

**COMMERCIAL LAND
SMYRNA TENNESSEE**

AVAILABLE



C1 & C2-zoned commercial tracts near proposed potential I-24 interchange, included in Town of Smyrna's Long-Term Plan. Adjacent to approved Greystone development featuring 694 single-family/townhomes and 510 multi-family units. Seven parcels available, ranging from 2.8 to 15 acres. Ideal for commercial development in a high-growth corridor.

**FOR MORE
INFORMATION:**

CLIFF SMITH
BROKER
(615) 477 - 3186

Key investment highlights

- Daily traffic count of 9,900 with an annual growth of 7% *
- Steady job growth, with employment increasing by 1.25% in the last year. **
- Major commercial retailers such as Kroger, Publix, Lowe's, and Home Depot, along with various other retail stores, are located approximately 3 miles away.
- The Town of Smyrna has identified as Rocky Fork Rd for a proposed interchange to ease rush hour traffic and improve connectivity.
- The planned Rocky Fork Corridor between Rocky Fork Road and McEwen Drive is a corridor that will provide critical access for school traffic, residents & visitors commuting to nearby cities and commercial areas. The corridor will be regionally significant as part of an east-west connection between Smyrna and Franklin, supporting growing mobility across Rutherford & Williamson County.

The opportunity

Exceptional opportunity to invest in prime commercial real estate with Tracts 1–5 and 7 zoned C2, ideal for a variety of business uses. Located near the proposed interchange at I-24—highlighted in the Town of Smyrna's Long-Term Goals—this area is positioned for significant future growth. Adjacent to the Greystone subdivision, which is 694 single-family and townhome units along with 510 multi-family units, this location offers built-in traffic and visibility. Seven commercial lots are available, ranging in size from 2.8 to 15 acres, making this a flexible and strategic investment for developers or businesses looking to establish a presence in a rapidly expanding market.

Offering at a glance

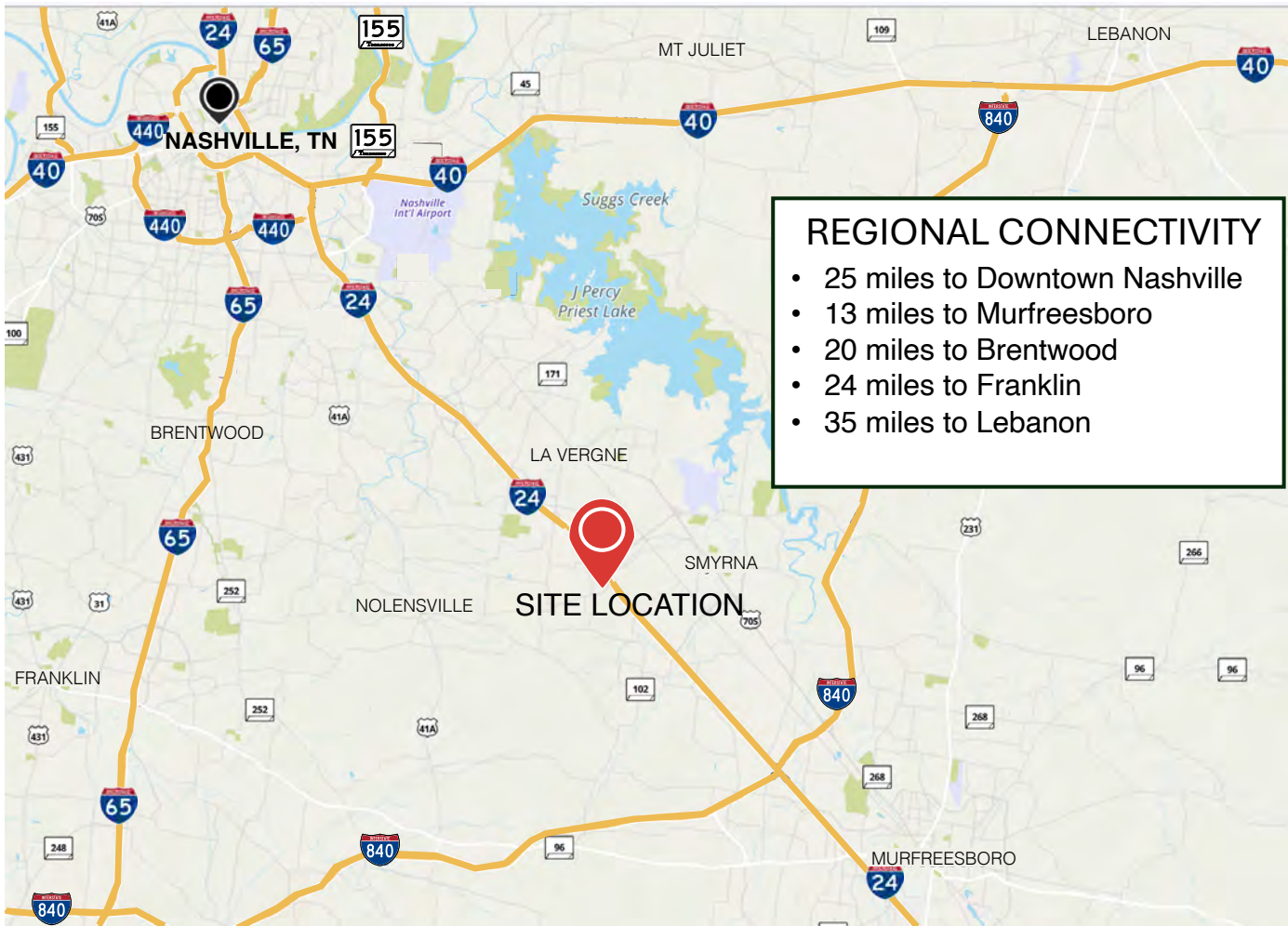
Address	Rocky Fork Road – 7 Tracts Smyrna, Tennessee
Access	Located on the Rocky Fork Corridor & Planned I-24 interchange
Acres	7 tracts ranging from 2.8 to 15 acres
Zoning	C-2

