



Capital Way

Epps Mill Road

DOLLAR GENERAL

Industrial Land For Sale

27 Level Acres (divisible)

Interstate 24 @ Epps Mill Road
Christiana, Rutherford County, TN

EQUITABLE
PROPERTY COMPANY

Industrial Land - 27 level acres

For Sale or Build to Suit

**Interstate 24 at Epps Mill Road
Christiana, TN**

Divisible Acreage Opportunities

General Industrial Zoning – City of Murfreesboro

Permitted uses include:

Warehousing and logistics

Heavy equipment operations, fleet sales and service

Equipment rental

Manufacturing

Retail

Development Ready - Survey, Environmental, Geotechnical, Traffic Study and Hydrology complete

Permitted Use Examples



Warehousing and logistics * Heavy equipment operations * Fleet sales and service *
Equipment rental * Manufacturing * Retail





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Capital Way

Epps Mill Rd

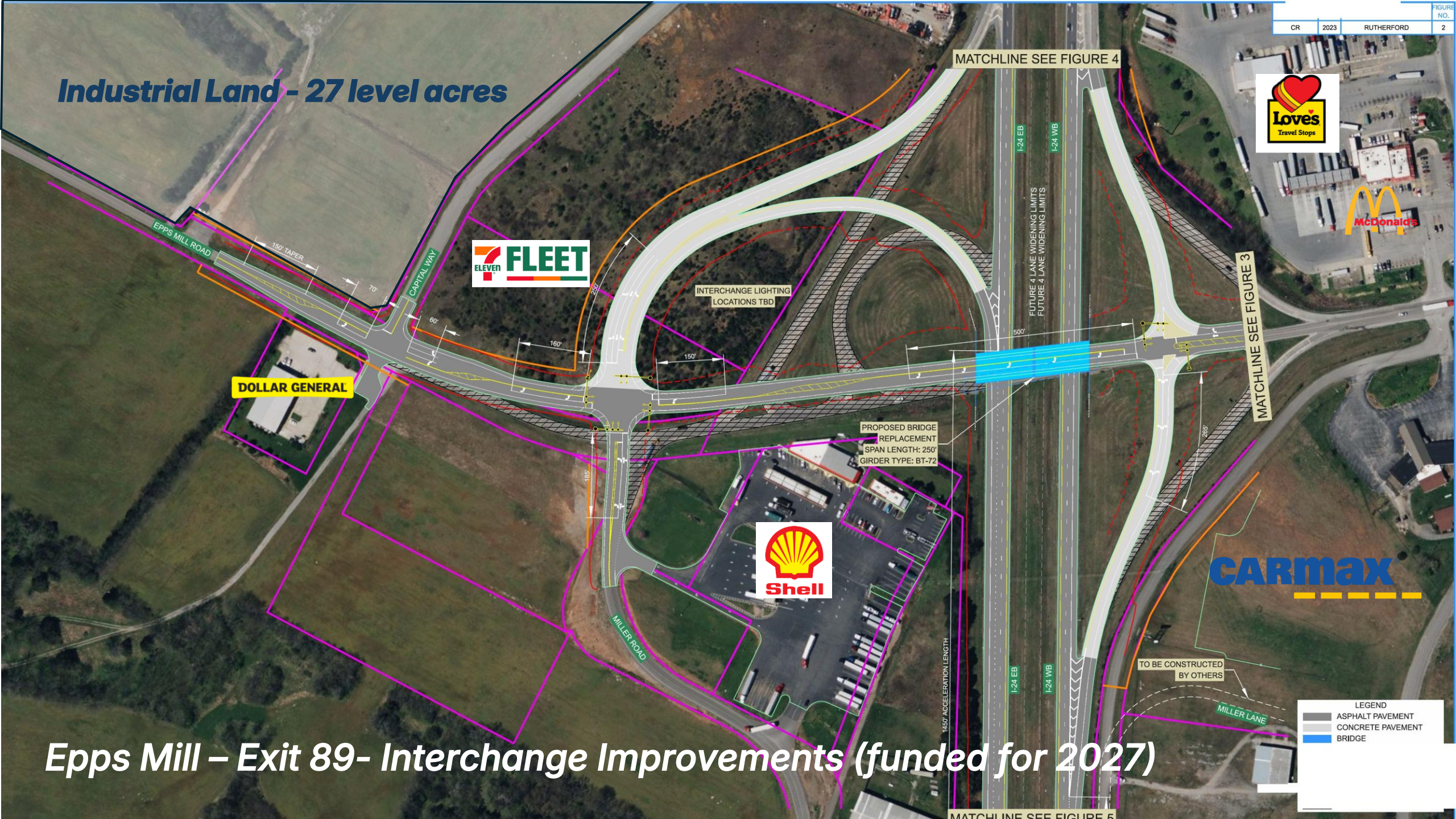


<1 Min Drive to I-24
Four-way Interchange

49,367 AADT -2025



Industrial Land - 27 level acres



DOLLAR GENERAL

7 ELEVEN FLEET

