



PAD READY GRADED SITE

# Approved Industrial Development

IRON HILL ROAD W & HWY 46, DICKSON, TN 37055

\$1,475,000 | 2.21 ACRES

ADRIAN DEL RIO  
Broker  
916.303.0133  
TN #371574  
adelrio@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM  
NASHVILLE | WEST & EAST TN | SOUTHEAST

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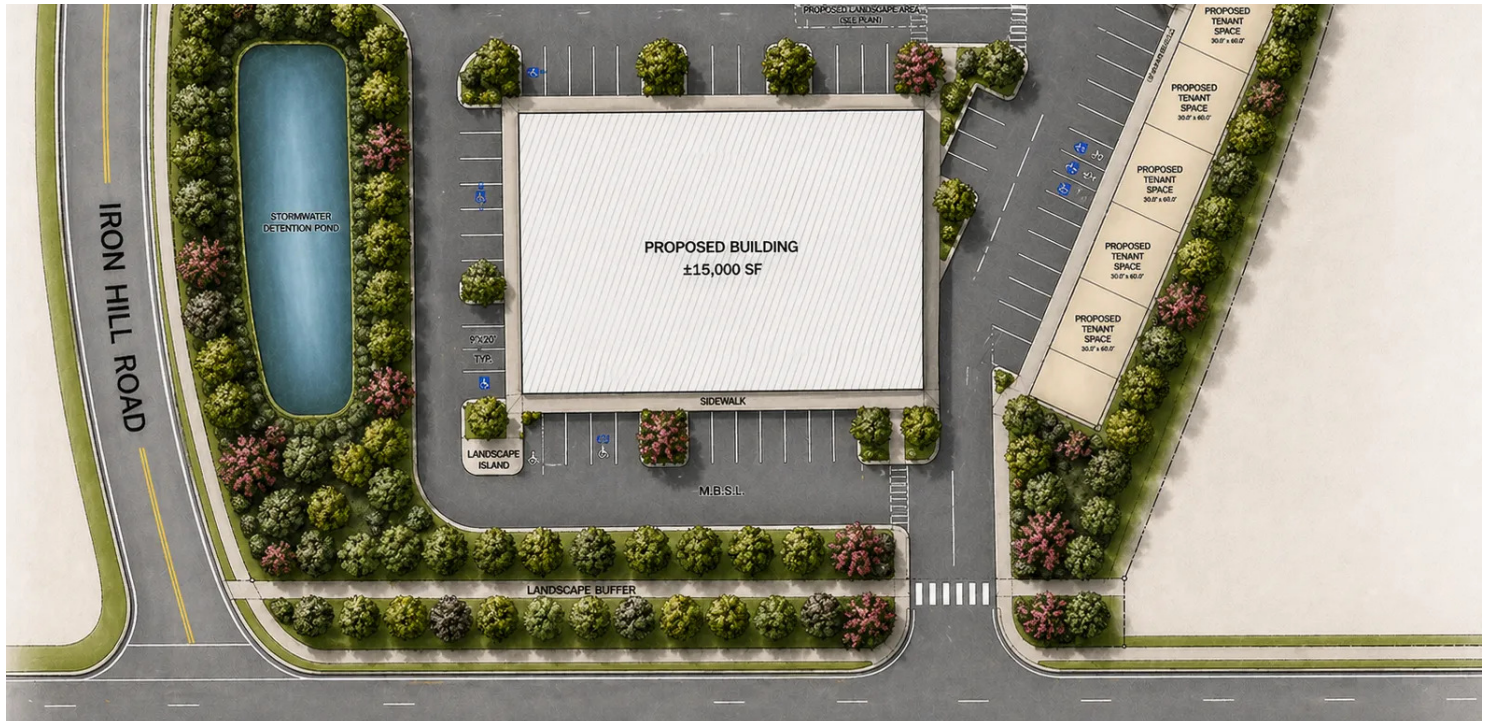
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**PRESENTED BY:**

