

# FOR SALE

## Development Opportunity

## 00 HIGHWAY 45 N

## Three Way, TN 38343

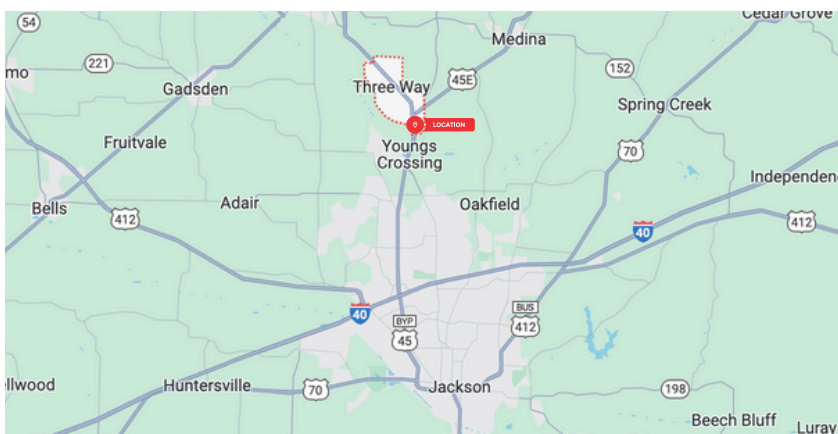


### PROPERTY OVERVIEW

Development Opportunity! 52+/- Acres Located on Highway 45 N in Three Way TN. This Property has 2,000ft in Highway Frontage Anchored by Jones Chevrolet. This site is Located in one of West TN's Fastest Growing Corridors. Positioned on one of the Busiest Traffic Counts with Addt of... This Development Opportunity is well Situated for National Auto Dealer, Retail, Distribution Opportunity. Seller will Consider Subdivide with Minimum of 10 Acres.

### OFFERING SUMMARY

Sale Price: **\$2,750,000**  
Total Lot Size: **+/- 52 Acres**  
Zone B-H: **+/- 14 Acres**  
Road Frontage: **+/- 500 FT - Hwy 45**  
Zone BP: **+/- 38 Acres**  
Road Frontage: **+/- 1,500 FT - Hwy 45**  
Will Subdivide: **Yes**  
Utilities: **See Utility Map**



**WINFRED ALLEN**

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## ZONING OVERVIEW



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