



## 33 ACRE COMMERCIAL LAND IN TENNESSEE

US-45 & Wilson School Rd, Henderson, TN 38340



**David McCormack**

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(602) 510-5444



# 33 ACRE COMMERCIAL LAND IN TENNESSEE

\$2,500,000

The most desirable, available site within many miles!

Centrally located in the USA, within the City of Henderson,...

Cash Sale

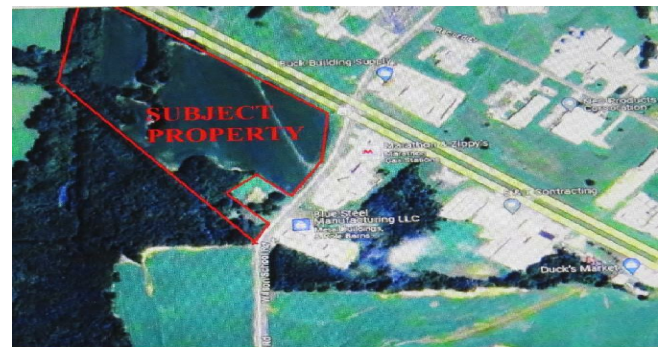
Agents To Include All Fees In All Written Offers  
Virtually Immediate Availability  
ONLY...

- Central USA Location, 33 Acres per recent survey, Nearly 1,700 ft US Highway 45 frontage
- ZONED B4 -- Retail Sales, Industrial, Manufacturing, Warehouse, Distribution, Fuel Stop, Hotel, Truck Terminal, 100s MORE!
- All city utilities at property, including nearby power substation for high energy needs.
- Easy, safe traffic access off Wilson School Road for customers and trucks.
- Over 14,000 unit daily traffic count. Located in Industrial area
- 80% Cleared of trees for immediate development

