

HUGE PRICE DROP -- 5+ ACRES COMMERCIAL LAND

1 Fiberglass, Jackson, TN 38301



David McCormack

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HUGE PRICE DROP -- 5+ ACRES COMMERCIAL LAND

\$575,000

FOR SALE BY OWNER OWNER RETIRING.
Purchased Originally For private development. Plans changed when owner obtained existing site with building...

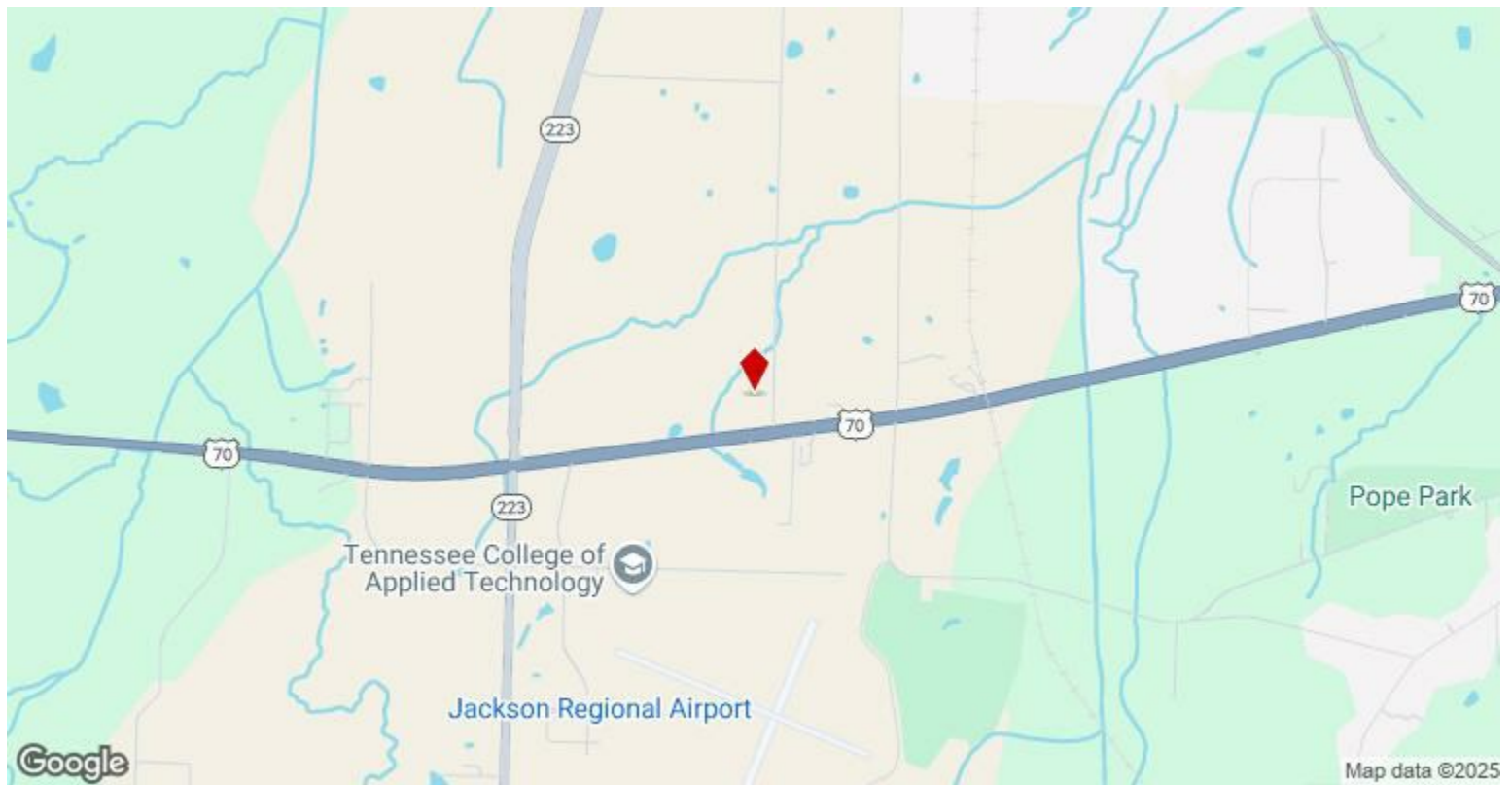
SELLING PRICE \$575,000

Buyer Responsible For Any Buyers Agent Fees Or Commissions...

