

1399 HWY 96 N

FAIRVIEW, TENNESSEE

Available in Williamson County

Commercial - Land

±25.87 Acres Available



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DEVELOPMENT OPPORTUNITY

BANK OWNED REAL ESTATE PRICED TO SELL BELOW APPRAISED VALUE!! Commercially zoned 25.87-acre site near Interstate 40 @ Highway 96 in Williamson County. The commercially zoned (Commercial General) by Fairview City Planning and Zoning offers generous potential uses of the property. Great location for uses such as automotive parking, retail services, outdoor material and equipment sales/repair, medical, self-storage, warehousing, etc. Other Uses with Supplemental approvals are multi-family, religious facilities, health care, veterinary services, etc. Please refer to Fairview zoning ordinance for all permitted uses.

INVESTMENT HIGHLIGHTS

- Located in Fairview
- Zoned CG
- ±25.87 Acres
- Property Type: Commercial / Land



PROPERTY CHARACTERISTICS

- Property Type: Commercial
- Net SF: 1,132,560 sf
- Parcel: 018 022.00
- Zoning: CG- Commercial General
- 25 Miles Southeast of Down town Nashville
- Adjacent to I-40 interchange on Highway 96 and five miles from I-840
- Adjacent to hotels and gas stations / Truck stop with immediate interstate access





Fairview

CG-Commercial
General



CORE
REAL ESTATE

Outlines of property are for illustration only. Buyer should verify all pertinent information.

600ft

MARKET OVERVIEW

CORE
REAL ESTATE

1.1 Million

Regional
Workforce

66

New People
Per day

2.1 Million

MSA
Population

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

2.5% unemployment rate for Nashville MSA, 100 basis points **lower** than the national rate (March 2023).

A **major growth** market in the Southeast, Nashville has received **over 140,000 new jobs** since 2010* by national companies such as Amazon, AllianceBernstein, EY, ICEE and Philips.

Over 50 companies have announced or moved their **headquarters** to Nashville in the last five years.

One of the nation's **lowest tax burdens**, Tennessee was named the **top state for low business taxes and regulations** by the U.S. Chamber of Commerce's Enterprising States Report

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