



3900 Adkisson Drive

Cleveland, Tennessee

For Sale | 16.5 ± Acres



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offering summary

This property presents a prime opportunity for businesses or investors looking to establish a presence in Cleveland, Tennessee. Located on high-traffic Adkisson Road, it offers excellent visibility and accessibility, making it an ideal site for a variety of commercial uses.

This commercial property is well-suited for a range of businesses. Its prime location, ample parking, make it an attractive development opportunity for those looking to establish or expand their business presence in Cleveland.

KEY FEATURES:

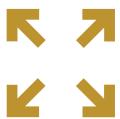
- **Current Zoning PUD approved up to 320 Units and could be potentially re-zoned to CG**
- **Acreage 16.5 +/-**
- **Great access to Paul Huff Pkwy NW**
- **Interstate I-75 Visibility and ½ mile to I-75**
- **.30 Miles to Target**
- **Close to all major grocery and retail for the Cleveland, TN market**
- **Boundary/Topo Survey on file**
- **Clean Phase I and Geo technical reports are available upon request**



UP
TO **320**
MULTI-FAMILY
UNITS APPROVED



526'
FRONTAGE



16.5 +/-
SITE SIZE



C6
ZONING

offering highlights

PURCHASE PRICE:

Contact Us

ADDRESS:

3900 Adkisson Drive

APN/ PARCEL ID:

033L-C-010.00

ZONING:

PUD

LOT SIZE/ TOTAL SQ FT:

16.5 +/-



site outline



aerial view



aerial view



nearby amenities map

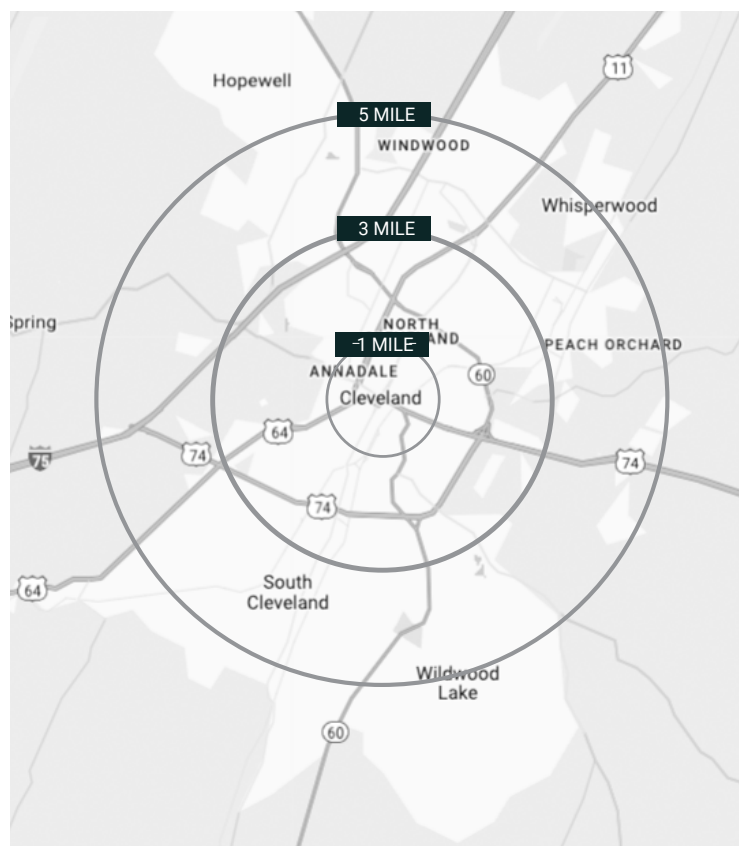


regional
map



area demographics

Population	1 MILE	3 MILE	5 MILE
2023 Total Population	22,141	66,483	99,628
2022 Population	21,713	65,770	98,532
2023 Median Age	31.3	37.3	39.1
Income	1 MILE	3 MILE	5 MILE
2023 Median Income	\$40,238	\$57,894	\$62,954
Housing Occupancy	1 MILE	3 MILE	5 MILE
2023 Ratio	20:3	10:1	10:1
Occupied	7,065	23,856	35,329
Vacant	964	2,145	3,189
Renter To Homeowner	1 MILE	3 MILE	5 MILE
2023 Ratio	5:3	3:4	1:2
Renters	4,964	11,133	13,056
Homeowners	3065	14,868	25,462



KEY FACTS - 5 MILES

99,628

POPULATION

39.1

MEDIAN AGE

2.47

AVG. HH SIZE

HOUSEHOLDS - 5 MILES



\$62,954

MEDIAN
HH INCOME



13,056

TOTAL
RENTERS



25,056

TOTAL
HOMEOWNERS



confidentiality & **disclaimer**

The information presented in this real estate offering memorandum serves purely informational purposes. While every effort has been made to gather data from sources deemed reliable, no assurance, express or implied, is provided regarding its accuracy, completeness, or reliability. Prospective investors are strongly urged to conduct their own due diligence and seek independent professional counsel prior to any investment decisions.

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