



LAND FOR SALE

1304 Trotwood Ave, Columbia, TN 38401

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Baker Storey McDonald
Properties

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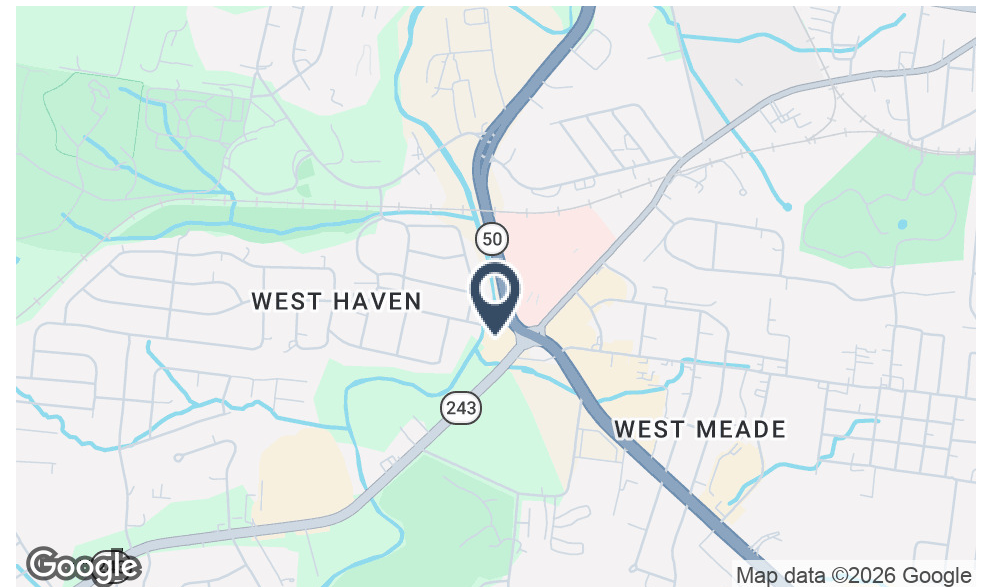
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PROPERTY DESCRIPTION

Positioned at the corner of Trotwood Avenue and James M. Campbell Boulevard, this 1.9-acre parcel offers an exceptional redevelopment opportunity in Columbia's dominant retail corridor. Zoned CD-4C, the site offers a flexible foundation for a range of land, office, and redevelopment ventures, backed by strong visibility and traffic counts along one of the market's primary commercial arteries. Adding further momentum to the location, the nearby medical center is undergoing a \$115 million expansion and renovation — a significant investment that will continue to drive patient, employee, and visitor traffic to the immediate area for years to come. This corner site offers the location, visibility, and market tailwinds to support a wide range of redevelopment concepts.

PROPERTY HIGHLIGHTS

- +/- 1.9 AC Parcel
- Centrally located
- Zoned CD-4C
- Prime location in Columbia area

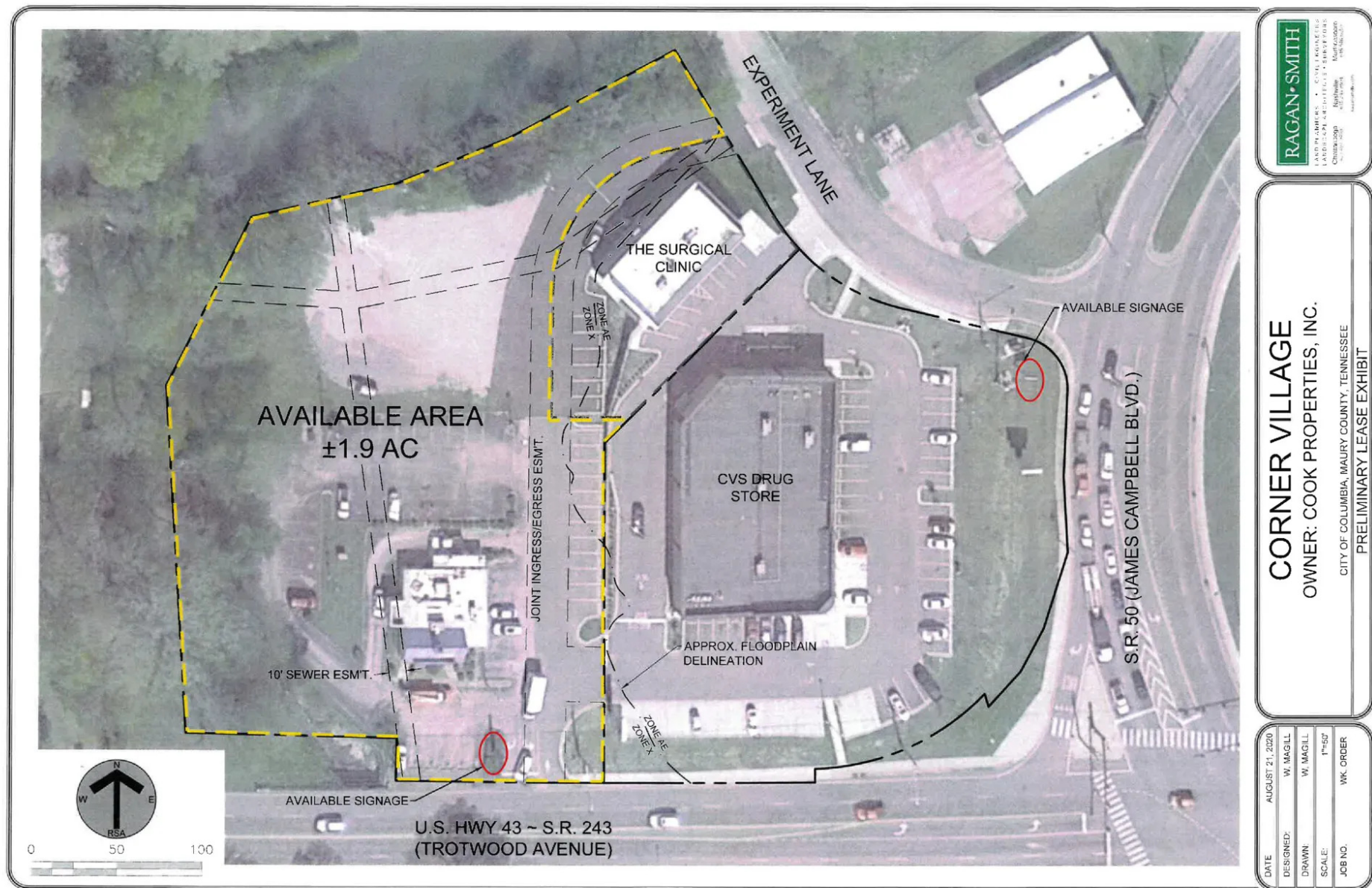


LOCATION DESCRIPTION

Nestled in the heart of Maury County, Columbia boasts a rich history and vibrant community, attracting businesses and visitors alike. With easy access to major thoroughfares, the location is a prime spot for commercial development. Nearby, you'll find the iconic James K. Polk Home and Museum, the historic downtown district, and beautiful outdoor spaces such as the Maury County Park. The area's welcoming atmosphere and strategic location make it a compelling choice for those seeking a promising real estate investment opportunity.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,803	26,458	40,008
Average Age	39.1	37.3	37.2
Average Age (Male)	37.3	35.1	34.8
Average Age (Female)	41.1	38.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,560	10,614	15,832
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$79,418	\$73,359	\$75,971
Average House Value	\$297,122	\$251,930	\$269,955

2023 American Community Survey (ACS)

