

# FOR SALE

119 Acres

Tennessee Avenue, Cookeville, TN

New Interchange to I-40

NATE J. GREENE, CCIM    DAVID MCDOWELL  
+1 615 850 2729    +1 615 850 2791  
Nate.Greene@colliers.com    David.McDowell@colliers.com



COLLIERS INTERNATIONAL  
615 3rd Avenue South, Suite 500  
Nashville, TN 37210  
+1 615 850 2700  
[www.colliers.com/en-us/nashville](http://www.colliers.com/en-us/nashville)





# FOR SALE

## TENNESSEE AVENUE, COOKEVILLE, TN

### DEVELOPMENT TRACTS

- #1. 22.30 Acres
- #2. 30.4 Acres
- #3. 16.50 Acres
- #4. 31.10 Acres
- #5. 9.8 Acres
- #6. 8.9 Acres

### LOCATION

Tennessee Avenue property is positioned at the new interchange on Interstate 40 / Tennessee Avenue near mile marker 282 in Cookeville, Putnam County, Tennessee approximately 2.82 miles west of the existing I-40 / SR 135 interchange (exit 280).

Upon completion (Spring 2018 est.), the road system will allow access between I-40 and Tennessee Avenue extending approximately 2.90 miles north and east, connecting with US 70N/SR 24, approximately 0.90 miles west of the Cookeville city limits.

The conceptual plan consists of approximately 119 acres for commercial and industrial developments requiring a regional presence.

The six (6) development tracts are zoned CI – Commercial Industrial Mixed Use permitting a comprehensive list of commercial uses including retail ideally suited for the trade area.

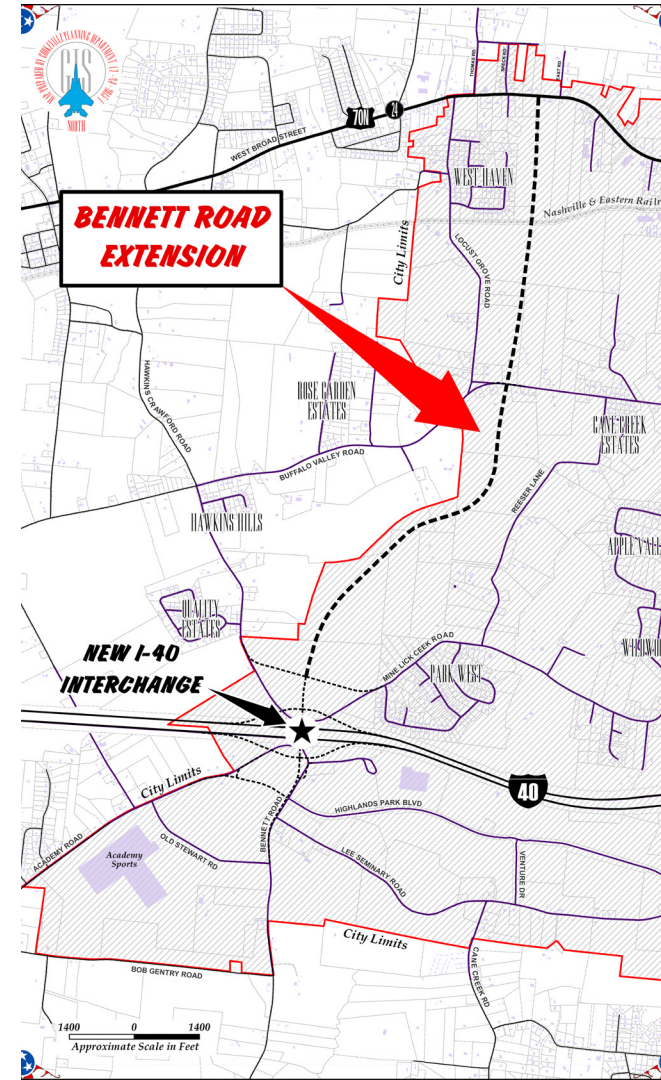
A bulk-sale of the six (6) tracts is available.

Delivery conditions for each development tract include all utilities (water, sewer) available to the property.

### DEVELOPMENT TRACTS SITE PLANS



### BENNETT ROAD EXTENSION





# FOR SALE

## TENNESSEE AVENUE, COOKEVILLE, TN

### DEVELOPMENT TRACTS



CONTACT AGENT FOR PRICING



### CONTACT US

NATE J. GREENE, CCIM  
+1 615 850 2729  
[Nate.Greene@colliers.com](mailto:Nate.Greene@colliers.com)

DAVID MCDOWELL  
+1 615 850 2791  
[David.Mcdowell@colliers.com](mailto:David.Mcdowell@colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



**COLLIERS INTERNATIONAL**  
615 3rd Avenue South, Suite 500  
Nashville, TN 37210  
+1 615 850 2700  
[www.colliers.com](http://www.colliers.com)