



LAND FOR SALE, GROUND LEASE, OR BUILT TO SUIT

SPARTA PADS AVAILABLE

Sparta, TN 38583

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**Baker Storey McDonald
Properties**

235 MOSE DR

Sparta, TN 38583



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 235 Mose Dr, Sparta, TN. This versatile property is poised to accommodate a range of commercial and retail endeavors. Situated on a 0.9 AC lot and an adjacent 3.7 AC lot, it offers ample space for development and expansion. Boasting a strategic location near a major shopping center, which is home to first-to-market Bealls and Five Below stores, and with direct proximity to the Whites County Middle & High School, this property presents an exceptional chance for Land/Retail-Pad investors to capitalize on in-demand commercial space in the thriving Sparta area.

PROPERTY HIGHLIGHTS

- 0.9 AC Lot & 3.7 AC Lot
- For Sale, GL, or BTS
- Nearby 100% Leased Major Shopping Center in Sparta
- Nearby Whites County Middle & High School
- Zoned Commercial
- 96 miles East of Nashville
- In proximity to new Honky Tonk National Golf Club

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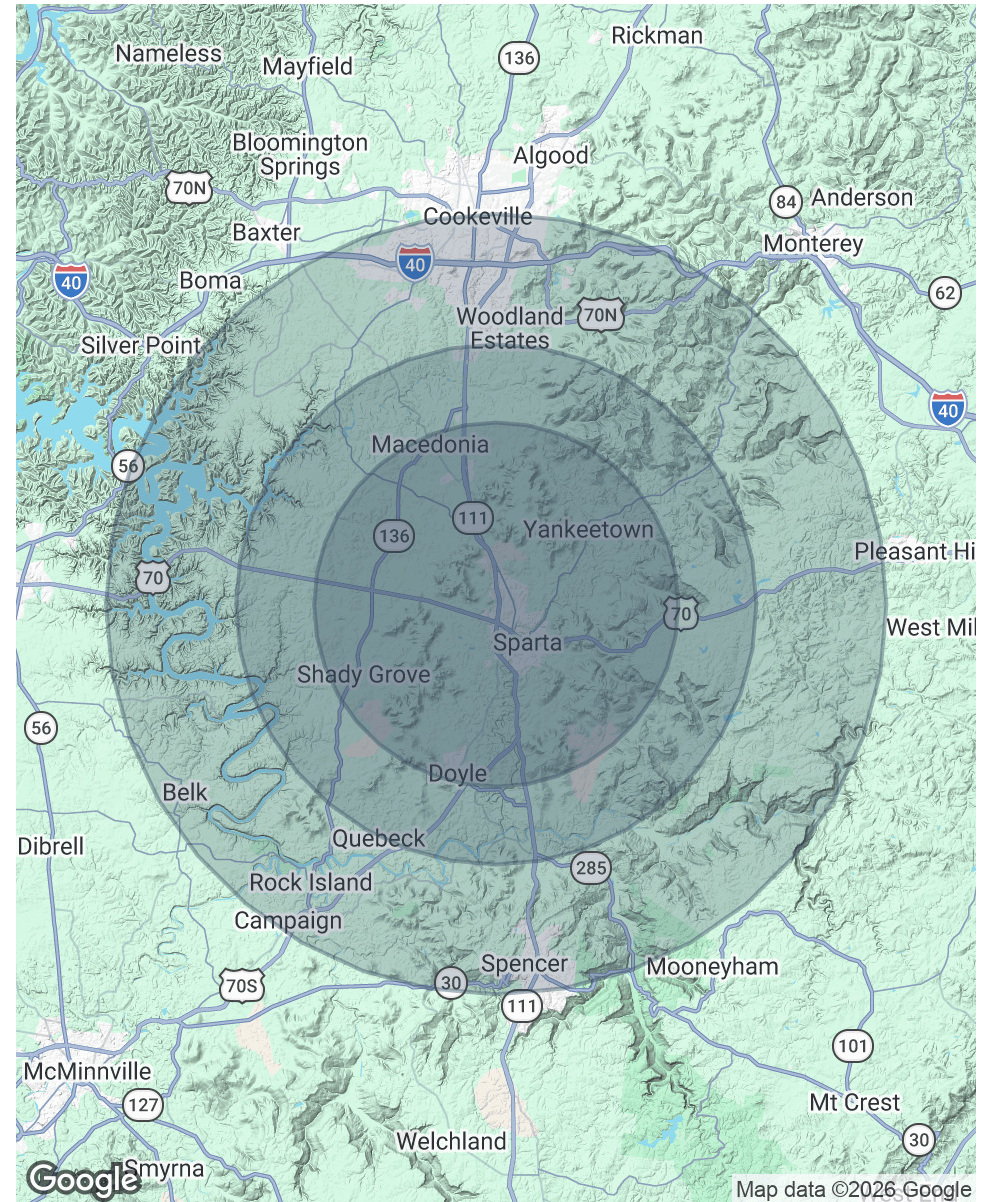
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POPULATION	7 MILES	10 MILES	15 MILES
Total Population	17,457	26,943	62,107
Average Age	42.7	43.9	42.8
Average Age (Male)	44.1	44.1	41.7
Average Age (Female)	42.6	44.3	44.1

HOUSEHOLDS & INCOME	7 MILES	10 MILES	15 MILES
Total Households	6,856	10,661	25,184
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$71,546	\$72,754	\$76,219
Average House Value	\$209,226	\$210,751	\$237,832


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