



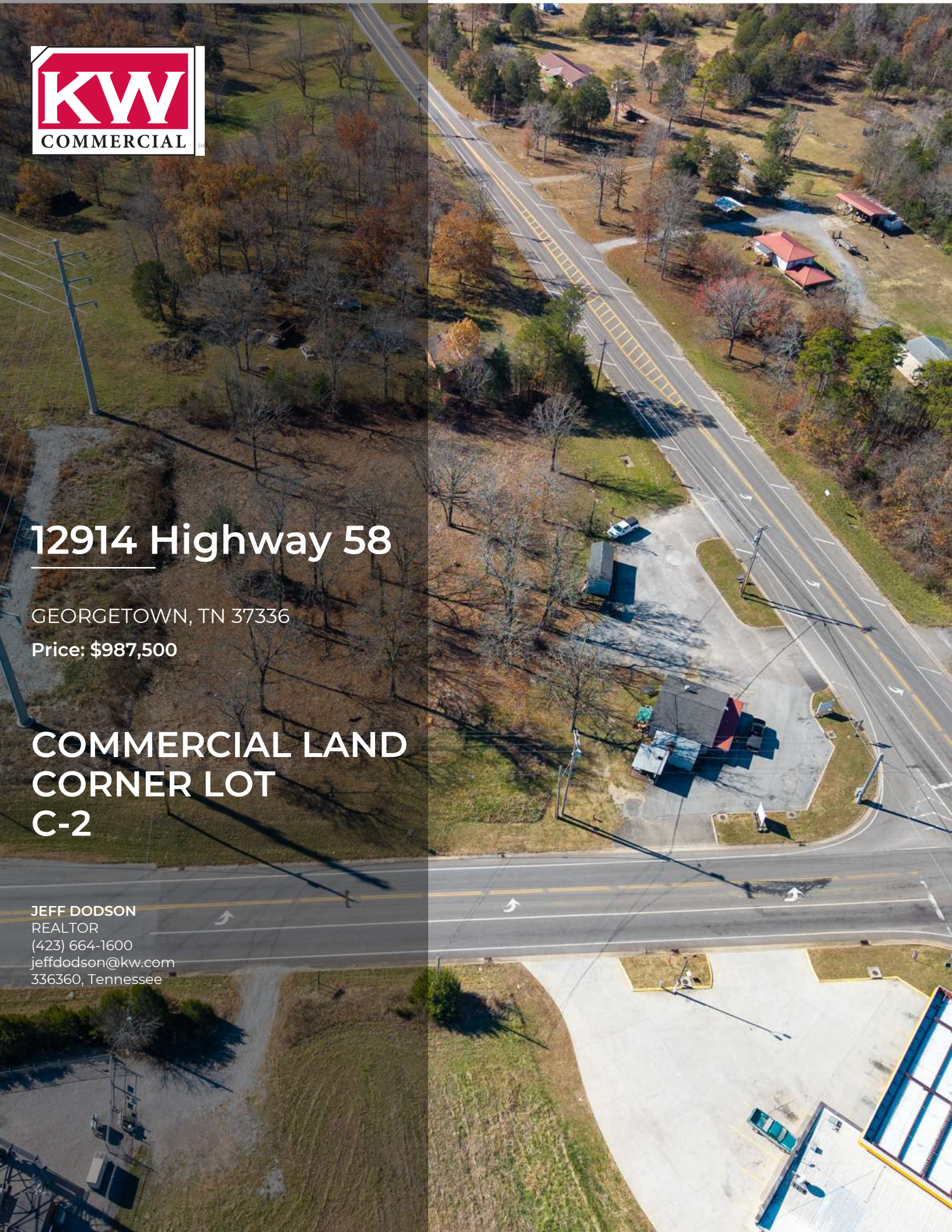
12914 Highway 58

GEORGETOWN, TN 37336

Price: \$987,500

COMMERCIAL LAND CORNER LOT C-2

JEFF DODSON
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336360, Tennessee



PROPERTY SUMMARY

12914 TENNESSEE 58 | GEORGETOWN, TN 37336



Property Summary

Price:	\$987,500
Lot Size:	2.72 Acres
Access:	Ingress /Egress on Hwy 58 and Hwy 60
Cross Streets:	Hwy 58 & Hwy 60
Permitted Uses:	Commercial
Frontage:	267'
Traffic Count:	12,133
Signal Intersection:	Yes
Utilities:	Yes
Zoning:	C-2
APN:	045 007.10

Property Overview

Over 2.7 Acres located at the signalized intersection of Highway 58 and Hwy 60 in Georgetown, TN. Zoned C-2, with ingress and egress located on both Hwy 58 and Hwy 60; this lot is ideal for a self storage development.

