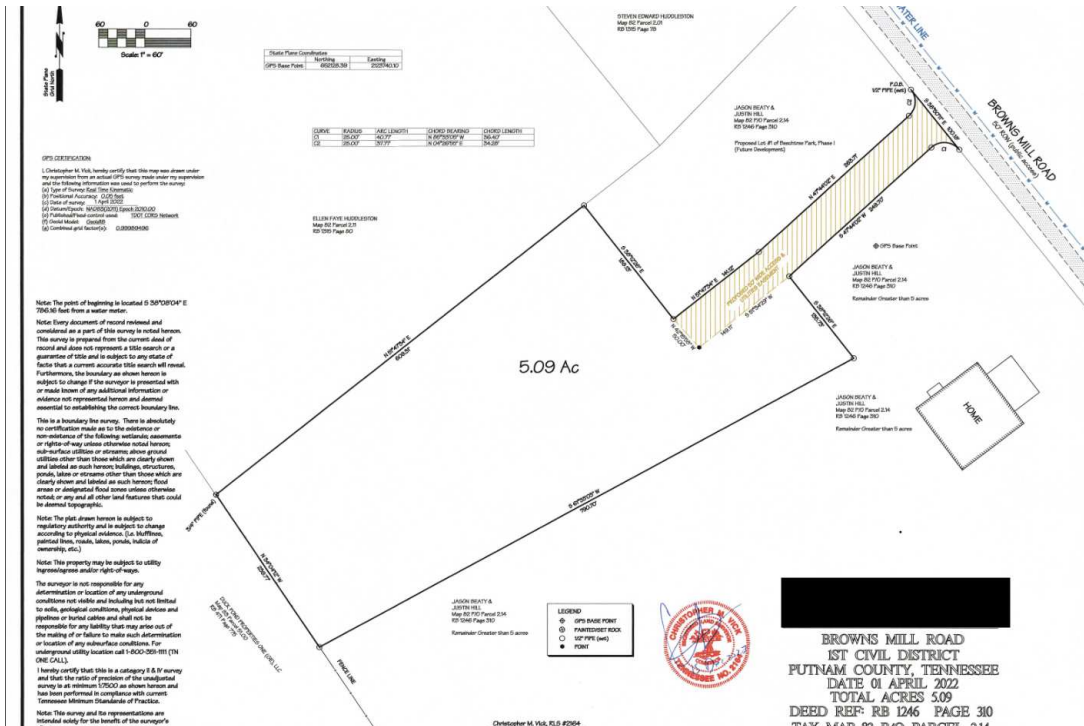


Browns Mill Road, Cookeville, TN 38506



OFFERING SUMMARY

Sale Price:	\$399,000
Available SF:	
Lot Size:	5.09 Acres
Number of Units:	1
Price / Acre:	\$78,389
Zoning:	NZ

