

FOR SALE INTERSTATE 40 FRONTAGE PROPERTY

13.52 Acres - All Utilities at Site



14940 Highway 641 South | Holladay, TN 38341



ANDERSON COMMERCIAL BROKERAGE

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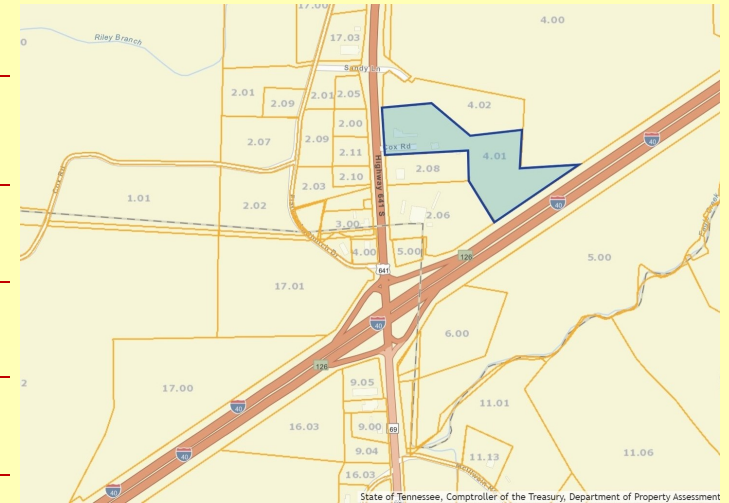
PARCEL #: 138-004.01 | BENTON COUNTY