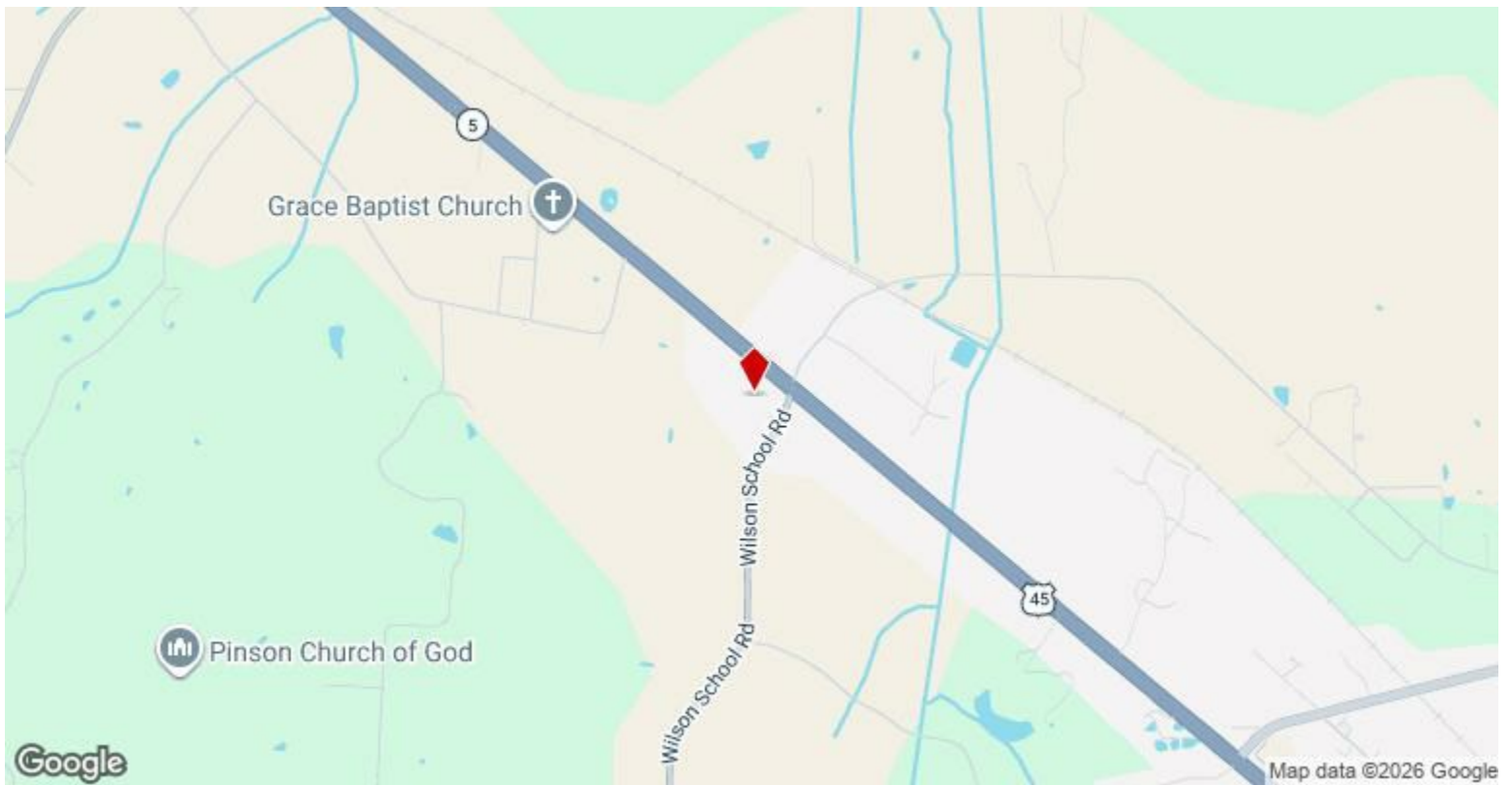
LOOKING NORTH FROM WILSON SCHOOL ROAD



Price:	\$2,500,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	33.00 AC
No. Lots:	1
Zoning Description:	B-4
APN / Parcel ID:	028-011.00



**33 ACRES  
INDUSTRIAL - COMMERCIAL  
MANUFACTURING - EDUCATIONAL  
FOR SALE BY OWNER  
CALL (731) 435-1605**



## US-45 & Wilson School Rd, Henderson, TN 38340

The most desirable, available site within many miles!

Centrally located in the USA, within the City of Henderson, Tennessee, in Chester County.

33 Acres per recent survey. Zoned B4, Commercial. Zoning allows Hotel, Retail Sales (including motor vehicles/boats/RVs/ETC, Fuel Travel Center, Manufacturing, Industrial, Distribution, Call Center, Warehousing, Educational, HUNDREDS MORE!

Northwest corner of intersection of US Highway 45 and Wilson School Road. Nearly 1,700 ft of US Highway 45 frontage.

