



Lawrenceburg Land

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.



Divisible Land

Parcel Legend

1 - 1.57 AC

2 - 2.83 AC

3 - 7.43 AC

Springer Rd Extension



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
Average Household Income	\$70,335	\$71,588	75,071
Average Household Size	2.48	2.45	2.54



Lawrenceburg Development Land



FOR MORE INFORMATION -

**Michael
Dunn**

First Vice President

(c) +1 615 943 4620

michael.dunn2@cbre.com

Highway 43, Lawrenceburg, TN

CBRE