

LAND FOR SALE +/- 12.59 ACRES



COMMERCIAL
ADVISORS

US Highway 70 at Airline Rd Arlington, TN 38002



PRIME LAND IN ARLINGTON

+/- 12.59 ACRES AVAILABLE

PROPERTY HIGHLIGHTS:

- Land Size: +/-12.59 Acres
- Size (SF): 548,420 SF
- Zoning: S-C
- Excellent development opportunity in the rapidly growing town of Arlington, TN
- 17 Miles from Blue Oval Megasite
- Traffic Counts - Hwy 79 - 13,269



Demographics

	1 MI	3 MI	5 MI		1 MI	3 MI	5 MI
Population	1,599	16,321	24,747	Average Household Income	\$157,042	\$164,945	\$175,300
Households	502	5,090	7,903	Median Age	32.9	34.3	36.7

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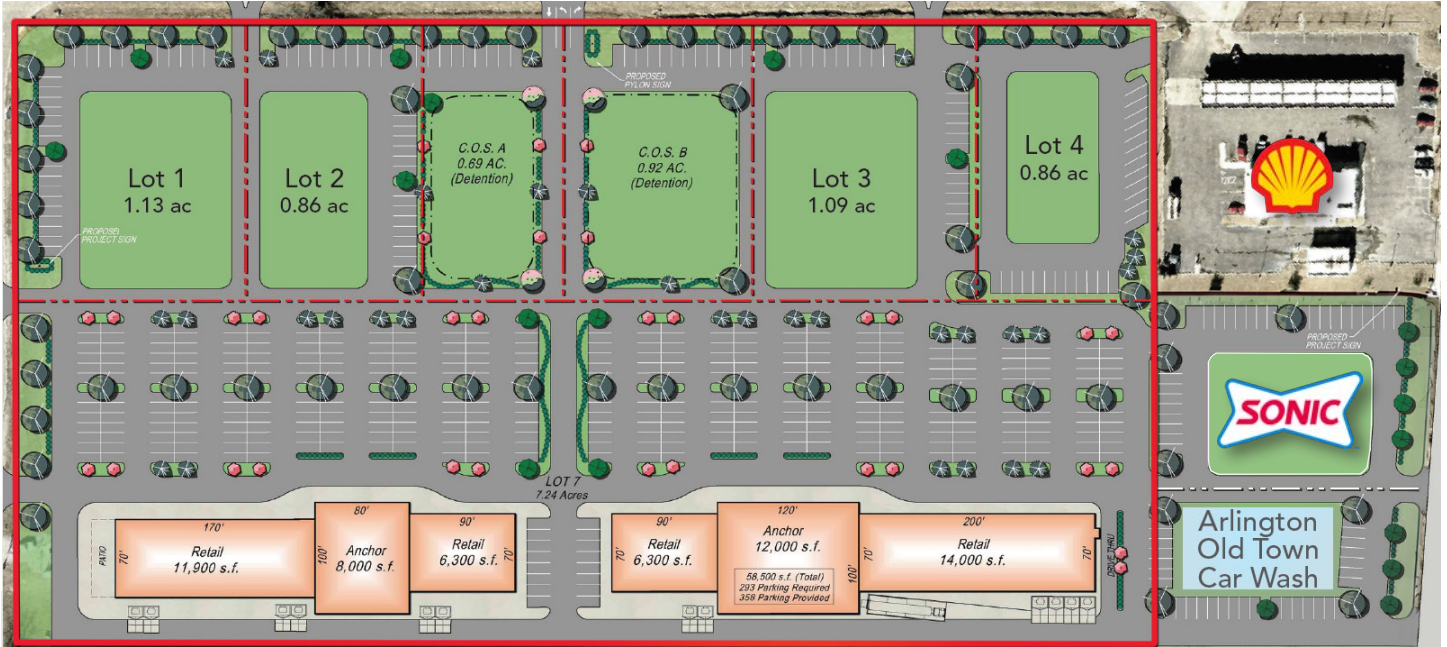
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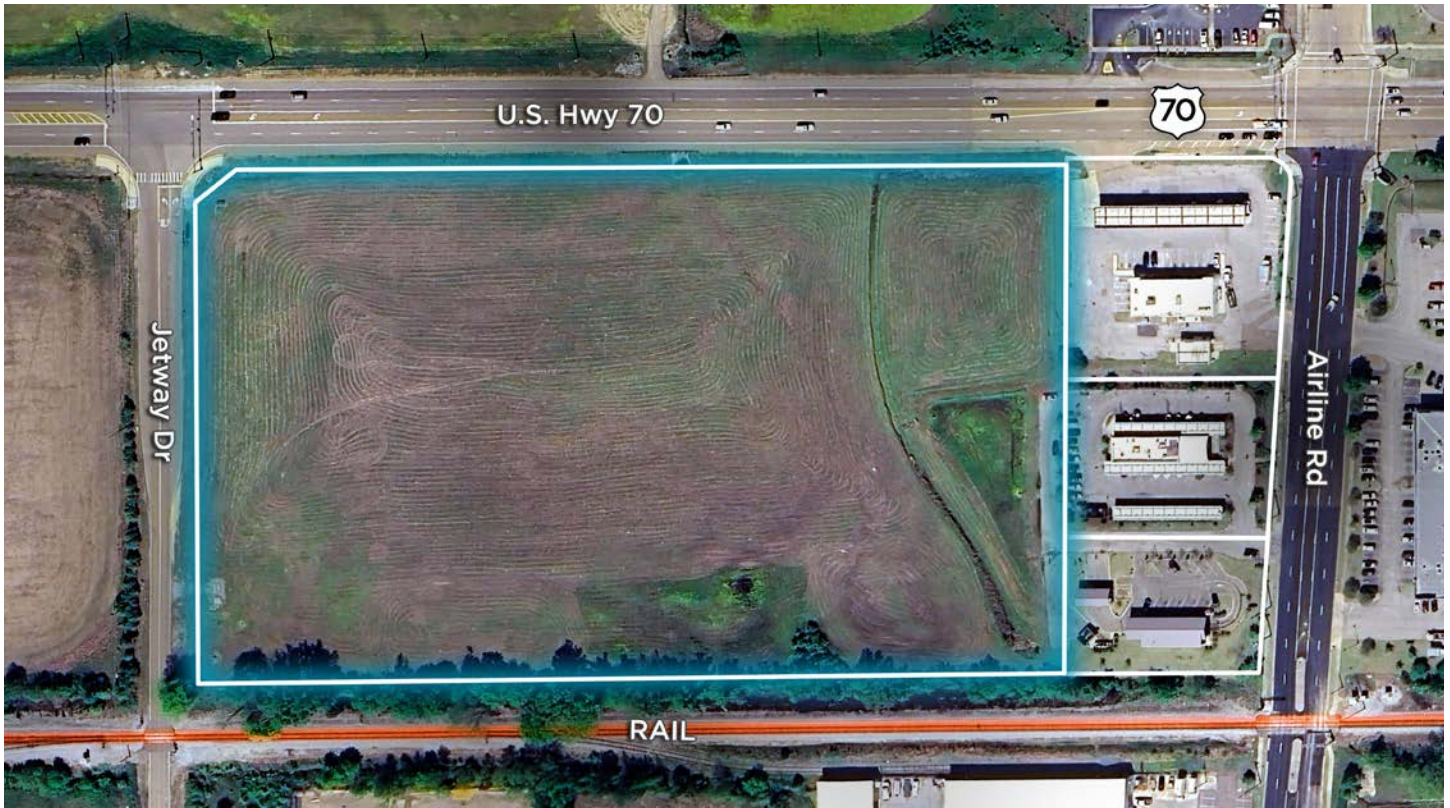
PROPOSED SITE PLAN



