

LAND FOR SALE

US Highway 64 & Morning Sun Rd

0 Highway 64, Arlington, TN 38002



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS



LAND FOR SALE 3.85 +/- ACRES

PROPERTY HIGHLIGHTS

- Purchase Price: \$700,000
- Parcel ID: 096200 00043C
- Corner Lot
- Land available for sale off US Highway 64 and Morning Sun Road, just minutes from Interstate 40 and Wolfchase Galleria with high daily traffic counts.



Traffic Counts

US Hwy 64	47,865 VPD
I- 40	53,467 VPD
Houston Levee Rd	19,490 VPD

Karon Nash
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LOCAL AMENITIES



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	9,759	46,190	101,868
Households	4,002	17,409	38,802
Families	2,511	12,197	26,790
Median Household Income	\$68,280	\$88,454	\$83,166
Average Household Income	\$92,754	\$118,588	\$113,347

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