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**OFFERING SUMMARY**

<b>Offering Price:</b>	\$1,475,000
<b>Price / Acre:</b>	\$667,421
<b>Lot Size:</b>	2.21 Acres
<b>Price PSF:</b>	\$15
<b>Zoning:</b>	C-2

**PROPERTY OVERVIEW**

The subject property is a pad ready approved industrial development site for a total +/-20,400 SF of multi-tenant industrial building situated on 2.21 AC. The fully approved site plan is comprised of a single-demisable 15,000 SF building plus three (3) separate multi-tenant buildings each 1,800 SF totaling 5,400 SF.

Located on a high visibility corner of coveted HWY 46, which is the main highway traffic artery which connects from Columbia through Dickson up to Clarksville. The highway boasts 13,000 ADT south of I40 with those traffic counts growing each day.

HWY 46 features all of the major industrial distribution, wholesalers, gas stations, and national credit rated tenants.

Public utilities such as water, sewer, electrical (corner), and gas are in the roadway just a few feet from the parcel. TDOT (Tennessee Department of Transportation) has approved a right hand turn ingress / egress from Hwy 46 wide enough to accommodate big rigs along with truck distribution.

The city is extremely business friendly and will work with developers to generate business revenue.

**LOCATION OVERVIEW**

Desirable Highway 46 corner lot offering approximately 281 feet of frontage on Highway 46. Its strategic location provides easy access to major routes, including Interstate 40 (I-40), Interstate 840 (I-840), Highway 100, and Highway 7, making it suitable for various commercial uses. Hwy 46 is a main business thoroughfare through Dickson with high traffic counts (approximately +13K ADT). Dickson is a booming city



