1647

Old Hwy 99, Columbia, TN 38401
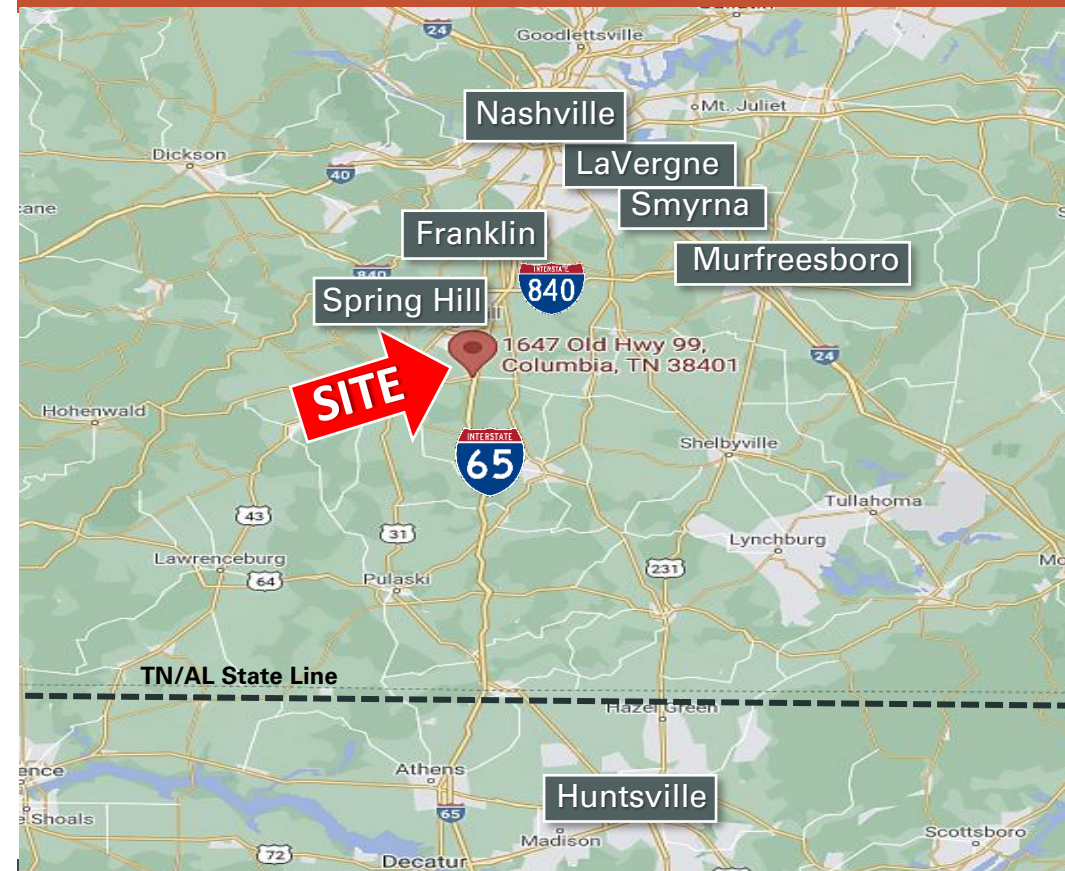
FOR SALE

HIGHLIGHTS

- ±47.60 Acres / Potentially Divisible
- Potential Commercial/Retail Development site
- Columbia's main interstate Exit #46 on I-65 is a great location for businesses, consumers, and employees.
- An attractive location for businesses looking to benefit from Nashville's growth without the high costs of operating directly in the city
- Growing population increases demand for both residential and commercial spaces, requiring more development
- There is an increasing demand for retail, dining, and service businesses
- Columbia offers a high quality of life
- A desirable place to live, work, and raise families, which can attract businesses looking to relocate or expand in the area
- **Sale Price: $12,400,000 (for the full ±47.60 acres)**

LOCATION HIGHLIGHTS

- Located about 25 minutes south of Nashville
- ±7 Miles from Williamson County, the wealthiest county in the state
- Convenient access to I-65 via Exit #46
- Site offers visibility from I-65
- ±9 Miles from the newly constructed June Lake interchange

LOCATION OVERVIEW

SITE — 1647 Old Hwy 99, Columbia, TN 38401

Nashville · LaVergne · Smyrna · Franklin · Murfreesboro · Spring Hill · Huntsville

TN/AL State Line

MILEAGES

Saturn Pkwy	7 miles
I-840	14 miles
Spring Hill	10 miles
Franklin	22 miles
Nashville	37 miles
Smyrna	41 miles
Murfreesboro	43 miles
LaVergne	45 miles
Alabama State Line	46 miles
Huntsville, AL	72 miles

Jeff Thomas, CCIM
First Vice President
615-417-3337
JThomas@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue, Nashville, TN
615-256-3189
www.charleshawkinsco.com

CHARLES HAWKINS CO.

Over 1,100' of road frontage along Old Hwy. 99

MAURY COUNTY

Maury County's Top Traded Industries

- MAGNA MAGNA SEATING — Transportation Equipment Manufacturing
- SOLVAY asking more from chemistry® — Chemical Manufacturing
- SAMUEL — Metal Fabrication & Product Manufacturing
- Farm Bureau Tennessee — Business Services
- COMPREHENSIVE LOGISTICS — Logistics, Distribution & Wholesaling
- GM GENERAL MOTORS — Automotive Manufacturing
- IB-TECH Tennessee Plant
- ARMADA
- BMC Celebrating Over 40 YEARS
- Redman-Davis Insurance, Inc.
- Ryder Ever better.
- ultium cells

- 46,920 Workers; #1 in TN for manufacturing growth
- 92,163 Population; 5th Fastest growing county in TN
- #2 in TN and #29 in the US for incoming investment

MAURY COUNTY INDUSTRIAL MARKET

INVENTORY (SF) **12 M**

VACANCY RATE **0.5%**

12% Below national cost of living

FOR SALE

Marlon's Creek Development
(163 Rooftops planned)

Quail Run Meadows Development
(204 Rooftops planned)

INTERSTATE 65

Holiday Inn Express

±47.60 Acres Available

Hampton Inn & Suites by HILTON

Overlook at Bear Creek Development
(180 Rooftops planned)

FAIRFIELD Inn Marriott

Love's Travel Stops

CLEBURNE FARM SUPPLY

SUBWAY

Stan's

Comfort SUITES

McDonald's

WAFFLE HOUSE

Cracker Barrel

Comfort INN

Super 8

CANDLEWOOD SUITES

HARLEY-DAVIDSON MOTOR CYCLES

Reserve at Hickory Ridge
Residential & Retail Development Underway
(409 Rooftops planned)

Phase I

Bear Springs Development
(882 Rooftops planned)

Phase II

Pumpkin Creek Development
(300 Rooftops planned)

N

Jeff Thomas, CCIM
First Vice President
615-417-3337
JThomas@charleshawkinsco.com

CHARLES HAWKINS CO.