Shell

Loves
Travel Stops

McDonald's

CARmax

MATCHLINE SEE FIGURE 4

MATCHLINE SEE FIGURE 3

MATCHLINE SEE FIGURE 5

INTERCHANGE LIGHTING
LOCATIONS TBD

PROPOSED BRIDGE
REPLACEMENT
SPAN LENGTH: 250'
GIRDER TYPE: BT-72

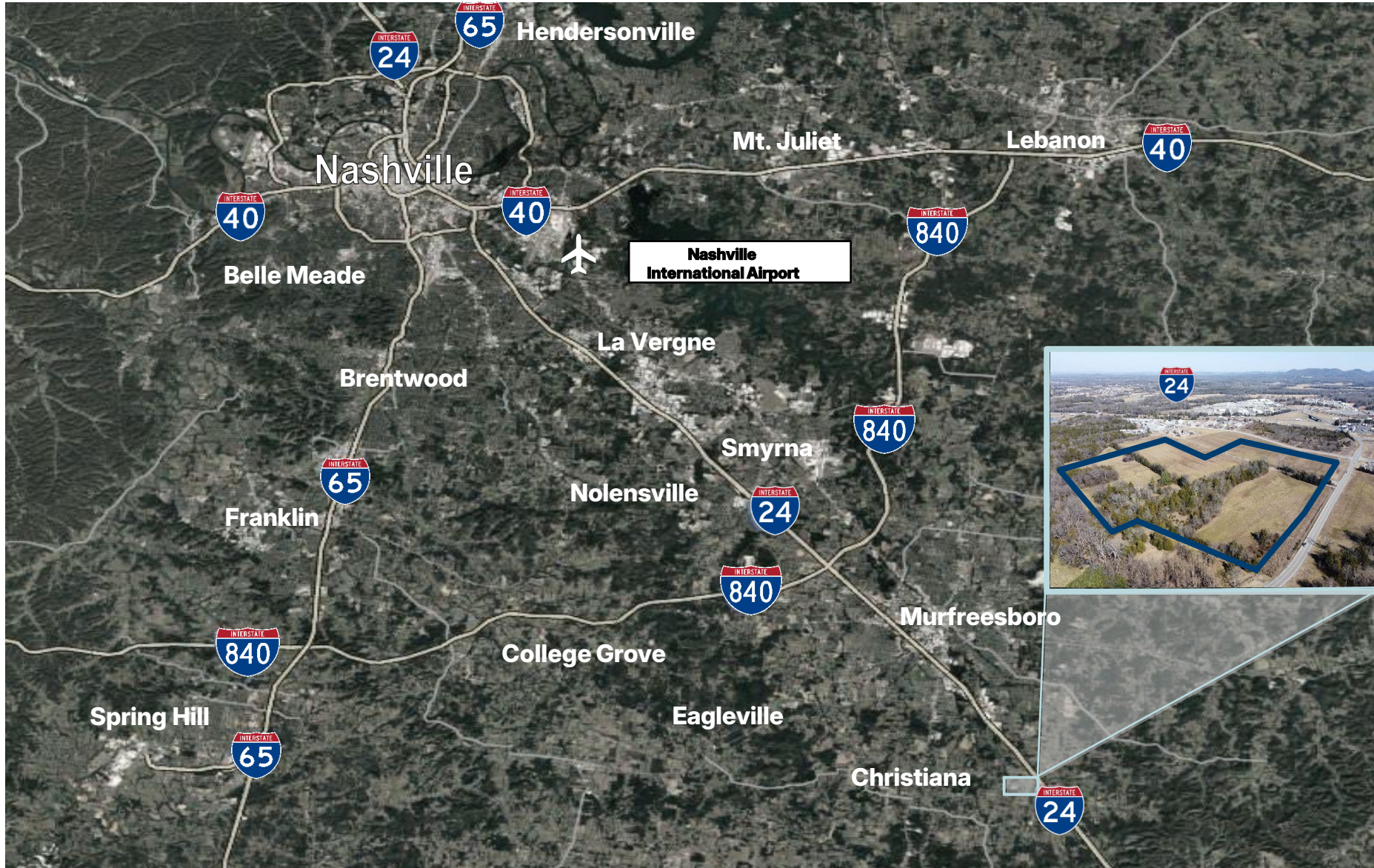
FUTURE 4 LANE WIDENING LIMITS
FUTURE 4 LANE WIDENING LIMITS

TO BE CONSTRUCTED
BY OTHERS

LEGEND
 ASPHALT PAVEMENT
 CONCRETE PAVEMENT
 BRIDGE

Epps Mill - Exit 89- Interchange Improvements (funded for 2027)

LOCATION OVERVIEW



Regional Connections

Atlanta – World’s Busiest Airport	220 Miles
Memphis – FedEx World Hub	240 Miles
Louisville – UPS World Hub	320 Miles
Charlotte, NC – Fab/Financial Hub	420 Miles
Port Wentworth (Savannah, GA)	460 Miles
Chicago – O’Hare	500 Miles

90-Mile Radius of Nashville



- 3.7 Million People in the Population
- 31% of Workforce in Transportation, Trade, and Manufacturing
- 1.8 Million Total Employees

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**Interstate 24 @ Epps Mill Road
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