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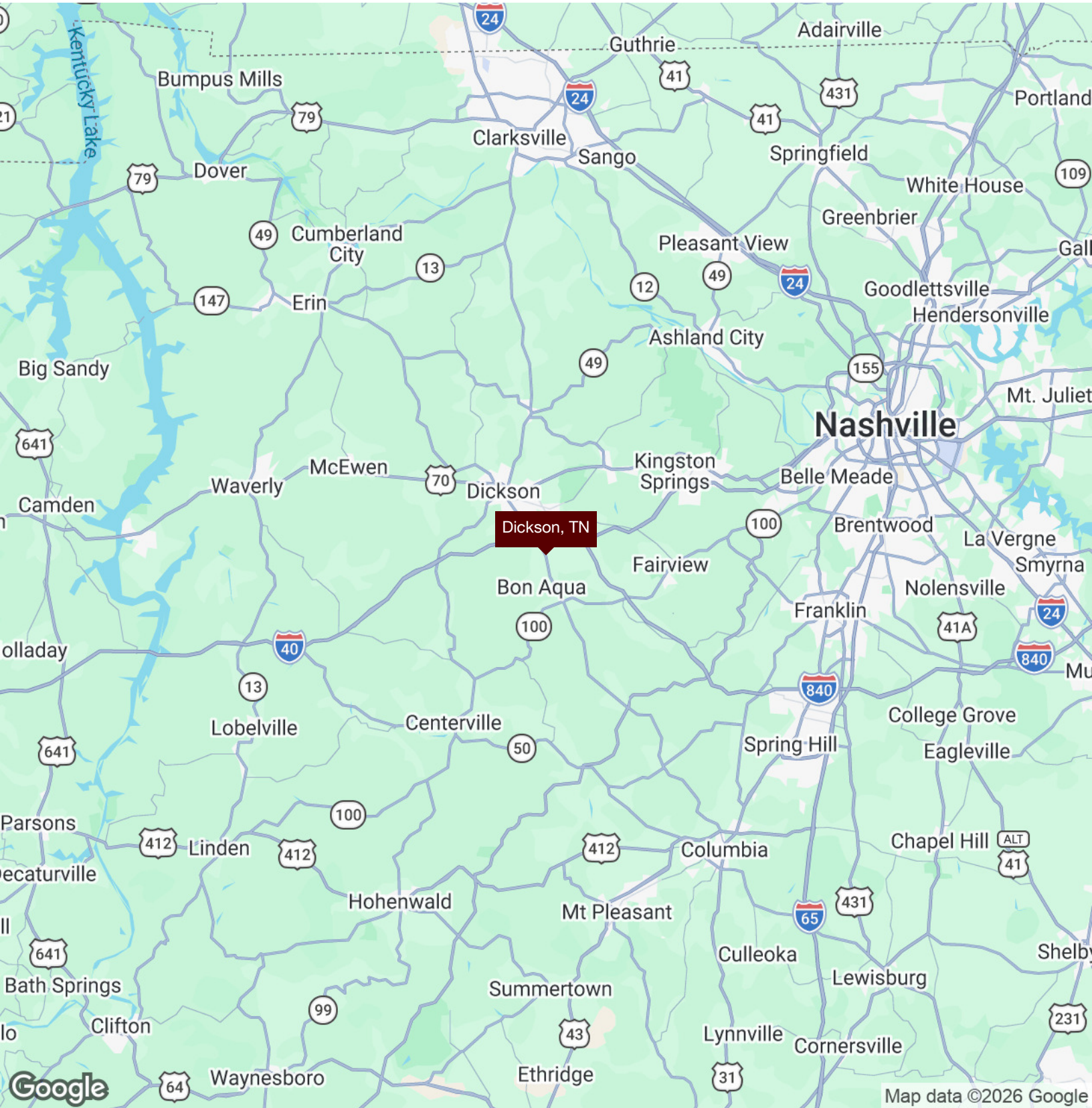
