

1683 NASHVILLE HWY

Columbia, TN 38401



7.95 +/- ACRES FOR SALE

Jenny Adcox, Managing Director
KW Commercial Middle Tennessee
5083 Main St, Ste 1 Spring Hill, TN 37174
M: 931-628-0735/O: 615-302-5152
jennyadcox@kwcommercial.com

Lee Black, Managing Director
KW Commercial
818-657-6539
leeblack321@outlook.com
CA DRE 00897065



Each Keller Williams office is independently owned and operated.



For Sale >> \$2,215,000

Zoning	Approved PUD for Retail/Office Future Land Use: Suburban Corridor
Highway Frontage	~ 900 feet
Acreage	7.95 acres in two parcels



- LAND PURCHASE TO INCLUDE BOTH PARCELS
- OVER 40,000 CARS PER DAY
- SIGNIFICANT INVESTMENT INTEREST IN MAURY COUNTY
- EASY PROXIMITY TO THE I-65/I-440/I-40 CORRIDOR
- RAW LAND WITH UTILITIES AVAILABLE ALONG NASHVILLE HWY
- SITE SPLIT INTO TWO PARCELS: 5.28 ACRES & 2.67 ACRES

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PROPERTY PHOTOS

Southeast View



Southwest View

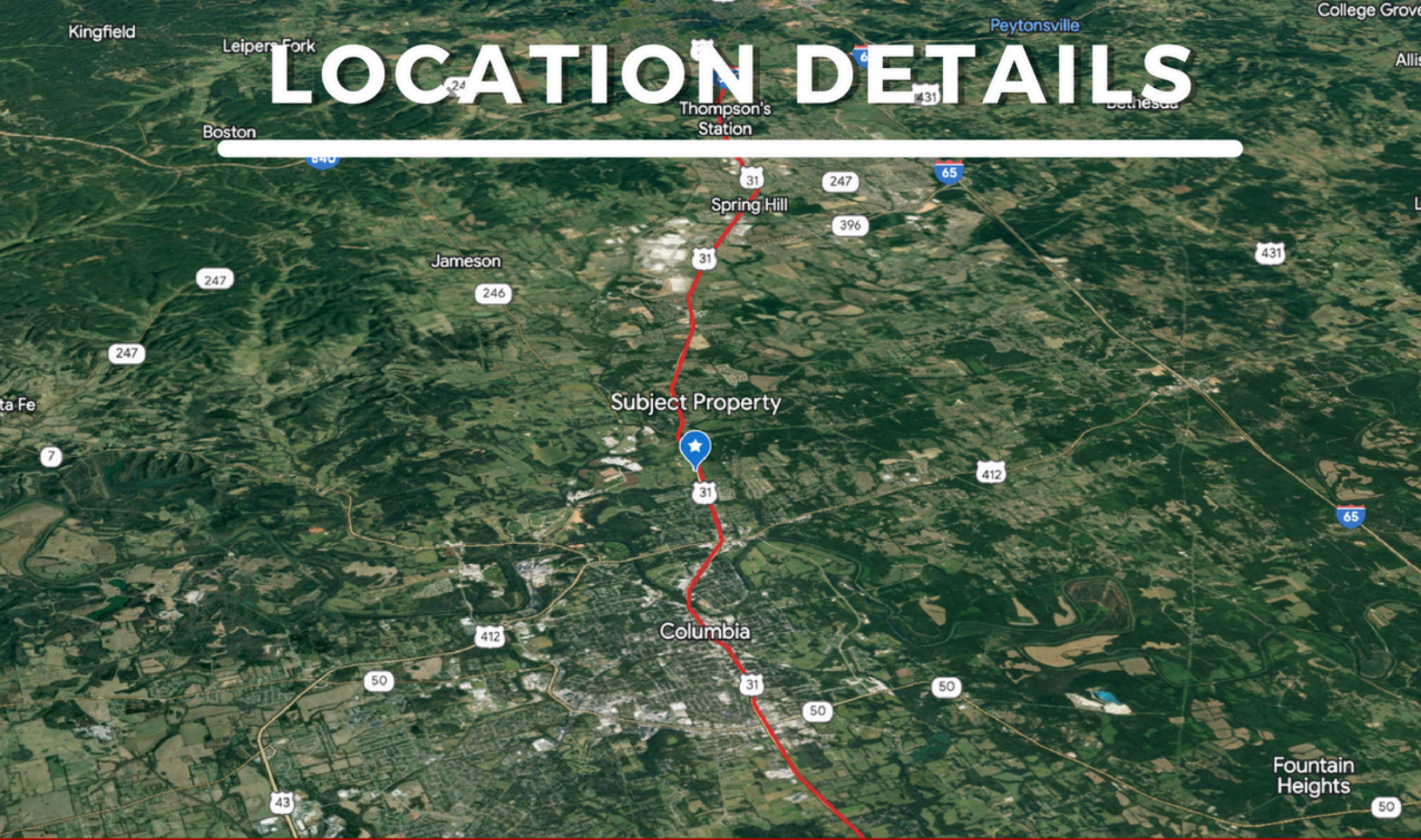


Please make note that the southern-most parcel is to be split by a TDOT planned road. Please inquire for more information.

Boundary lines are approximate

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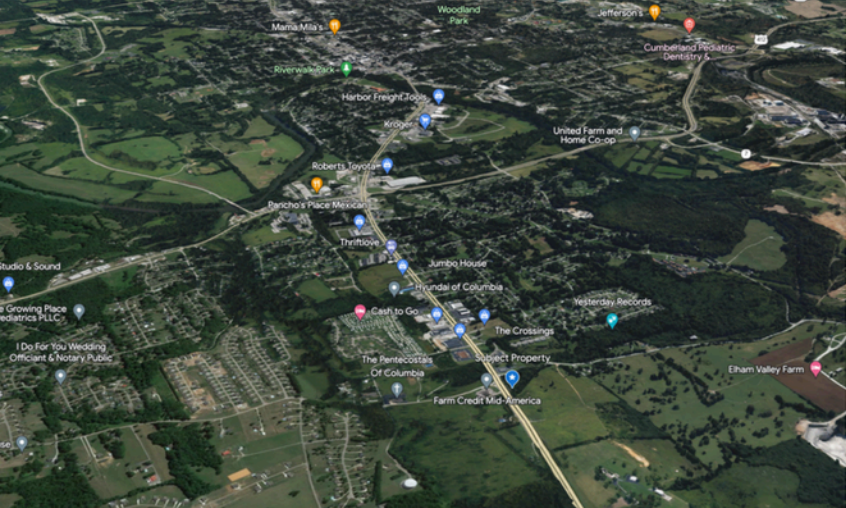
LOCATION DETAILS



SITUATED ON WEST SIDE OF NASHVILLE HWY, JUST NORTH OF COLUMBIA ROCK ROAD, THIS PROPERTY IS LOCATED ON THE NORTH SIDE OF COLUMBIA. THIS LOCATION HAS GOOD CONNECTIVITY AS NASHVILLE HWY SERVES AS A MAJOR NORTH TO SOUTH THOROUGHFARE FOR COLUMBIA.



GREAT DEVELOPMENT OPPORTUNITY IN A COMMUNITY THAT IS EXPERIENCING A HEALTHY MIX OF COMMERCIAL GROWTH, DOWNTOWN BUSINESS, AND RESIDENTIAL HOMES. BEING WITHIN A DRIVABLE DISTANCE TO NASHVILLE, COLUMBIA HAS SEEN A 17% INCREASE IN POPULATION IN THE LAST FIVE YEARS.



