

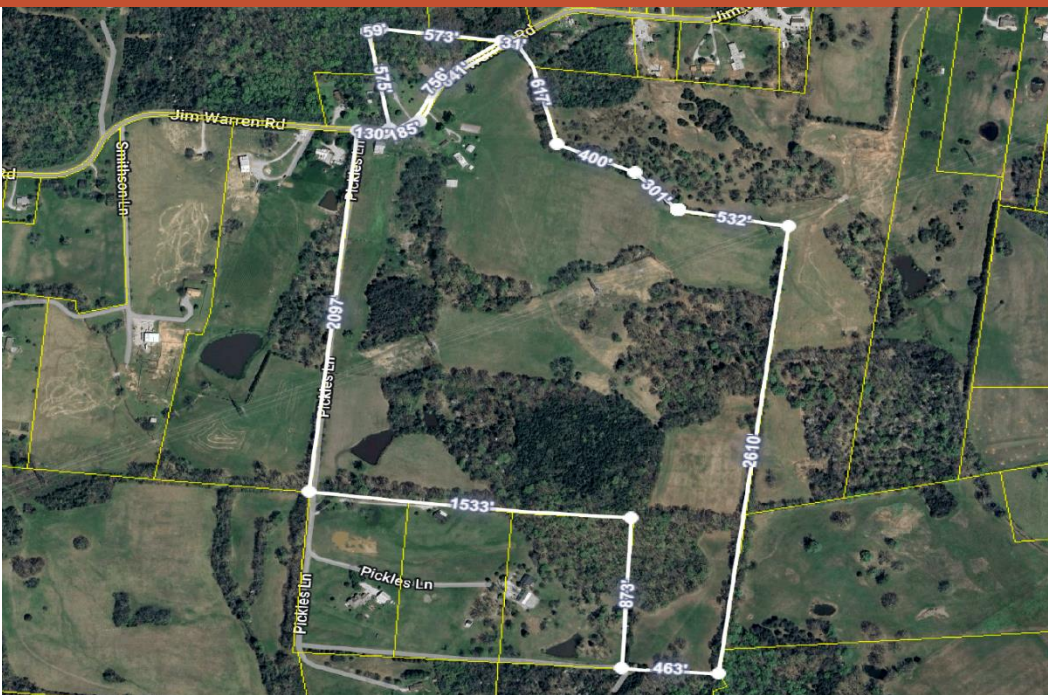
# FOR SALE

3115 Jim Warren Road, Spring Hill, TN 37174

## HIGHLIGHTS

- **+118 Acres**
- **Zoned A-2A/Rural Residential**
- **Offering Price: \$6,844,000.00**
  - (\$58,000/Acre)
- **Jim Warren Road infrastructure to be improved for future developments**