Lot is level, and partially cleared. C-2 Zoning would allow for a multitude of uses.

There is currently a small building on the property, leased to a local restaurant. This lease may carry over, or cancel, as it is a month to month lease.

Location Overview

The new TVA Operations Center is located less than a mile from the property, just inside Meigs County. This development has plans to open in 2024, and will have around 200-250 employees.

Zoned C-2

Signalized Intersection

Ingress/ Egress on both Hwy 58 and Hwy 60

Large TVA Development within 1 mile

KELLER WILLIAMS COMMERCIAL
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PROPERTY PHOTOS

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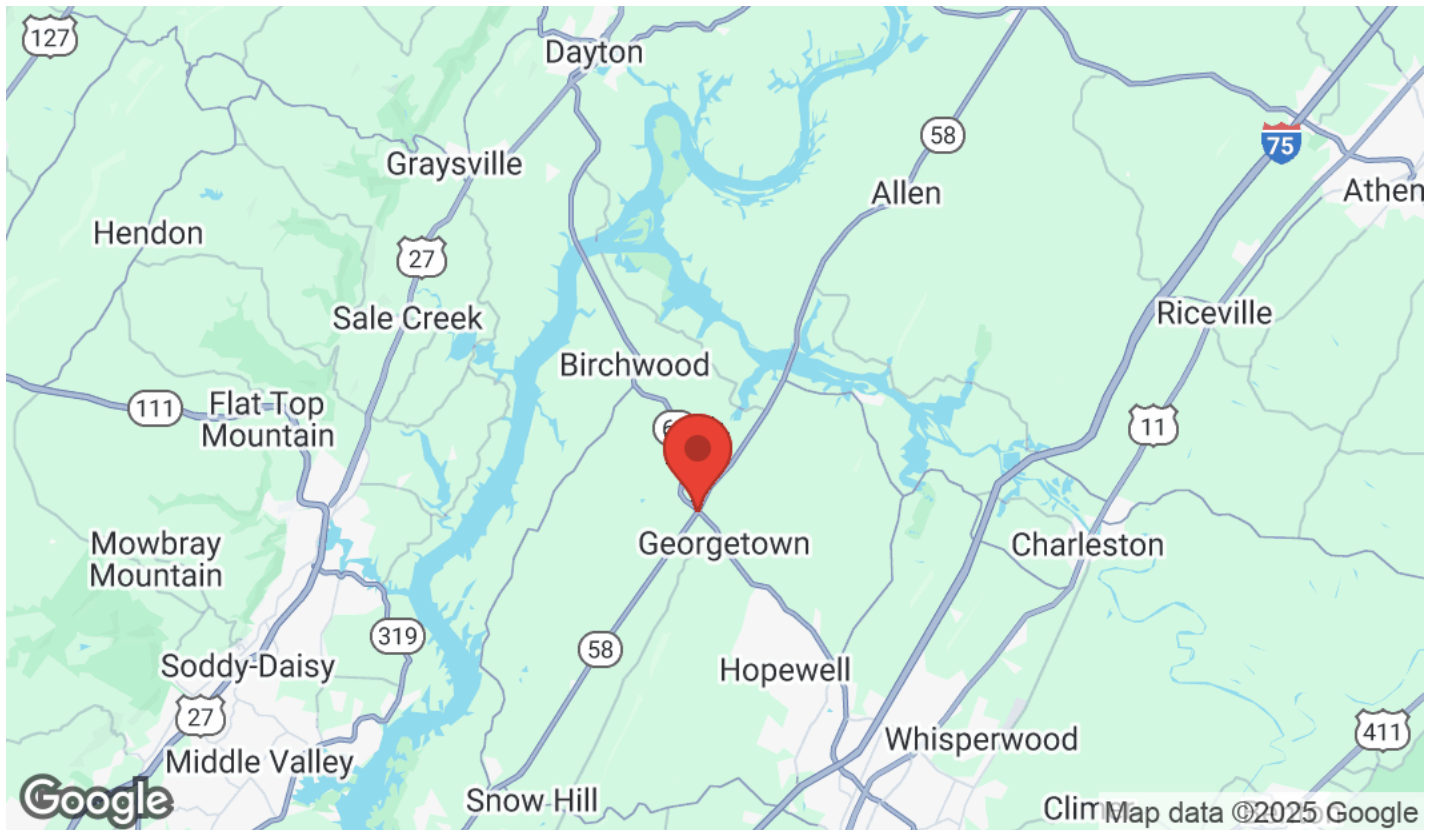