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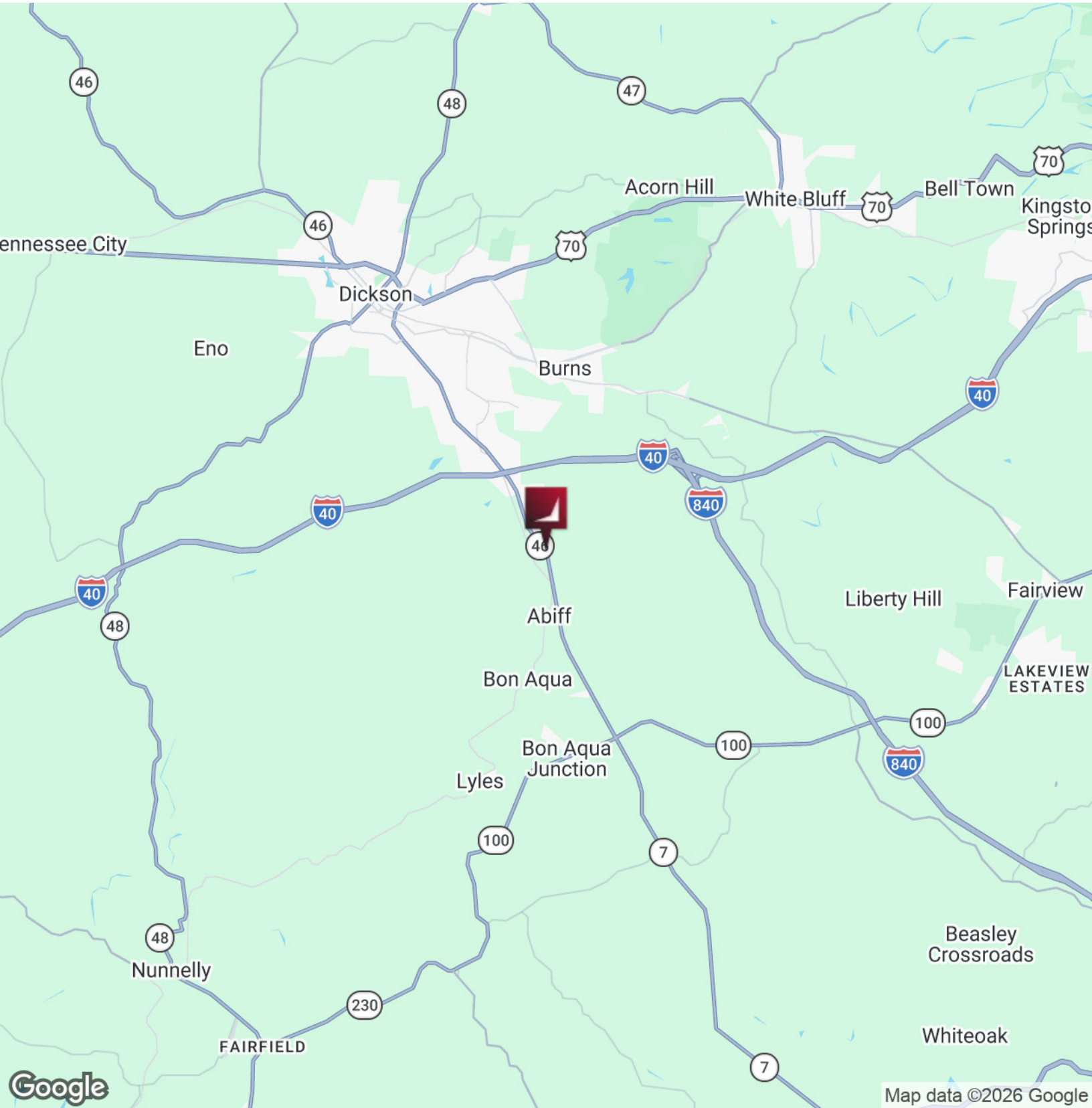
