

Highway 43

Lawrenceburg, TN

**11.83 Acres** 

### Overview

#### Site Features

- Ready for Your Vision: This prime property is available for sale with all utilities seamlessly connected, making it ready for your next big project.
- Convenient Accessibility: The Springer Road Extension runs along the backside of the property, offering multiple access points and enhancing traffic flow for future developments.
- Endless Possibilities: Enjoy the benefits of flat land, perfectly
  positioned for a variety of exciting development opportunities.
- **Thriving Neighborhood:** Located directly across from a vibrant new development along Highway 43, featuring fresh dining options, hotels, and more, ensuring a steady influx of visitors and residents.
- Healthcare Hub: Just under a mile from the newly opened 60,000 SF Maury Regional Health Center, positioning your project within a vital community resource.
- **Retail Convenience:** Less than 1 mile from Walmart, providing essential shopping options and increasing foot traffic in the area.
- High Visibility: With 17,000 vehicles passing by daily, your development will capture the attention of countless potential customers and clients.







## Property Features

• **Size:** 11.57 Acres

• Divisible: Yes

• **Zoning:** Residential (can be rezoned)

• Water: Yes

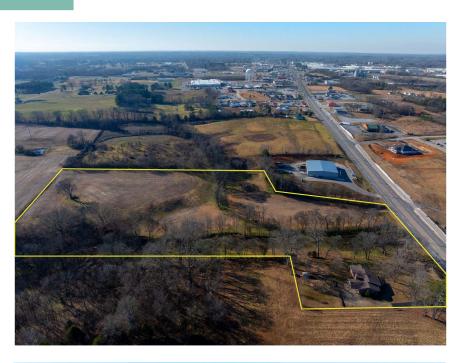
• Gas: Yes

• Sewer: Yes

• Ingress/Egress: 3 Points

• Frontage: 440 Feet

• Daily Traffic: 17,000 VPD





#### Immediate Amenities





# Demographics

	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population	347	18,950	33,105
Housing units	152	8,109	13,936
•	102	0,100	10,000
Average Household Income	\$70,335	\$71,588	75,071
Average Household Size	2.48	2.45	2.54