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LOCATION MAPS

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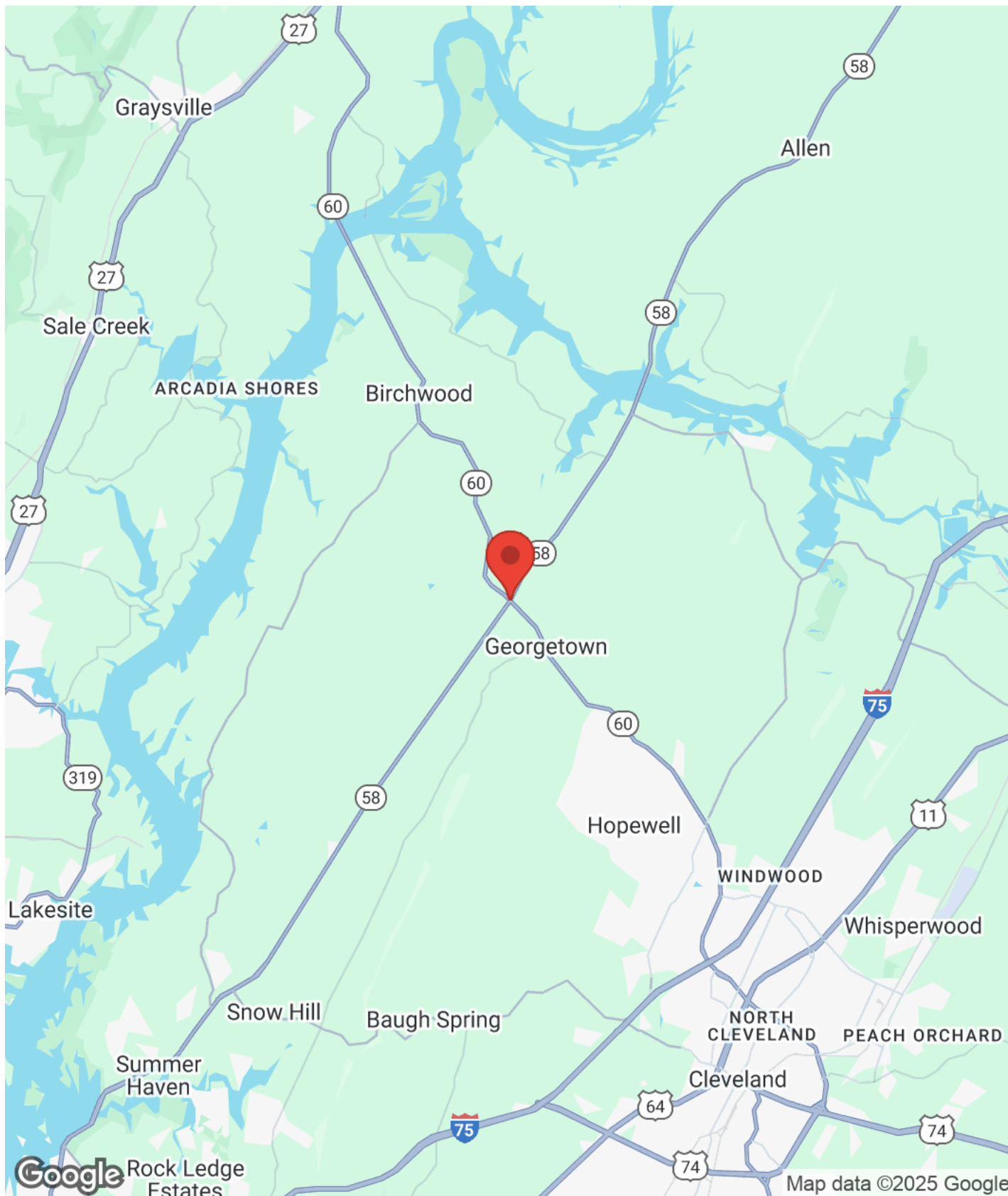