Call for Pricing

*TDOT Traffic Count (TCDS)

* datausa.io – profile: smyrna

SITE LOCATION



Strategically positioned adjacent to I-24, this site lies within the future growth corridor connecting Rock Springs Road to McEwen Drive — offering exceptional visibility and access in one of Middle Tennessee’s rapidly growing areas.

TOWN OF SMYRNA & TDOT – PROPOSED INFRASTRUCTURE IMPROVEMENTS

- 1. Proposed Interchange:**
Development of a potential new interchange at Rocky Fork Rd.
- 2. Rocky Fork Road Widening:**
Expansion of Rocky Fork Road to a four-lane roadway, including a median, dedicated turn lanes, and sidewalks.
- 3. Multi-Use Path:**
Construction of a multi-use path extending from the Rutherford County line to the proposed new interchange.
- 4. Future Arterial Connection:**
Planned extension of Rocky Fork Road from the proposed interchange to the Cool Springs area.

SURROUNDING AREA



ZONING DESCRIPTION & PERMITTED



5.052.1 C-1, CENTRAL BUSINESS DISTRICT.

A. District Description:

This district is designed to provide for a wide range of retail, office, amusement, and service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utility necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement. Relatively high density and intensity of use is permitted in this district.

USES PERMITTED:

All uses permitted in C-1 are as follows:

1. Government administrative services.
2. Community assembly
3. Automotive parking
4. Convenience retail sales and services
5. Consumer repair services
6. Entertainment and amusement services
7. Financial, insurance, real estate, and consulting services, except alternative financial services
8. Food and beverage services
9. General business services
10. General personal services
11. General retail trade
12. Professional services – medical
13. Professional services - non medical
14. Transient habitation excluding sporting and recreational vehicle camps
15. Religious Facilities
16. Signs as regulated by Town ordinance
17. Essential public transport, communication, and utility services.

ZONING DESCRIPTION & PERMITTED



5.052.2 C-2, GENERAL COMMERCIAL DISTRICT.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public. Moderate and large sized offices, general retail businesses, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts or those which are necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for these districts are along major traffic arteries. Such districts should be situated near major transportation interchanges in clustered developments patterns, and not patterns of stripped commercial development extending in a continuous manner along such major traffic arteries.

