



Premier hard-corner development site at signalized intersection ground lease opportunity.

- ±7.53 acre (divisible) site
- Dual-highway exposure with uninterrupted visibility
- Strategically located approximately 1,400 feet from I-65 with over 56,000 VPD
- Outstanding access for regional and commuter traffic
- Highly sought-after location for Tier-1 fuel, convenient store, and QSR operators
- Rare opportunity to control gateway parcel at a major interchange

Contact agent for pricing guidance.

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GROUND LEASE OPPORTUNITY

NE Corner of Highway 25
at Highway 31W
Cross Plains, TN 37049

±7.53 Acres
(divisible)

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