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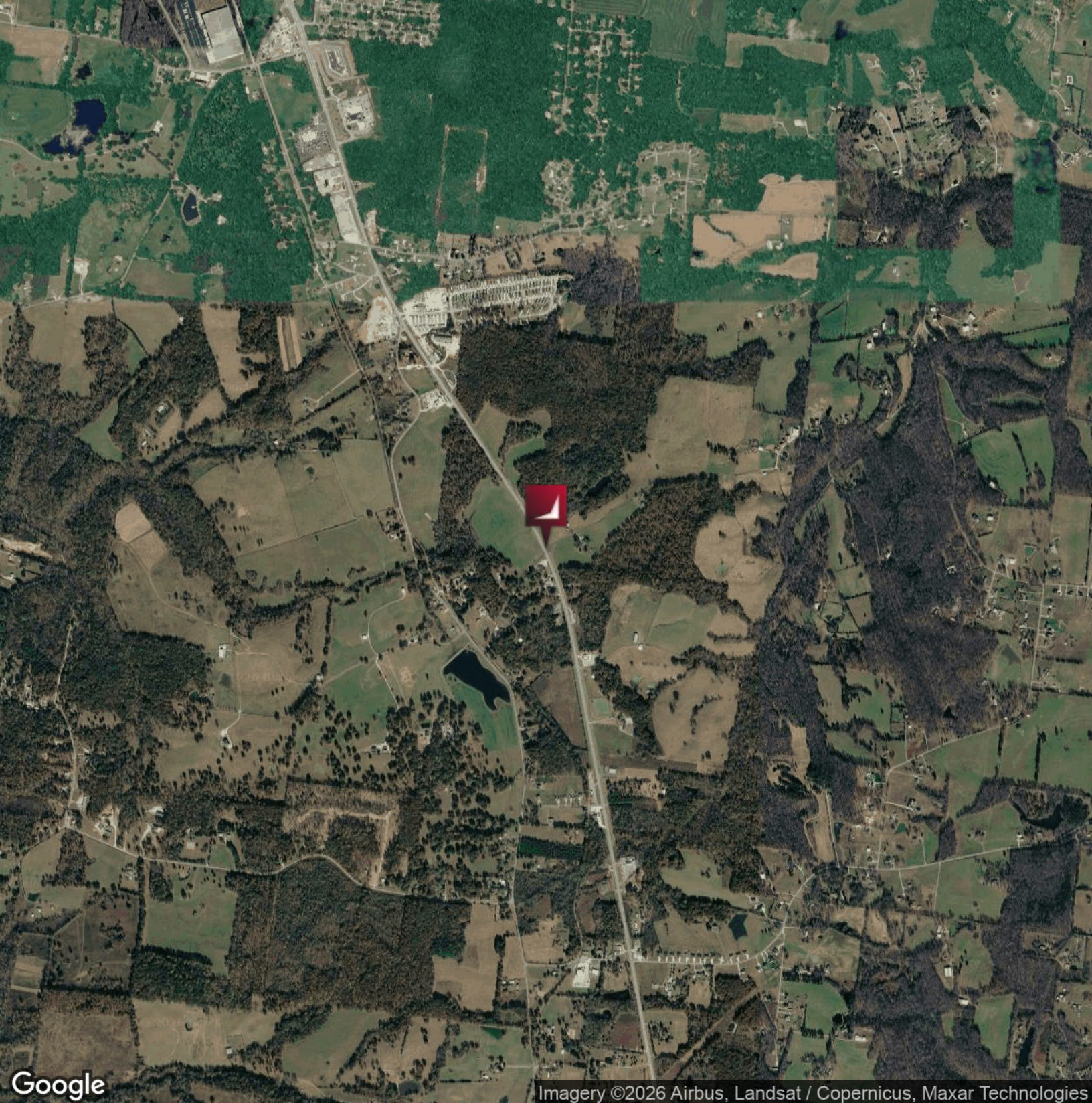