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REGIONAL MAP

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AERIAL MAP

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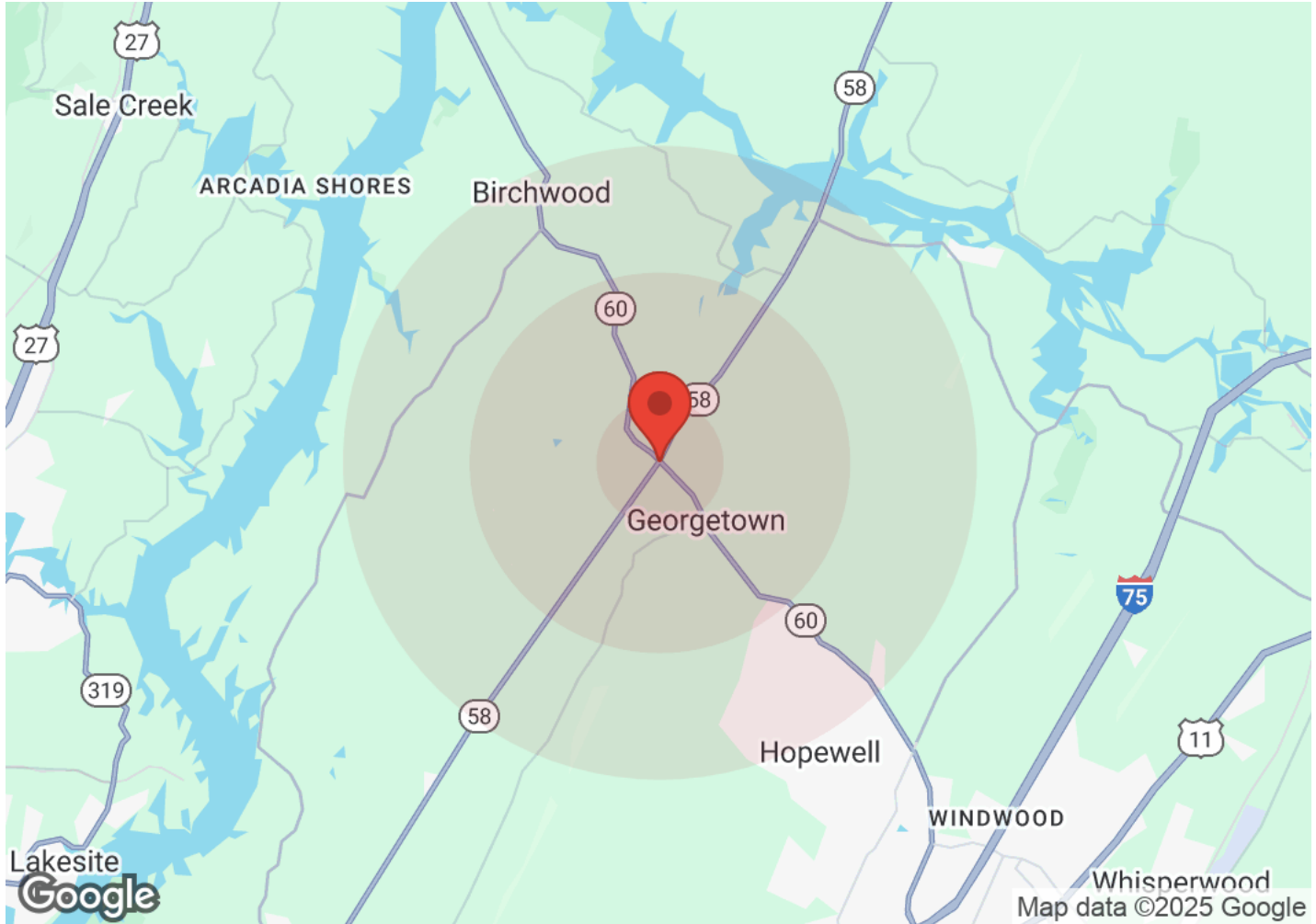


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	119	1,296	3,864
Female	113	1,222	3,716
Total Population	232	2,518	7,580

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	33	380	1,169
Ages 15-24	25	249	749
Ages 25-54	87	956	2,764
Ages 55-64	35	397	1,203
Ages 65+	51	536	1,695

Race	1 Mile	3 Miles	5 Miles
White	211	2,298	6,919
Black	7	73	197
Am In/AK Nat	N/A	5	12
Hawaiian	N/A	3	5
Hispanic	8	76	246
Asian	1	11	33
Multi-Racial	5	51	164
Other	N/A	1	2

Income	1 Mile	3 Miles	5 Miles
Median	\$74,805	\$68,388	\$72,808
< \$15,000	6	83	210
\$15,000-\$24,999	6	92	217
\$25,000-\$34,999	5	58	199
\$35,000-\$49,999	9	104	311
\$50,000-\$74,999	18	206	595
\$75,000-\$99,999	9	118	395
\$100,000-\$149,999	20	205	663
\$150,000-\$199,999	9	71	229
> \$200,000	7	40	137

Housing	1 Mile	3 Miles	5 Miles
Total Units	101	1,098	3,301
Occupied	89	975	2,957
Owner Occupied	73	840	2,545
Renter Occupied	16	135	412
Vacant	13	122	344

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12914 TENNESSEE 58



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