

FOR SALE

COMMERCIAL LOT
FOR DEVELOPMENT

1623 Beasie Rd
0.79+/- AC Zoned Lt Ind



High Exposure. Easy Access.

- 0.79+/- AC Available
- Zoned Light Industrial
- Wide Variety of Approved Uses
- Close to Costco
- I-24 Exit 80 (TN-99)
- Traffic: 125k AADT on I-24
27k AADT on TN-99
- Asking Price: \$849,000

LYDIA SIMS

615-225-7816
Lydia@LarrySims.com

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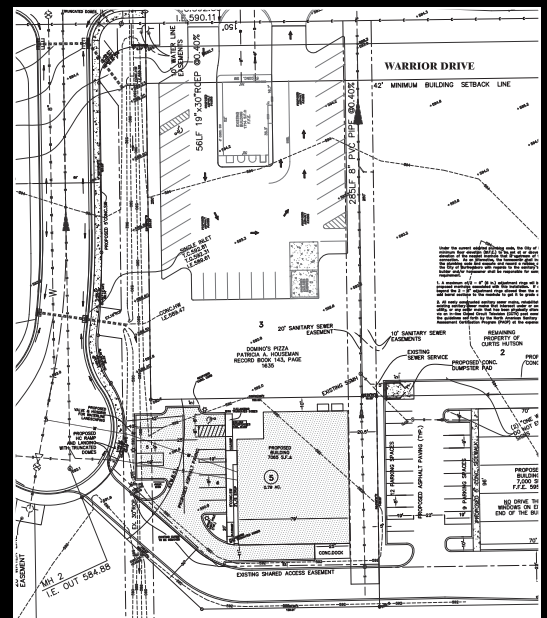
COMMERCIAL REALTORS & AUCTIONEERS, LLC

10-A North Public Square, Murfreesboro, TN 37130
615-893-5252

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Exit 80 (New Salem Hwy / TN-99) on I-24

Active Local Development



Concept for 7k SF Flex Space

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SIMS
COMMERCIAL REALTORS & AUCTIONEERS, LLC

1623 BEASIE RD, MURFREESBORO, TN 37128

Attention: Business Owners, Developers, Investors

JURISDICTION OVERVIEW

MURFREESBORO ZONING

Light Industrial (L-I) Zoning
Wide variety of approved uses.

PERMITTED USES

Amusements / Entertainment
Artisan / Craftsman
Auto Repair / Service
Bakery
Bank
Community Assembly
Daycare
Family Crisis Center
Fitness
General Service / Repair
Hotel/Motel
Light Manufacturing
Medical / . Laboratory Facility
Pet Service Sales
Restaurant / Catering
Retail / Convenience Center
Tobacco, Beer, Wine, Liquor
Vehicle Sales / Rental
Warehousing / Logistics

* Buyer to verify. Additional uses possible.

READY TO BUILD

- All Utilities Present
- Cul-de-Sac on Beasie Rd
- Shared Drive Access to TN-99
- Built-in Retail Traffic



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