SIZE (SF): 548,420 SF

LAND ACRES: 12.59 ACRES

ZONING: S-C



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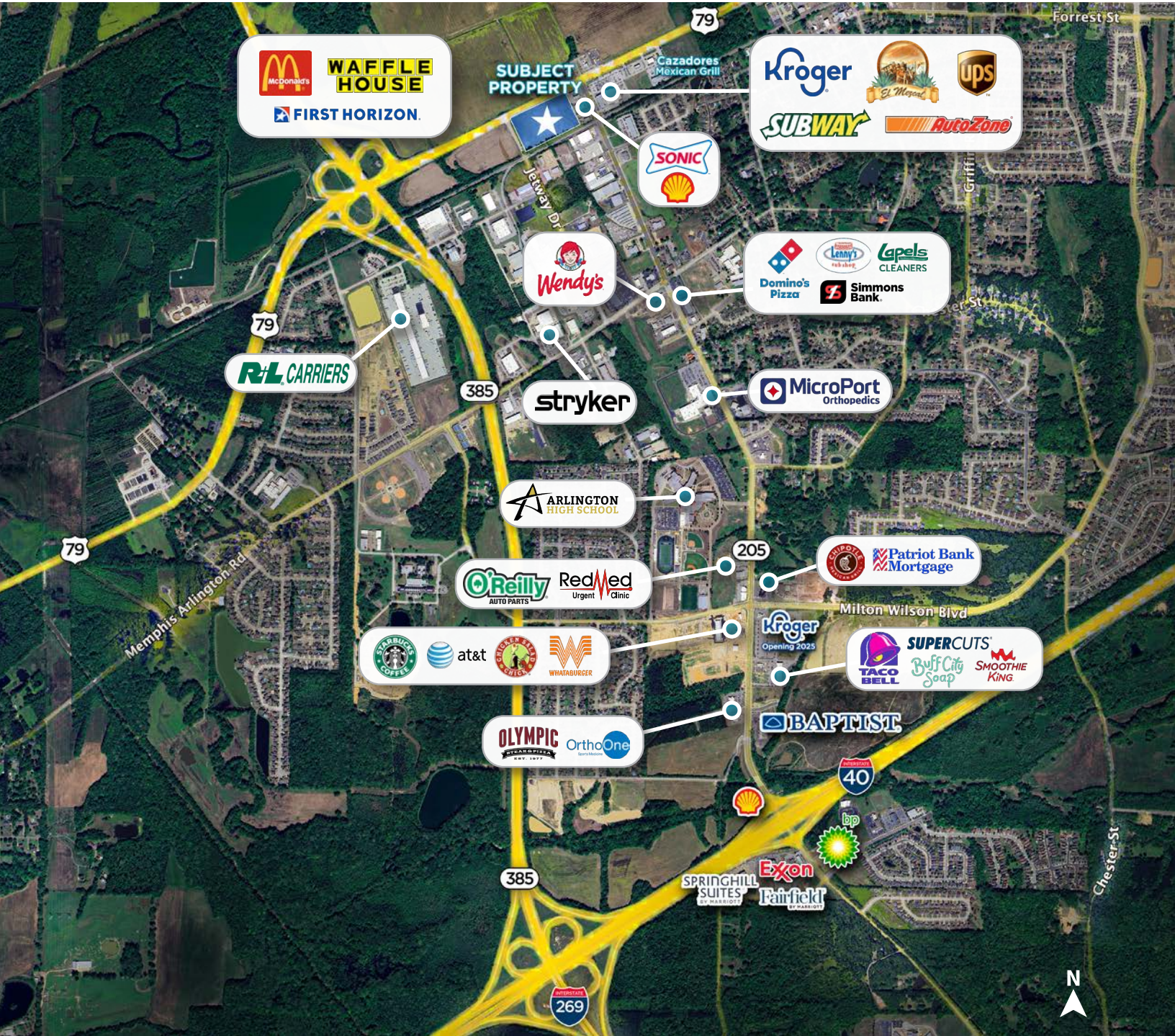
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AMENITIES MAP