ACRES / SF: 13.52 +/- ACRES

ROAD FRONTAGE: 410' +/- ON HWY 641 AND 884' +/- ALONG I 40

TRAFFIC COUNT: 5,859 ADV ON HWY 641

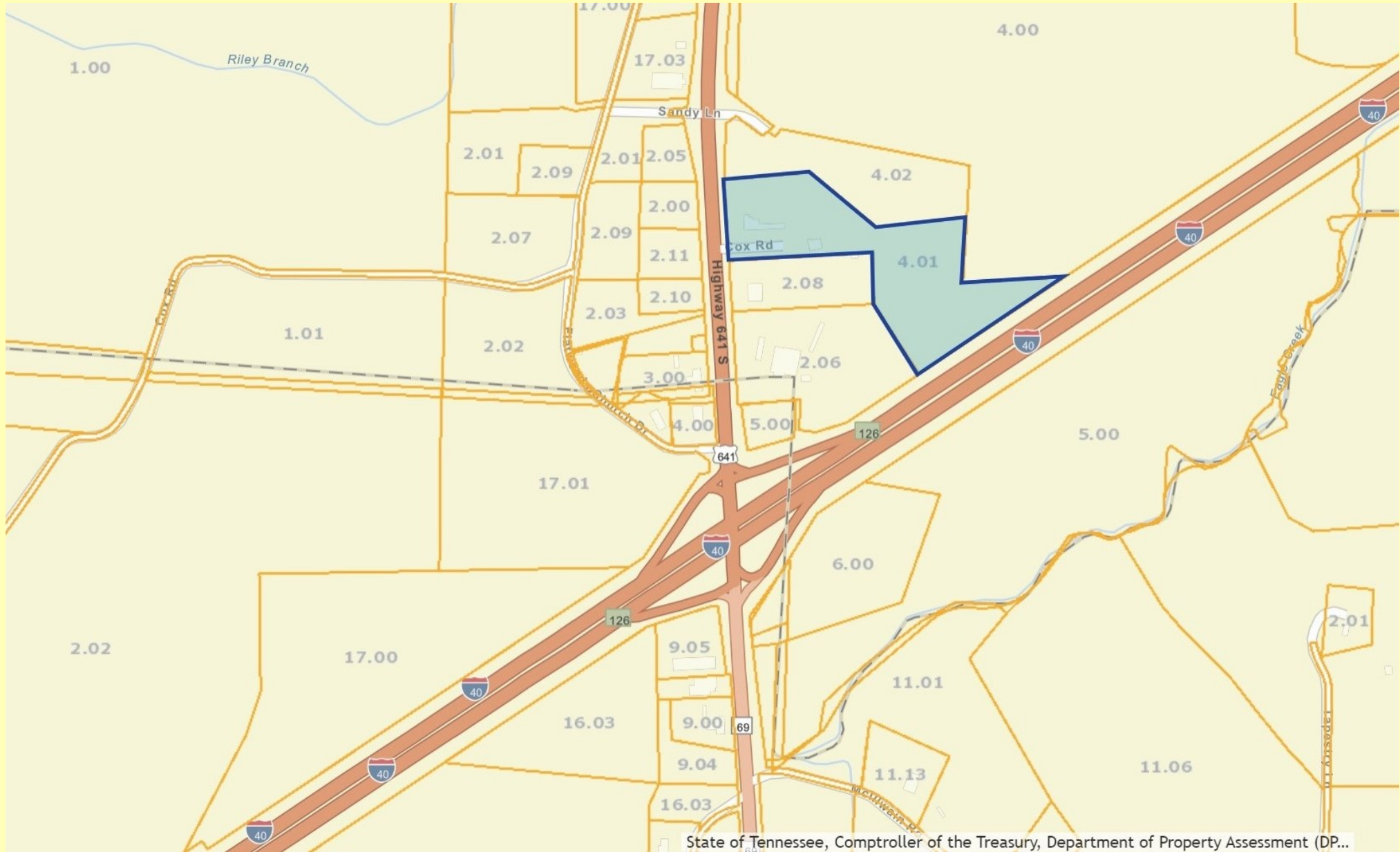
ZONING: COMM RURAL



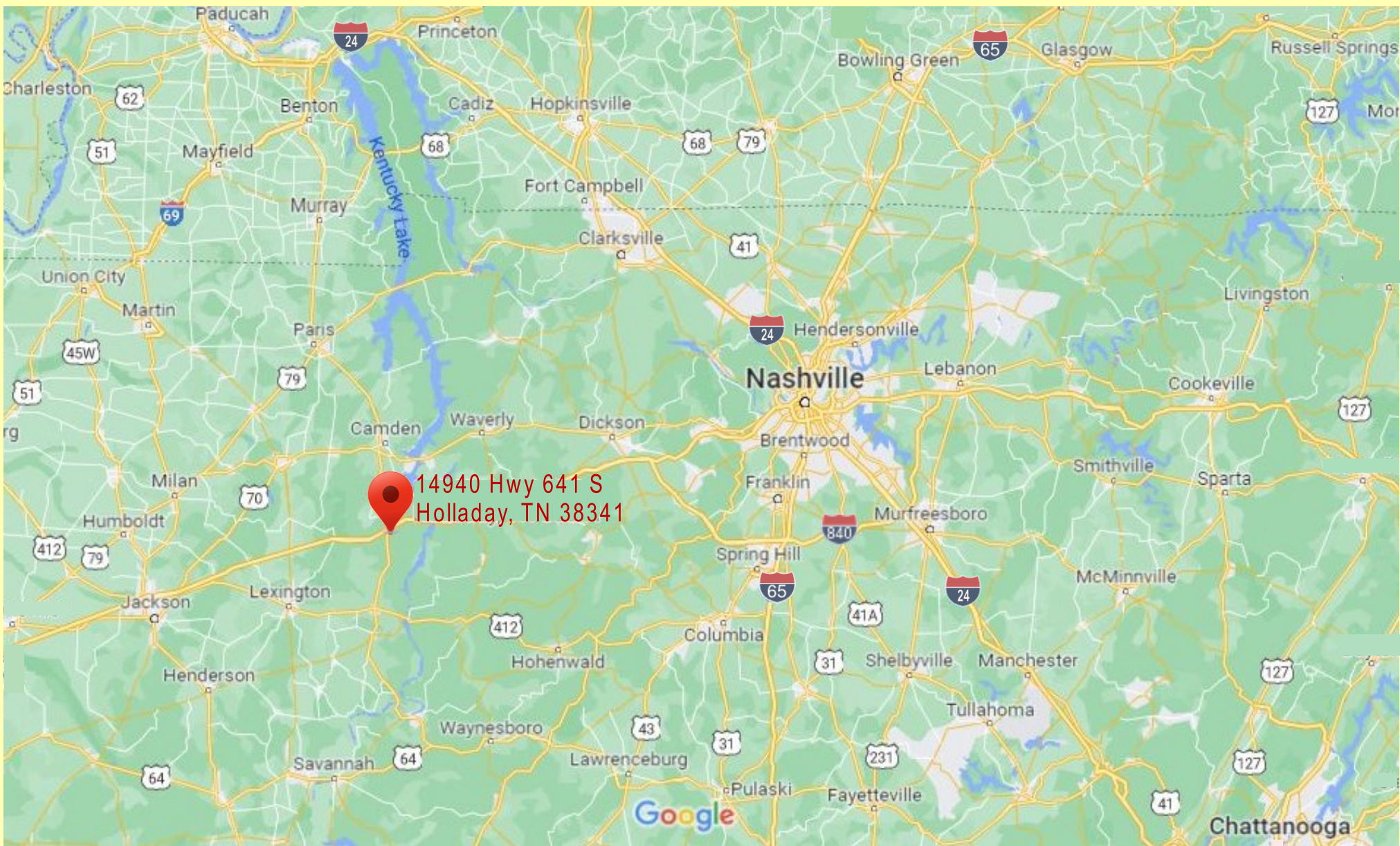