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COLUMBIA MAURY COUNTY

2022 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Columbia
Year Incorporated	1817
Land Area in Square Miles (County)	613
Water Area in Square Miles (County)	2
Latitude	N35° 36.90'
Longitude	W87° 02.12'
Elevation	650'
Market Region	Nashville
Distance From Nashville	45 miles
Time Zone	Central
City Website	www.columbiatn.com
County Website	www.maurycounty-tn.gov
Additional Incorporated Cities within the County	Mt. Pleasant and Spring Hill
Unincorporated Cities	Culleoka, Hampshire, Santa Fe, Williamsport

TAX STRUCTURE

<u>LOCAL</u>	<u>City</u>	<u>County</u>
Property Taxes (2021)		
• Rate per \$100 value	\$1.1597	\$2.2364
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2020)	\$1,011,747,638	\$2,577,823,189
Hotel-Motel Tax	5%	5%
Motor Vehicle Wheel Tax Rate		\$25.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIPS

CLIMATE

Annual Average Temperature	57.85° F
Average High Temperature	70.1° F
Average Low Temperature	45.7° F
Annual Average Precipitation	55.43"
Annual Average Snowfall	2"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

POPULATION

	<u>City</u>	<u>County</u>
2010 (Census)	34,684	80,956
2021 Population	41,375	101,730
2021 Median Age	39.3	40.3
2026 Population Projection	44,767	110,915
Annual Growth Rate (2021-2026 Projected)	1.59%	1.74%

Source: ESRI

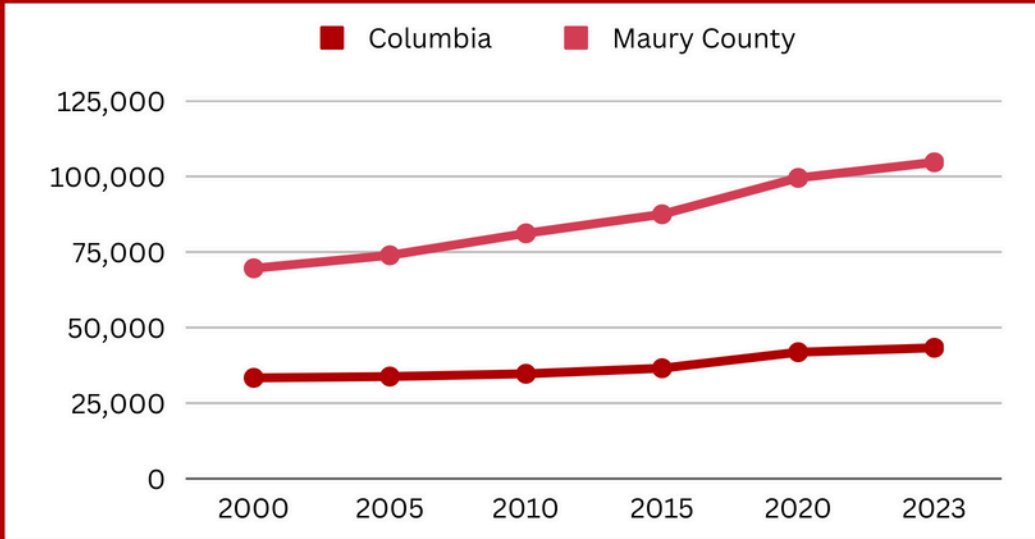
STATE

Sales Tax
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
Local Sales Tax Rate
• 2.75%
Local and State Sales Tax Collected (FY2021)
• \$173,341,357
Income Tax
• Personal: Repealed beginning January 1, 2021
• Corporate Excise Tax: 6.5% of Tennessee taxable income
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue

DEMOGRAPHICS

POPULATION



HOUSING

MEDIAN HOME VALUE

\$411,368

MEDIAN RENTAL PRICE

\$1,381

INCOME

PER CAPITAL INCOME

\$52,041

AVG ANNUAL INCOME

\$36,030

**MEDIAN HOUSEHOLD
INCOME**

\$66,353