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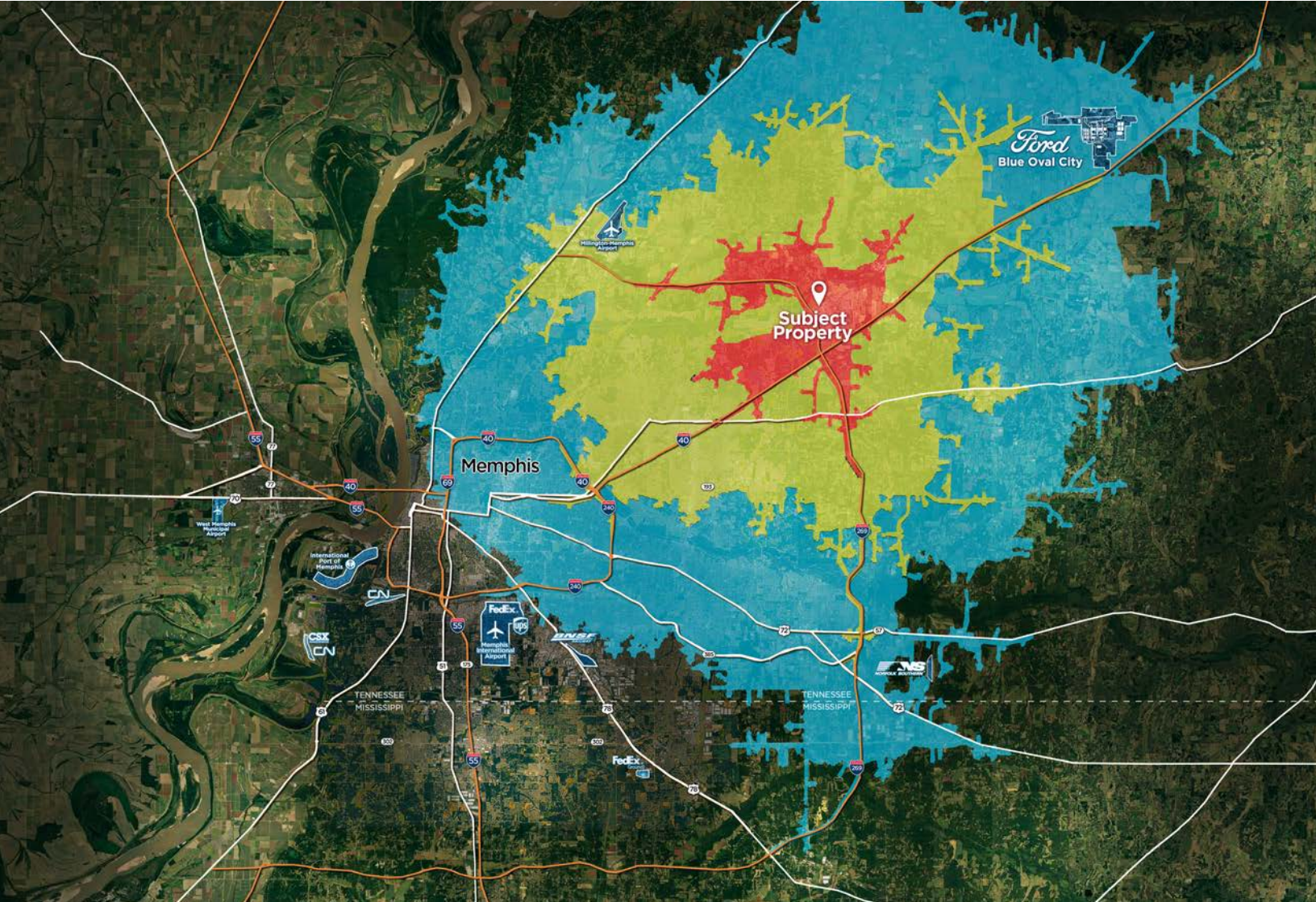
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DRIVE TIME MAP



- 10 MINS
- 20 MINS
- 30 MINS

35 MINS	37 MINS	49 MINS	33 MINS	42 MINS	29 MINS	20 MINS
32 MILES	37 MILES	51 MILES	29 MILES	42 MILES	27 MILES	21 MILES

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