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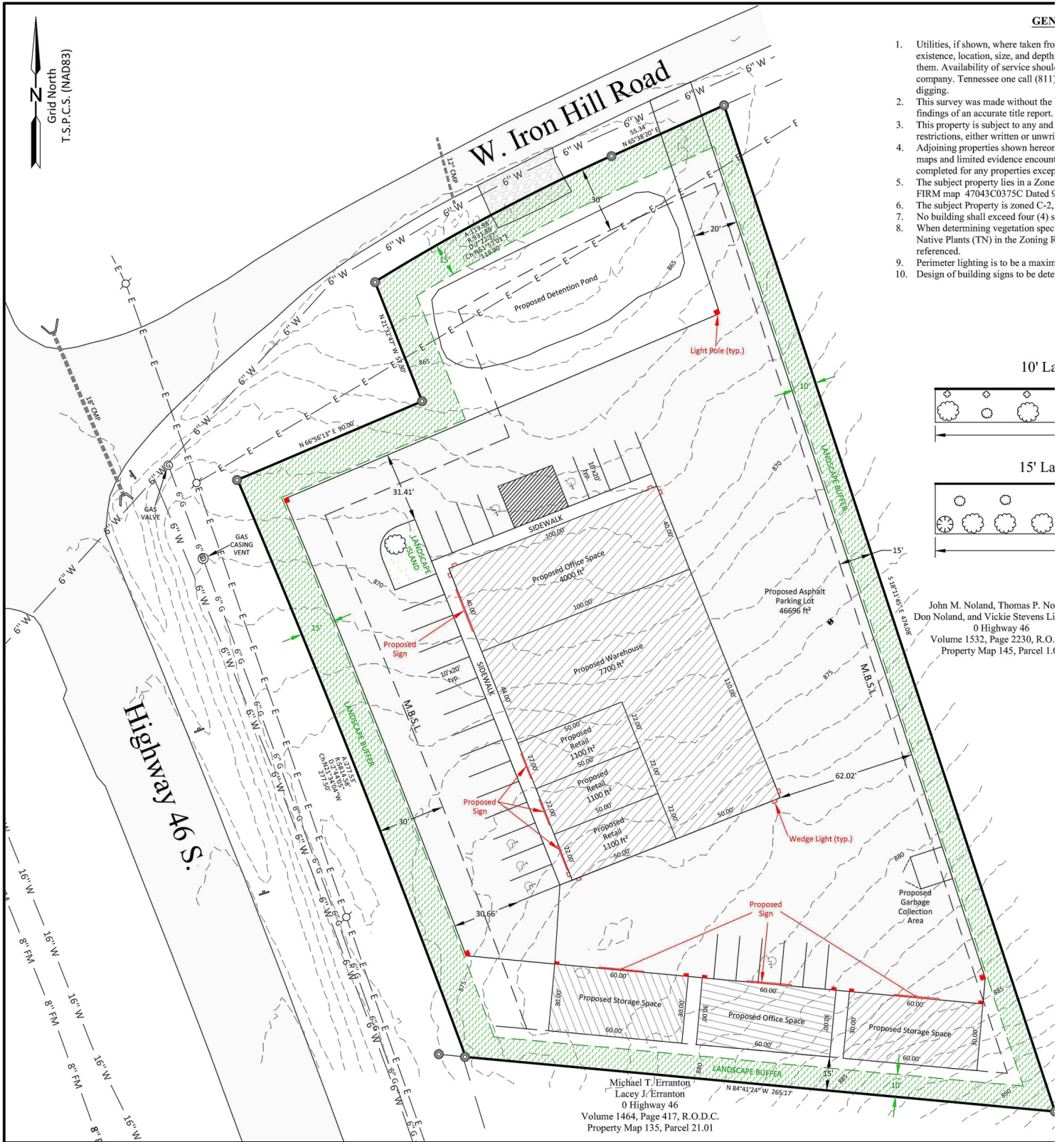