HIGHLIGHTS

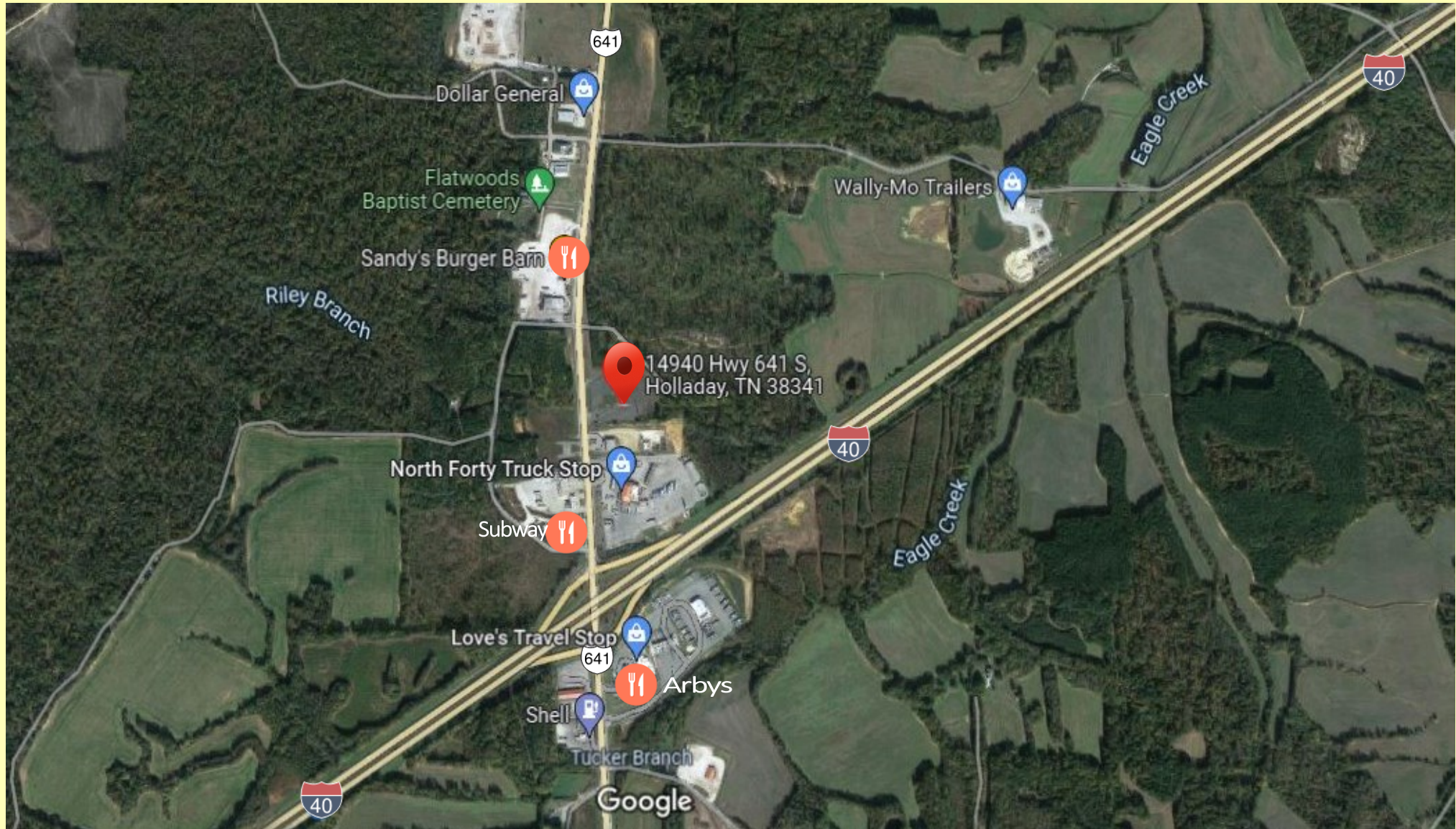
- Property fronts both I-40 and Highway 641
- Dual pole interstate sign, visible to both eastbound and westbound lanes of I-40
- Adjacent to North 40 Truck Stop (rated #3 of Top 10 Truck Stops in the U.S.)
- Former Sugar Tree Truck Stop
- Site cleared – all UST removed, clean closure letter T-DEC
- Great opportunity to subdivide and redevelop property