USES PERMITTED:

All uses permitted in C-2 are as follows:

1. Government administrative services.
2. Cultural and recreational services.
3. Essential public transport, communication, and utility services.
4. Building materials and farm equipment sales.
5. Contract construction services provided there is no outdoor storage.
6. Convenience retail sales and services.
7. Consumer repair services.
8. Entertainment and amusement services.
9. Financial, insurance, real estate, and consulting services.
10. Food and beverage services.
11. Food service; take out.
12. Animal care and veterinarian services provided there is no outside housing of animals.
13. General business services.
14. General personal services.
15. General retail trade.
16. Professional services - medical.
17. Professional services – non-medical.
18. Transient habitation: hotels, motels, tourist homes or courts.
19. Religious facilities.
20. Education facilities.
21. Signs as regulated by Town ordinance.
22. Community assembly.
23. Health care facilities.
24. Intermediate impact facilities.
25. Day Care Centers.
26. Family and Group Care Facilities.
27. Nursing Homes.
28. Retail Sales of Alcoholic Beverages



TOWN OF SMYRNA TENNESSEE

DEMOGRAPHICS OVERVIEW*

2010

POPULATION

38,102

MEDIAN HOUSEHOLD INCOME

\$62,328

HOUSING UNITS

15,787

2023

POPULATION

55,066

MEDIAN HOUSEHOLD INCOME

\$78,409

HOUSING UNITS

20,413

2030**

POPULATION

74,964

PROJECTED INCOME WITH
3% GROWTH PER YEAR

\$94,875

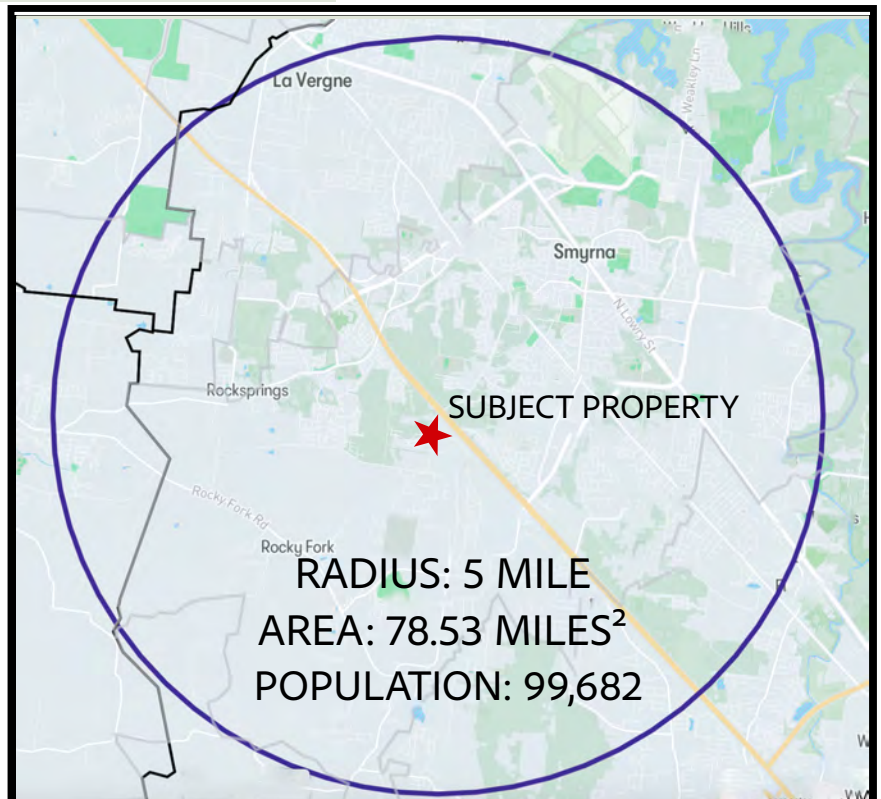
HOUSING UNITS

27,591

**2030 census estimate

*US Census.gov

POPULATION RADIUS *



DRONE PHOTOS