Google

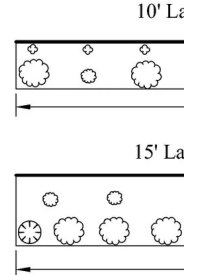
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- GEN
1. Utilities, if shown, were taken from existence, location, size, and depth them. Availability of service should company. Tennessee one call (811) digging.
  2. This survey was made without the findings of an accurate title report.
  3. This property is subject to any and restrictions, either written or unwritten.
  4. Adjoining properties shown heron maps and limited evidence encoum completed for any properties excep
  5. The subject property lies in a Zone FIRM map 47043C0375C Dated 5
  6. The subject Property is zoned C-2,
  7. No building shall exceed four (4) s
  8. When determining vegetation spec Native Plants (TN) in the Zoning F referenced.
  9. Perimeter lighting is to be a maxim
  10. Design of building signs to be dete

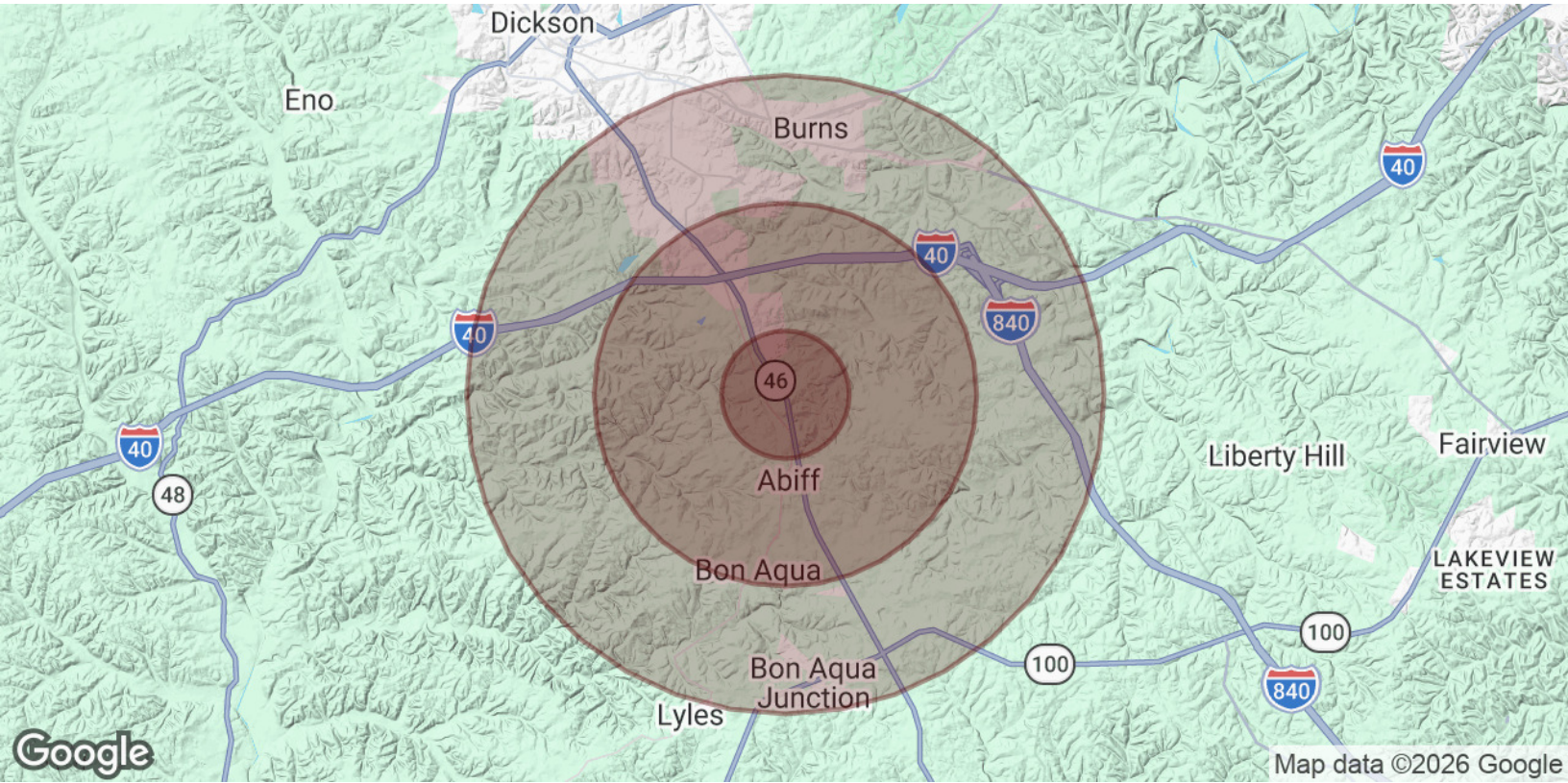


John M. Noland, Thomas P. No  
Don Noland, and Vickie Stevens Li  
0 Highway 46  
Volume 1532, Page 2230, R.O.  
Property Map 145, Parcel 1.1

Michael T. Erranton  
Lacey J. Erranton  
0 Highway 46  
Volume 1464, Page 417, R.O.D.C.  
Property Map 135, Parcel 21.01

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**POPULATION**

Total Population

Average Age

Average Age (Male)

Average Age (Female)

**1 MILE**

3,984

39

37

41

**3 MILES**

17,268

41

39

43

**5 MILES**

23,794

41

40

43

**HOUSEHOLDS & INCOME**

Total Households

# of Persons per HH

Average HH Income

Average House Value

**1 MILE**

1,732

2.3

\$68,280

\$242,681

**3 MILES**

7,097

2.4

\$86,555

\$284,252

**5 MILES**

9,662

2.5

\$93,930

\$304,180

2020 American Community Survey (ACS)