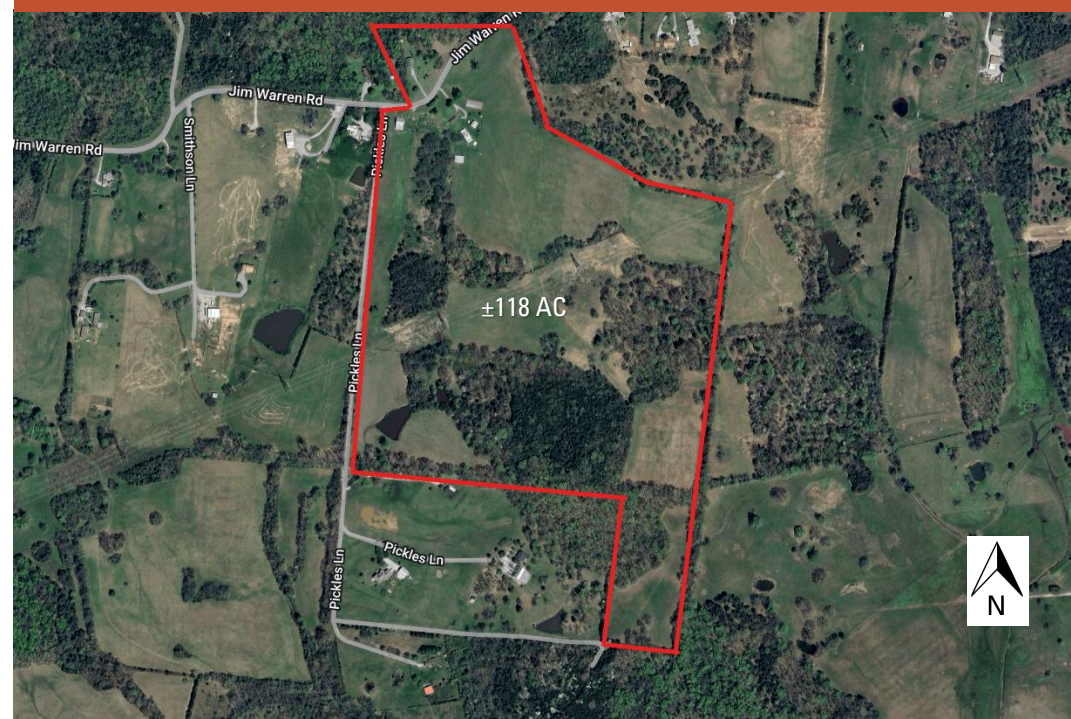
## PROPERTY AERIAL



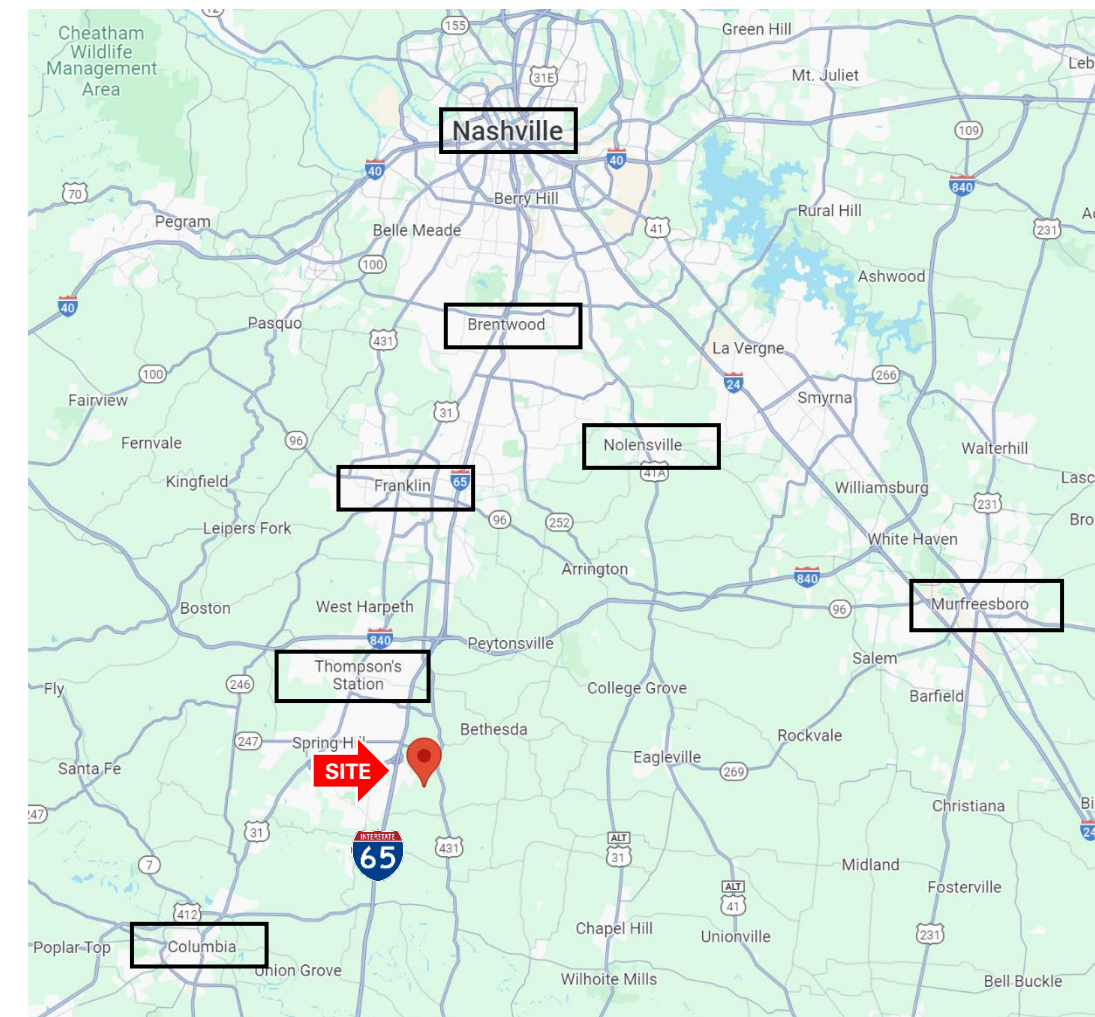
## LOCATION HIGHLIGHTS

- **Located between I-65 & HWY 431**
- **Borders Spring Hill City Limits**
- **Contiguous to Spring Hill Commerce Center**
  - **A JV development between the City of Spring Hill and GV Spring Hills, LLC for the development of a ±5.7 million square foot Industrial Park within the city limits of Spring Hill**

## AERIALS



## LOCATION OVERVIEW



### Maury County's Top Traded Industries

 <b>MAGNA SEATING</b> Transportation Equipment Manufacturing	 <b>SOLVAY</b> Chemical Manufacturing	 <b>SAMUEL</b> Metal Fabrication & Product Manufacturing	 <b>Farm Bureau</b> Business Services	 <b>COMPREHENSIVE LOGISTICS</b> Logistics, Distribution & Wholesaling	 <b>GM</b> Automotive Manufacturing
 <b>IB-TECH</b>	 <b>ARMADA</b>	 <b>BIMIC</b>	 <b>Redman-Davis Insurance, Inc.</b>	 <b>Ryder</b>	 <b>ultium cells</b>

## DISTANCES

GM Plant	10.1 Miles
I-65	3.7 Miles
I-840	13.3 Miles
Berry Farms	19.6 Miles
Cool Springs	19.1 Miles



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



**MAURY COUNTY INDUSTRIAL MARKET**



92,163 Population; 5<sup>th</sup> Fastest growing county in TN

INVENTORY (SF) **12 M**

VACANCY RATE **0.5%**



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

Jeff Thomas, CCIM  
First Vice President  
615-417-3337  
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760 Melrose Avenue  
Nashville, TN  
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### June Lake Development

June Lake is a walkable countryside destination where nature is the thread that weaves us together. The development features 33.9 million SF of commercial office space, 1.3 million SF retail, 2,900 homes, & 400 hotel rooms.

### Future Location of Spring Hill Commerce Center

A JV development between the City of Spring Hill and GV Spring Hills, LLC for the development of a +5.7 million square foot Industrial Park within the city limits of Spring Hill.

SHIP Industrial Park



Proposed  
TriStar Spring  
Hill Hospital

Subject Property

### Firefly/A Premier Private Golf Community

Firefly is a new private club community offering enriched living and elevated play. Featuring two core golf courses – a classic 18-hole course and a 9-hole short course – both the work of pre-eminent designer Andrew Green. Firefly is home to an abundance of amenities, activities, and programs designed to grow close connections and curious minds.

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