- Located On western Edge Of Jackson, Just Outside Of City Limits.
- No City Property Taxes and Less Sales Tax For Retail Sales To Customers
- Utilities Available At Property Line
- Well Over 400 ft of Hwy Frontage With Median Cut At Center Of Property For Access.
- Virtual Level Lot Free Of Trees ... Save Tens Of Thousands Of Dollars On Site Prep !
- Corner Lot For Multiple Entrance Points



Price:	\$575,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	5.40 AC
No. Lots:	1
Zoning Description:	B4
APN / Parcel ID:	076-046.00



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5.4 Acres (according to County recording), Corner Lot Bordering Hwy 70 and Fiberglass Road, Jackson, Tennessee - - - Approximately 500 Ft Of Hwy 70 frontage and 400 Ft of Fiberglass Rd frontage. Cleared Of Trees, Virtually Flat, Ready For Developing - - - Likely Access From Hwy 70 and Fiberglass Road - - - Easy access to I-40 Interstate - - - SEE VIDEO OF PROPERTY AT :
<https://hdtrucksandequipmentsales.com/commercial-land-for-sale/> (copy and paste into search bar) - - - -

The State of Tennessee does not have state income tax. Tennessee, The City Of Jackson, and Madison County are business friendly areas.
There is a strong, willing labor force in the area.

Businesses Located Within 1 Mile Of This Property Include:

Extensive Recent Georgia Pacific Facility, The Caterpillar Dealer, United Rentals, The Kubota Dealer, McKellar Sipes Municipal Airport, Kellogg's Foods, Kirkland's Home Warehouse, Toyota Motor Co Parts Manufacturing, And Many Others
Currently Zoned B4.

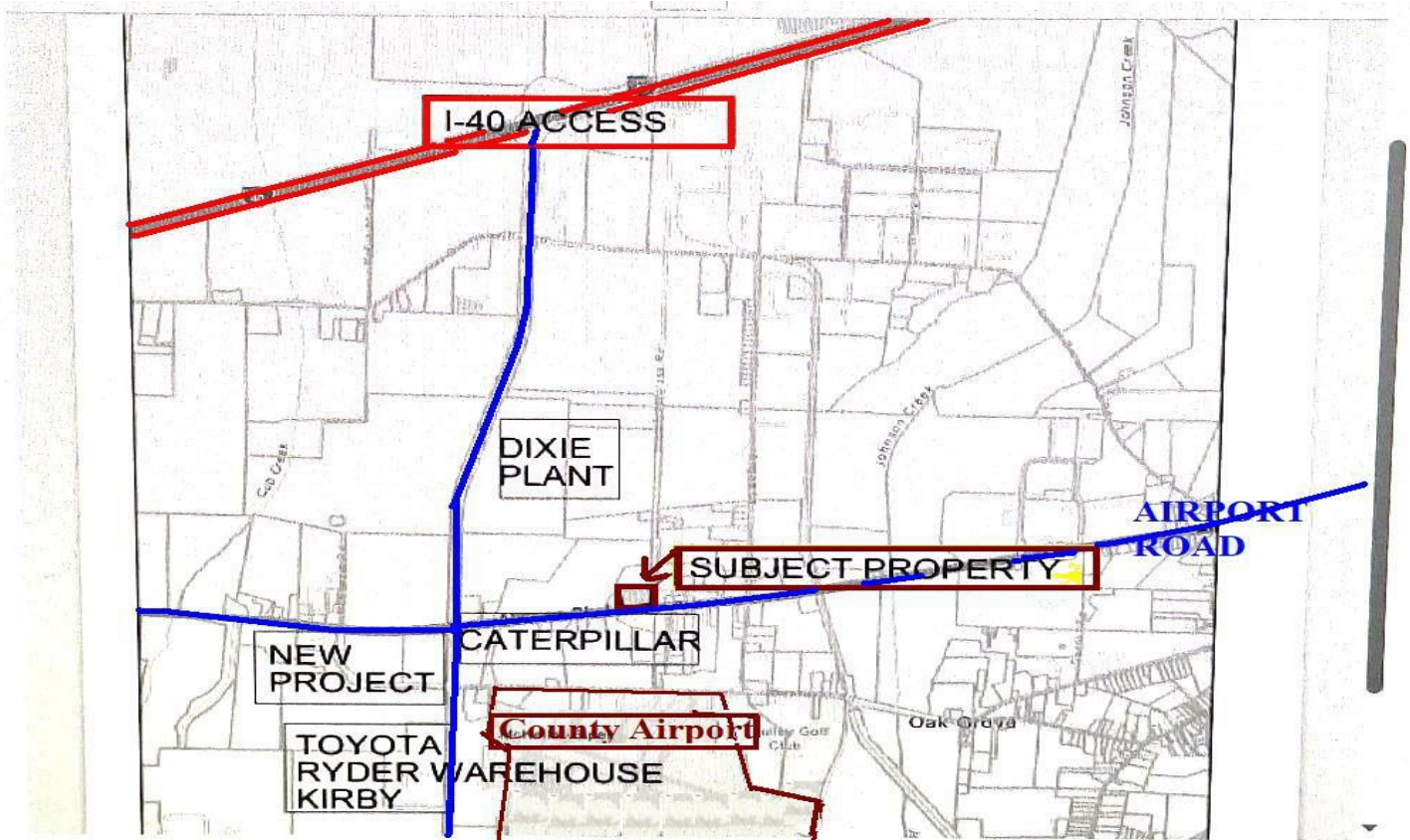
Contact Stan Pilant at Zoning Office To Discuss Any Potential Zoning Changes. Mr Pilant may be reached at (731)425-8282

Buyer Responsible For Any Buyers Agent/Broker Fees.