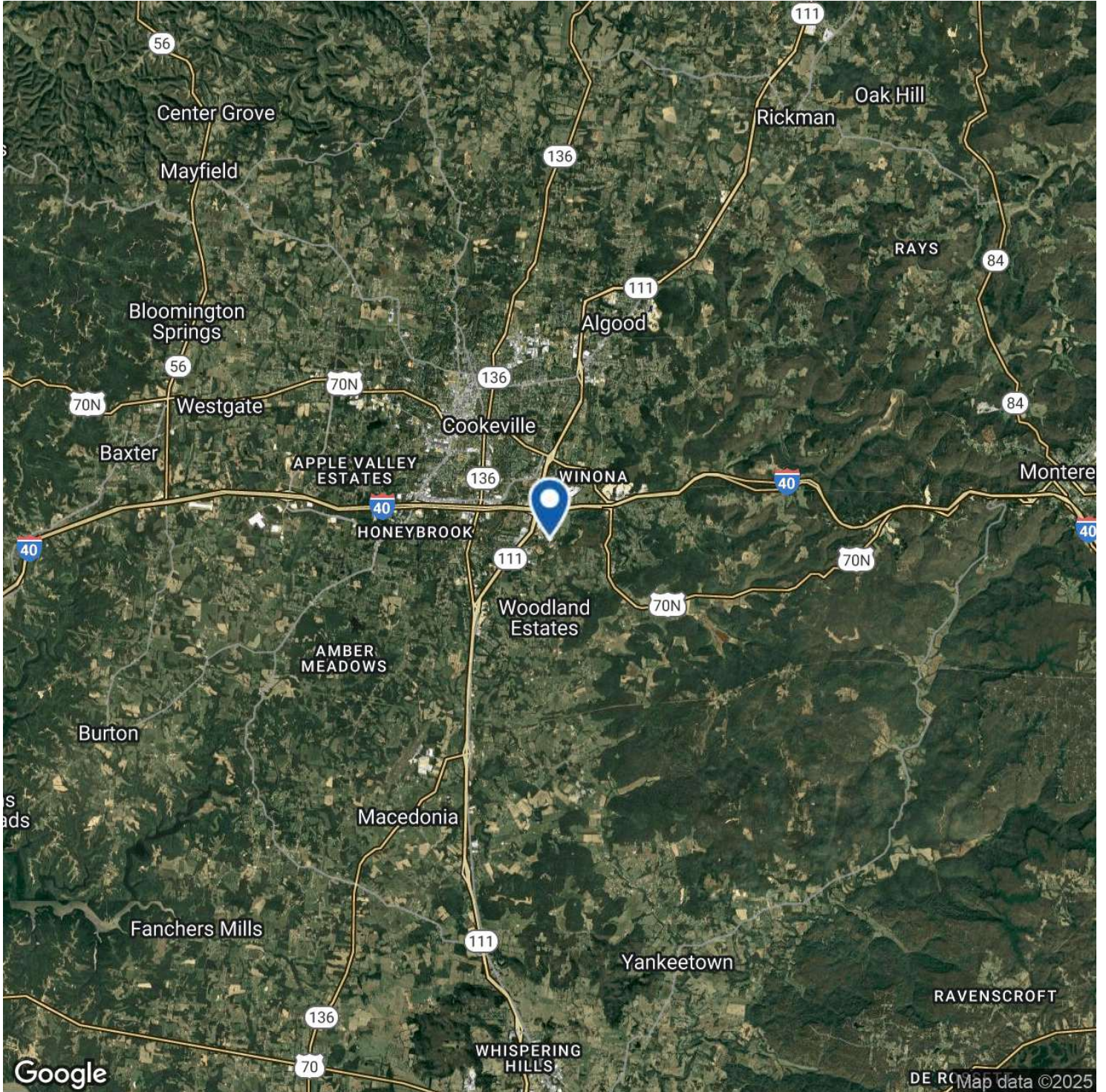
PROPERTY OVERVIEW

The property is ideally located just outside of the Cookeville City limits, less than two miles from I-40 and Highway 111 in an expanding industrial area. Nashville is 80 miles, Knoxville is 100 miles, and Chattanooga is 90 miles. The property is flat and cleared, with an entryway established and leveled for easy development. Water, Gas, and Electricity are available at the road. Adjacent businesses include Colinx, Builders First Source, Highlands Cabinets, and Smith Insulation.

PROPERTY HIGHLIGHTS

- 5.09 Acres
- Unzoned/light restrictions
- Cleared with driveway in place
- Near I-40/Highway 111

Cookeville, TN 38506



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Cookeville, TN 38506



POPULATION	10 MILES	50 MILES	100 MILES
Total Population	79,617	565,564	5,273,263
Average Age	40	43	41
Average Age (Male)	39	42	40
Average Age (Female)	41	44	42
HOUSEHOLDS & INCOME	10 MILES	50 MILES	100 MILES
Total Households	32,235	226,014	2,087,770
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,460	\$78,775	\$96,463
Average House Value	\$309,209	\$277,343	\$368,827

Demographics data derived from AlphaMap

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