

1647

Old Hwy 99, Columbia, TN 38401

FOR SALE

HIGHLIGHTS

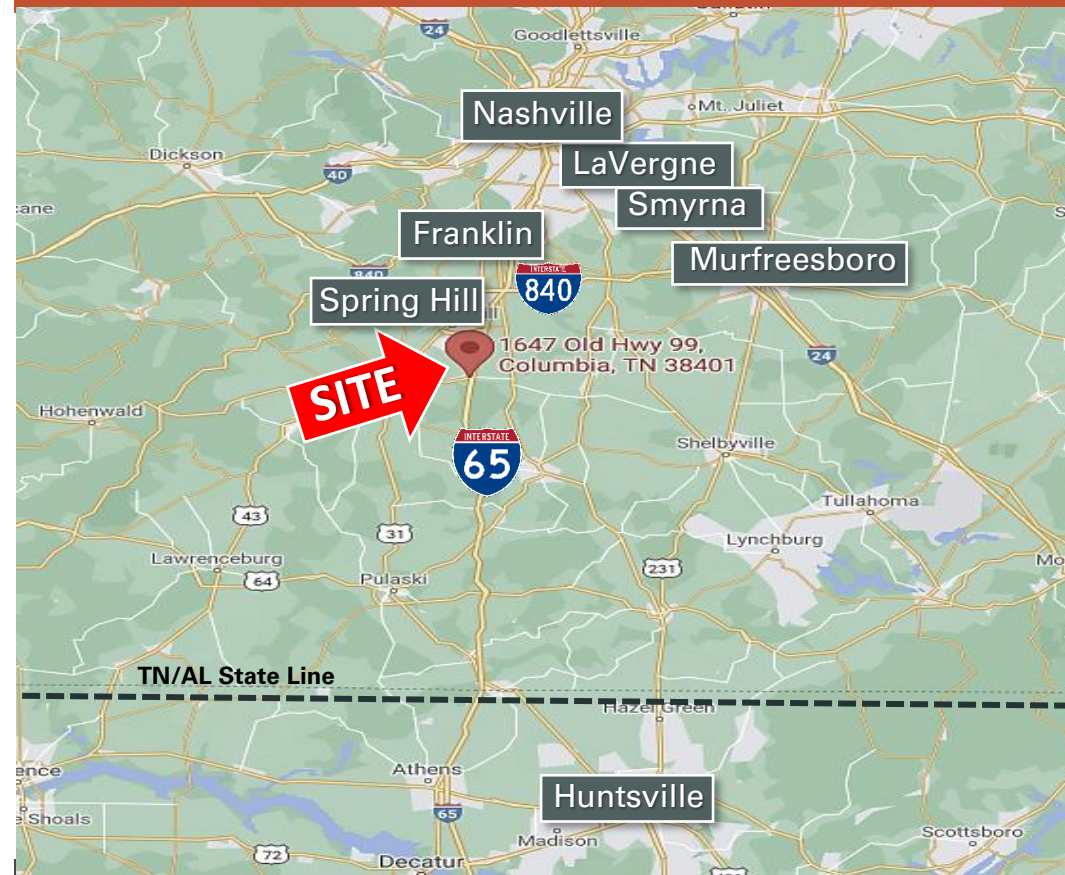
- ±47.60 Acres / Potentially Divisible
- Potential Commercial/Retail Development site
- Columbia's main interstate Exit #46 on I-65 is a great location for businesses, consumers, and employees.
- An attractive location for businesses looking to benefit from Nashville's growth without the high costs of operating directly in the city
- Growing population increases demand for both residential and commercial spaces, requiring more development
- There is an increasing demand for retail, dining, and service businesses
- Columbia offers a high quality of life
- A desirable place to live, work, and raise families, which can attract businesses looking to relocate or expand in the area
- Sale Price: Contact Broker**



LOCATION HIGHLIGHTS

- Located about 25 minutes south of Nashville
- ±7 Miles from Williamson County, the wealthiest county in the state
- Convenient access to I-65 via Exit #46
- Site offers visibility from I-65
- ±9 Miles from the newly constructed June Lake interchange

LOCATION OVERVIEW



MILEAGES

Saturn Pkwy	7 miles
I-840	14 miles
Spring Hill	10 miles
Franklin	22 miles
Nashville	37 miles
Smyrna	41 miles
Murfreesboro	43 miles
LaVergne	45 miles
Alabama State Line	46 miles
Huntsville, AL	72 miles

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CHARLES HAWKINS CO.



MAURY COUNTY

Maury County's Top Traded Industries



46,920 Workers; #1 in TN for manufacturing growth



MAURY COUNTY INDUSTRIAL MARKET



92,163 Population; 5th Fastest growing county in TN

INVENTORY (SF) **12 M**

VACANCY RATE **0.5%**



#2 in TN and #29 in the US for incoming investment



12% Below national cost of living

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