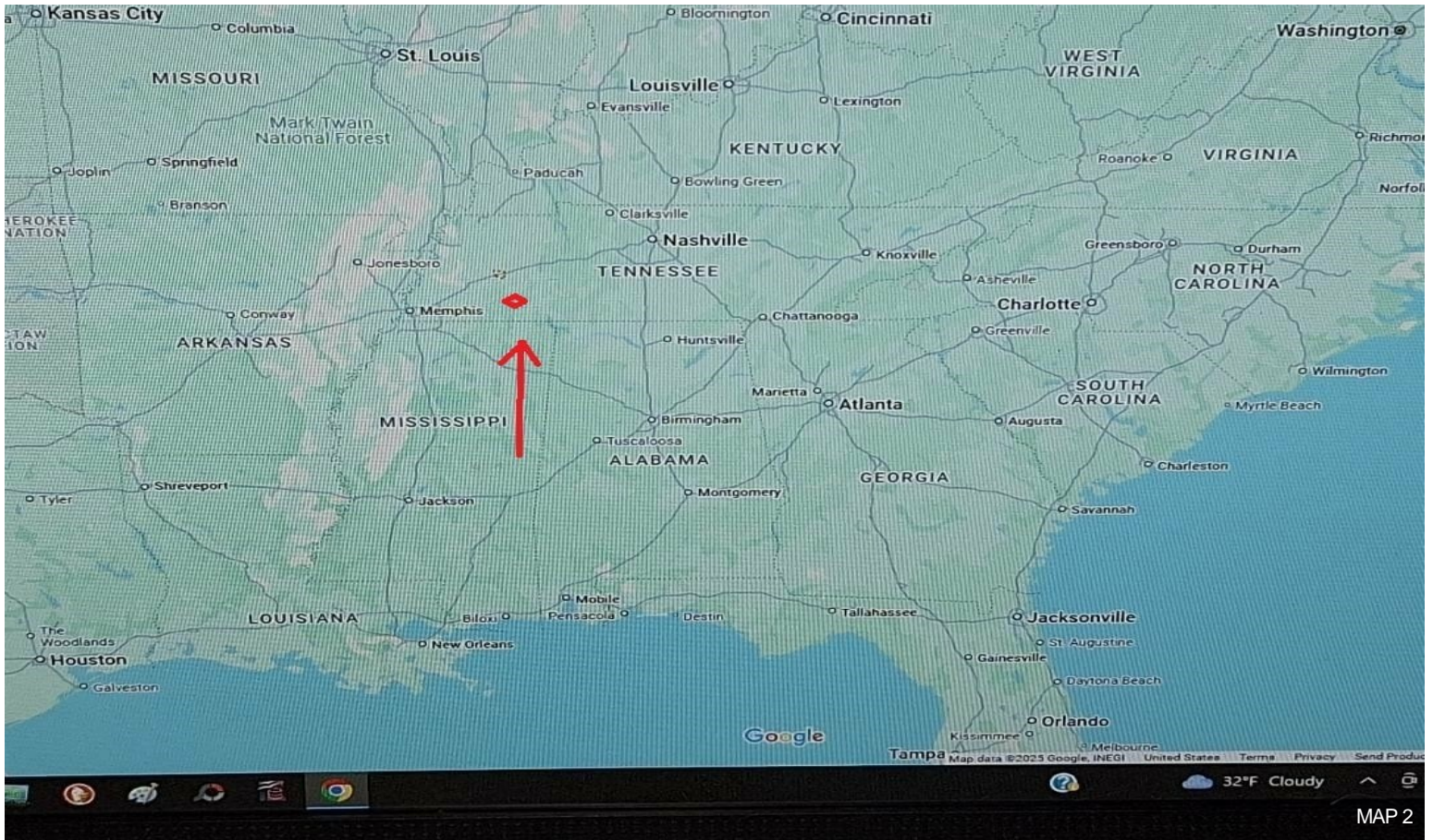
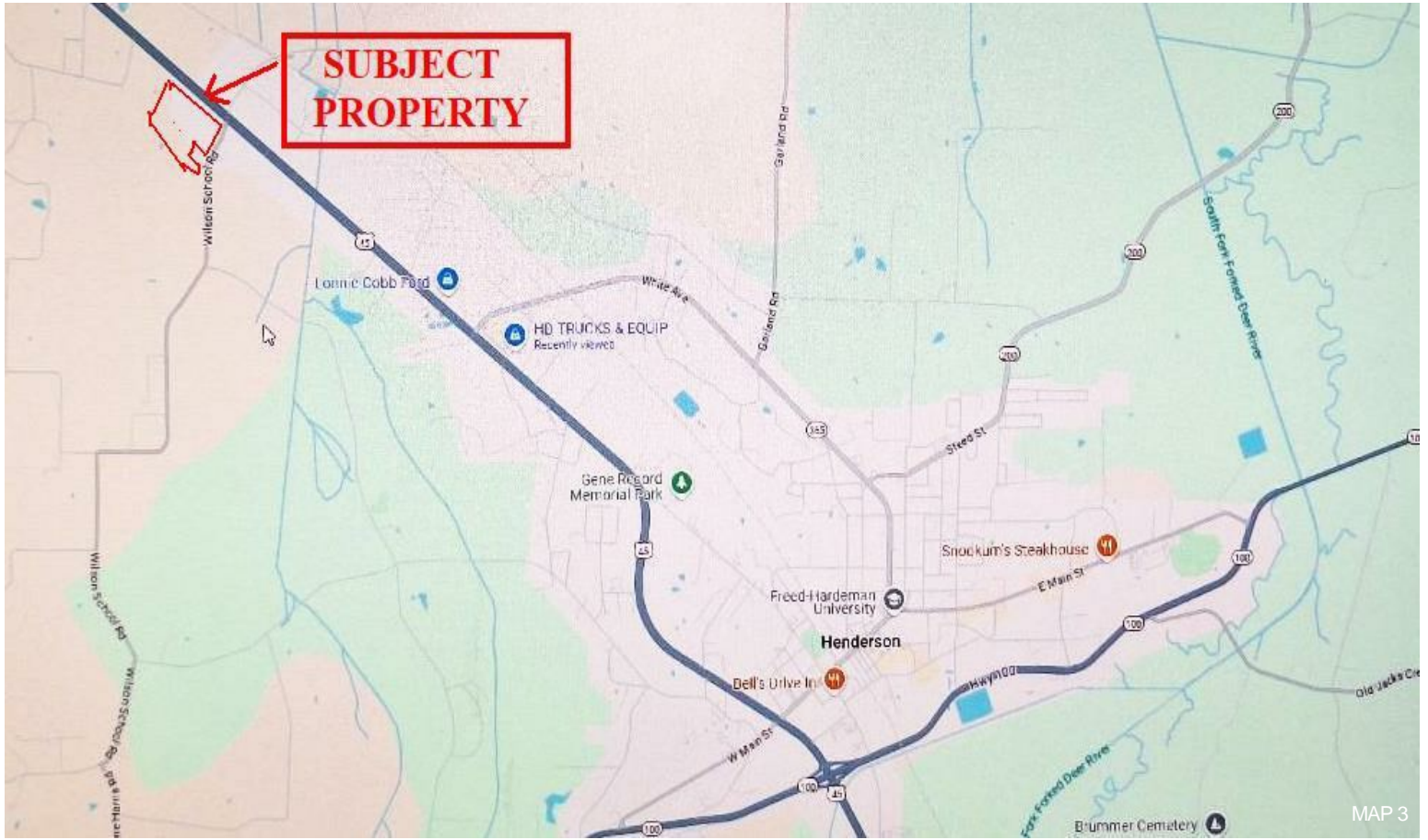
Over 14,000 daily vehicle count. All City utilities are at property line including natural gas.

Property is 80% clear of trees and development ready. Save tens of thousands of dollars on site preparation! Agricultural Tenant is on Annual lease with no option to renew. Tenant will vacate prior to harvest if necessary.

Property is located near other major commercial endeavors.

Agents are to include all fees in all written offers.

# Property Photos



# AVAILABLE

- 30 Acres - **BY OWNER**
- Zoned B-4 Commercial
- Public Gas, Water & Sewer

**(602) 510-5444**