



ADDRESS 0 Tom Sharp Rd, Columbia, TN 38401

SIZE 1 Parcel totaling 35.44 Acres (Per May 2022 Survey)

ZONING Agricultural

BEST USES Residential Single Family Development
Arable, Pastoral, or Mixed Farming

ASKING PRICE \$950,000

HIGHLIGHTS

- 5 miles to exit 46 on I-65
- 3 miles to HWY 31
- 0.35 miles to Howell Elementary School
- 0.65 miles from EA Cox Middle School
- Sewer in Tom Sharp Rd at property
- 303 Single-Family homes either approved or under construction in the immediate area
- Adjacent developments selling homes for upwards \$300,000
- Within a 20-minute drive time:
 - 137,707 residents
 - 46,273 daytime employees
 - \$272,542 median home value
 - \$76,137 median household income
 - \$95,850 average household income
 - 73% of existing homes are owner-occupied



for more information, contact