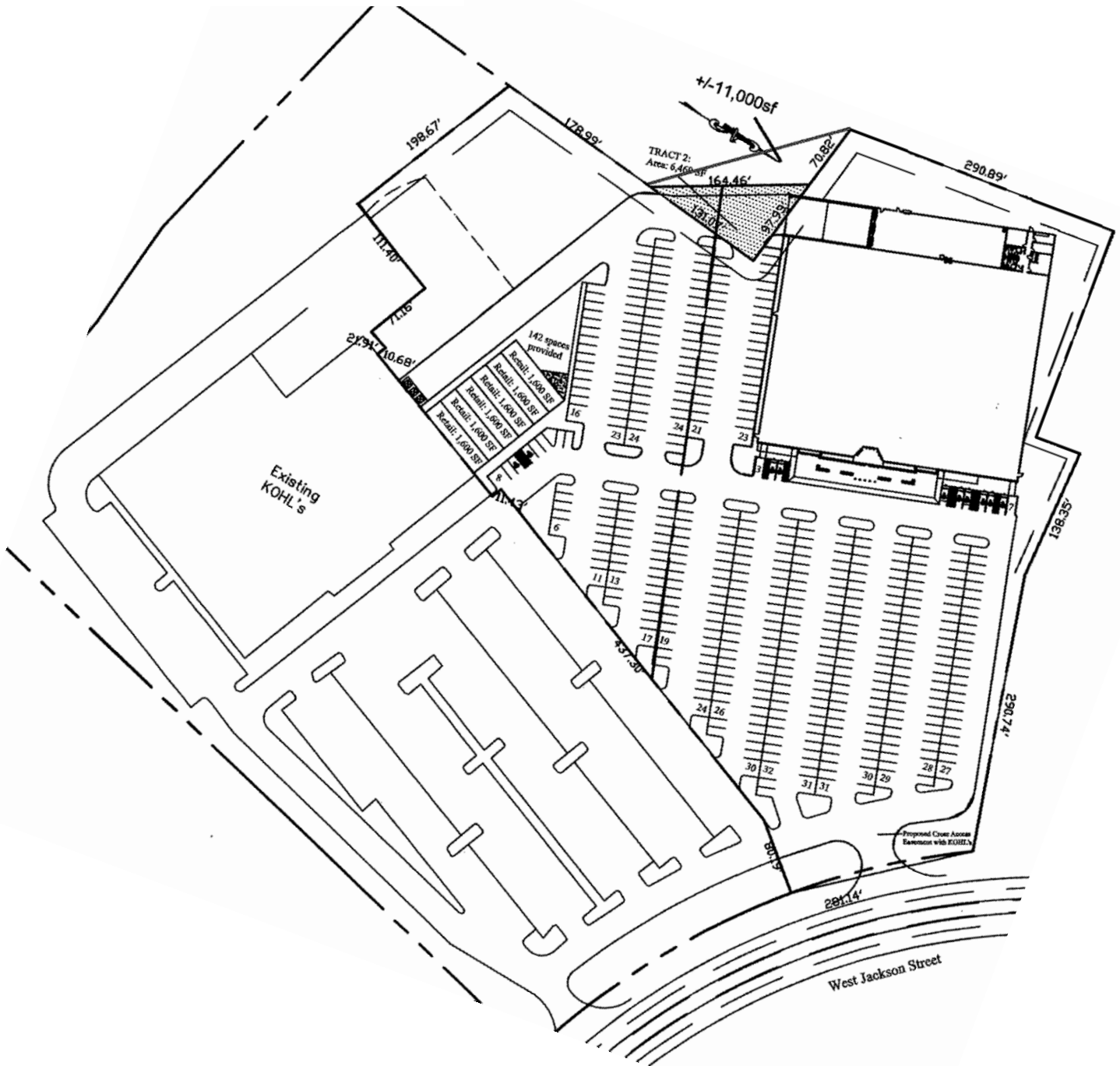
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For Sale  
Land Available  
Retail Land for Development

W. Jackson Street  
Cookeville, TN 38501  
Putnam County

CHARLES  
HAWKINS CO.

## PRELIMINARY SITE PLAN



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## 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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