Property Photos

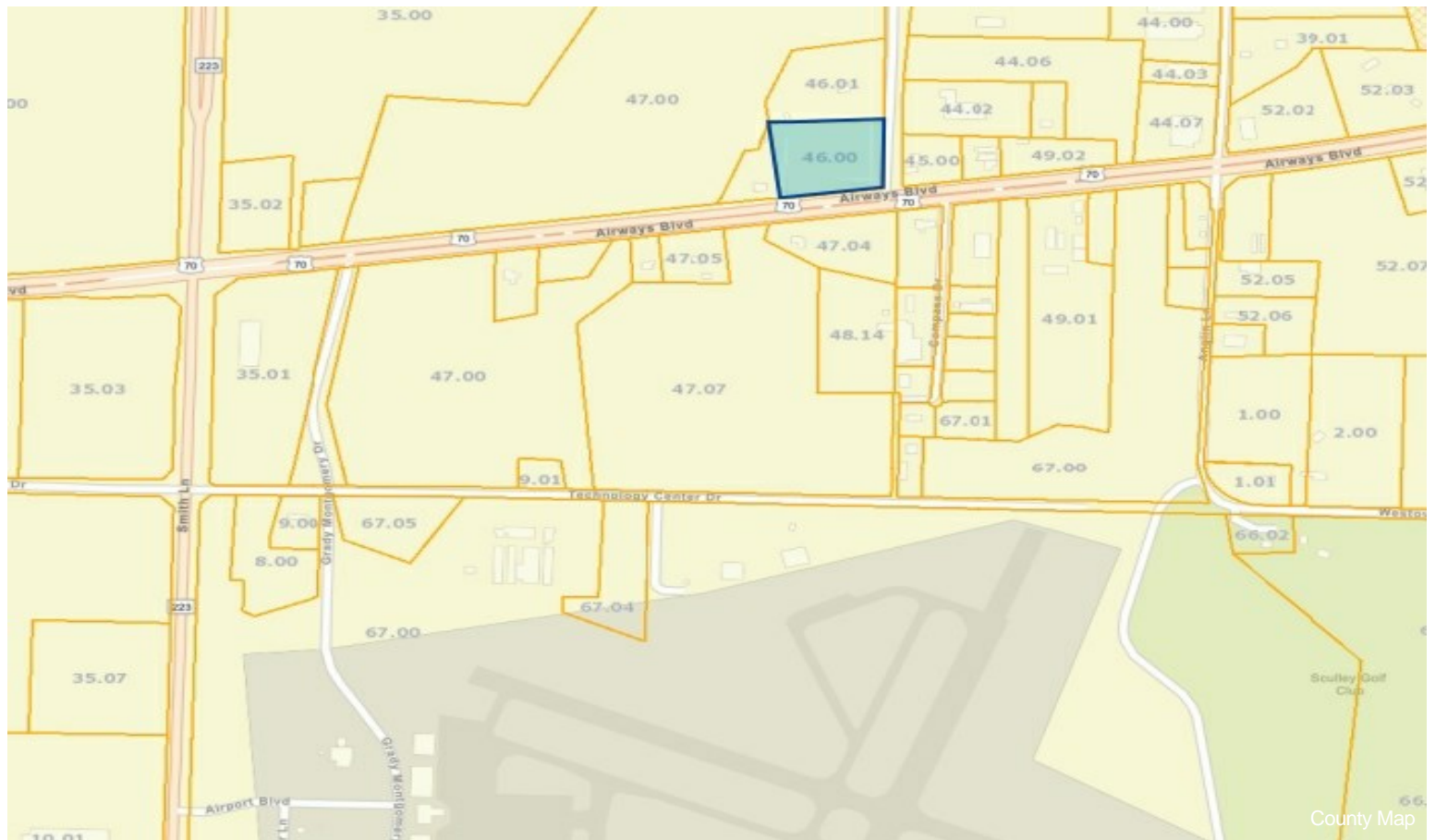


Property Photos



COUNTY MAP WITH I 40 TEXT

[DOWNLOAD](#)



Property Photos