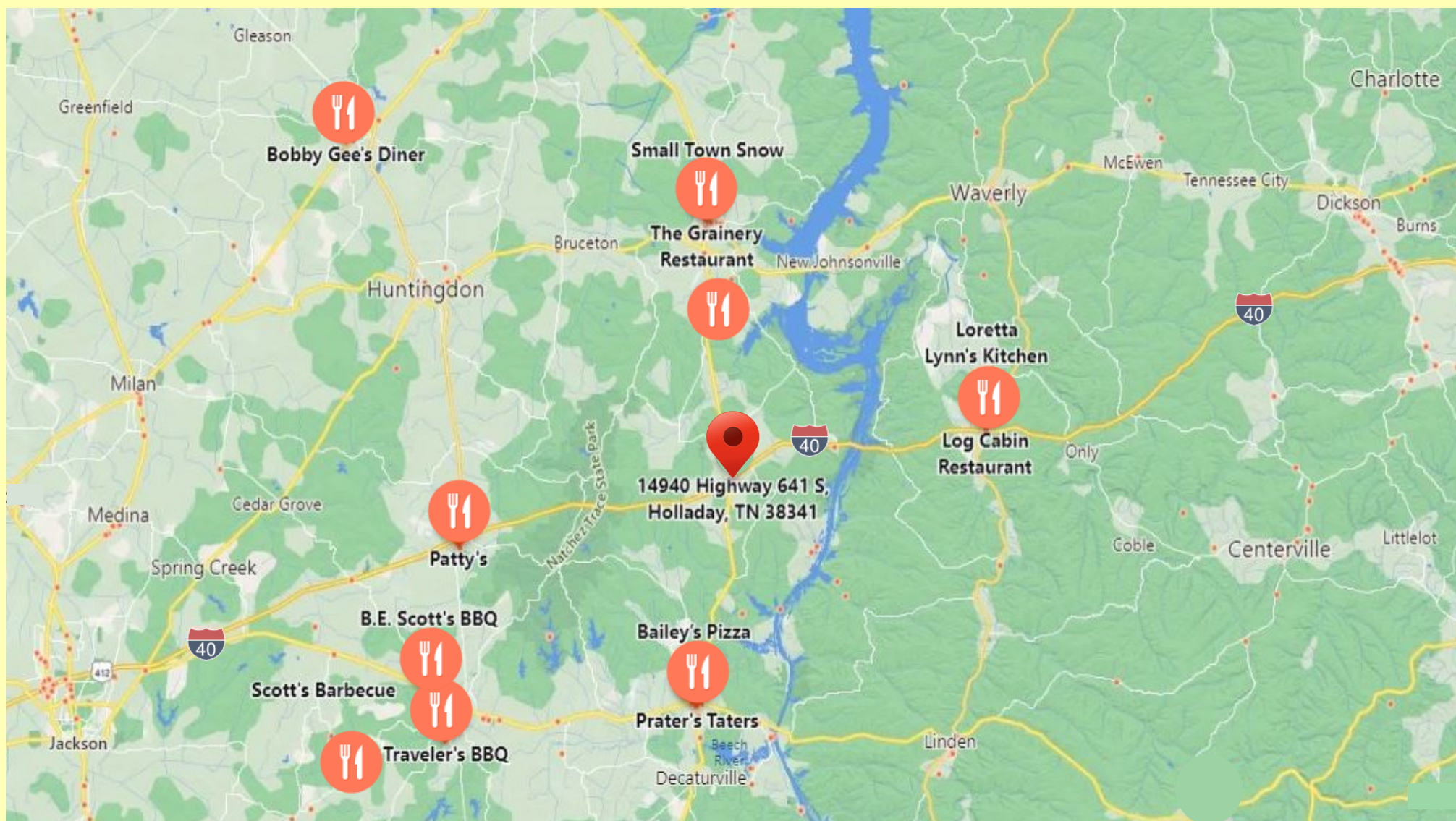


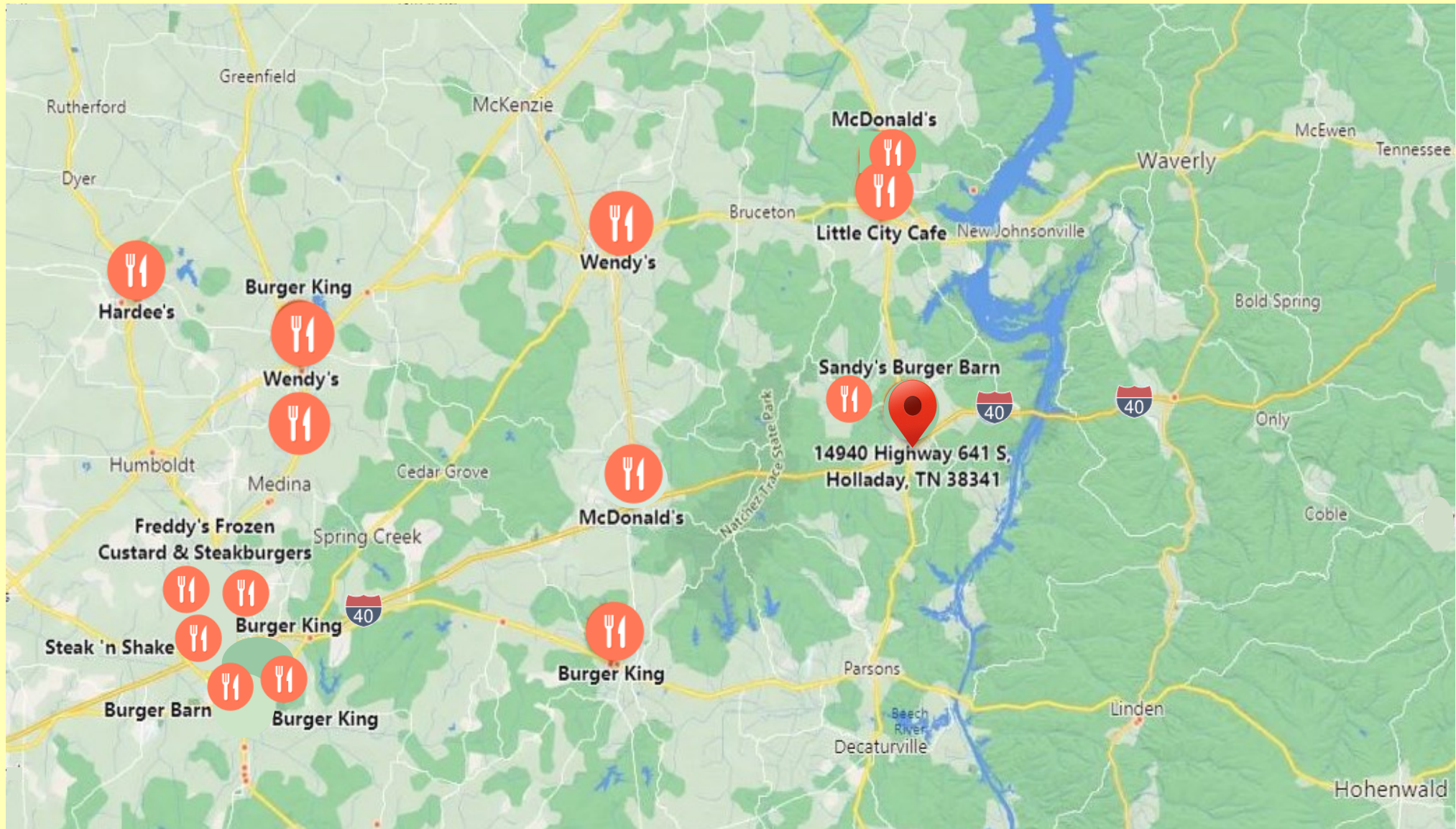










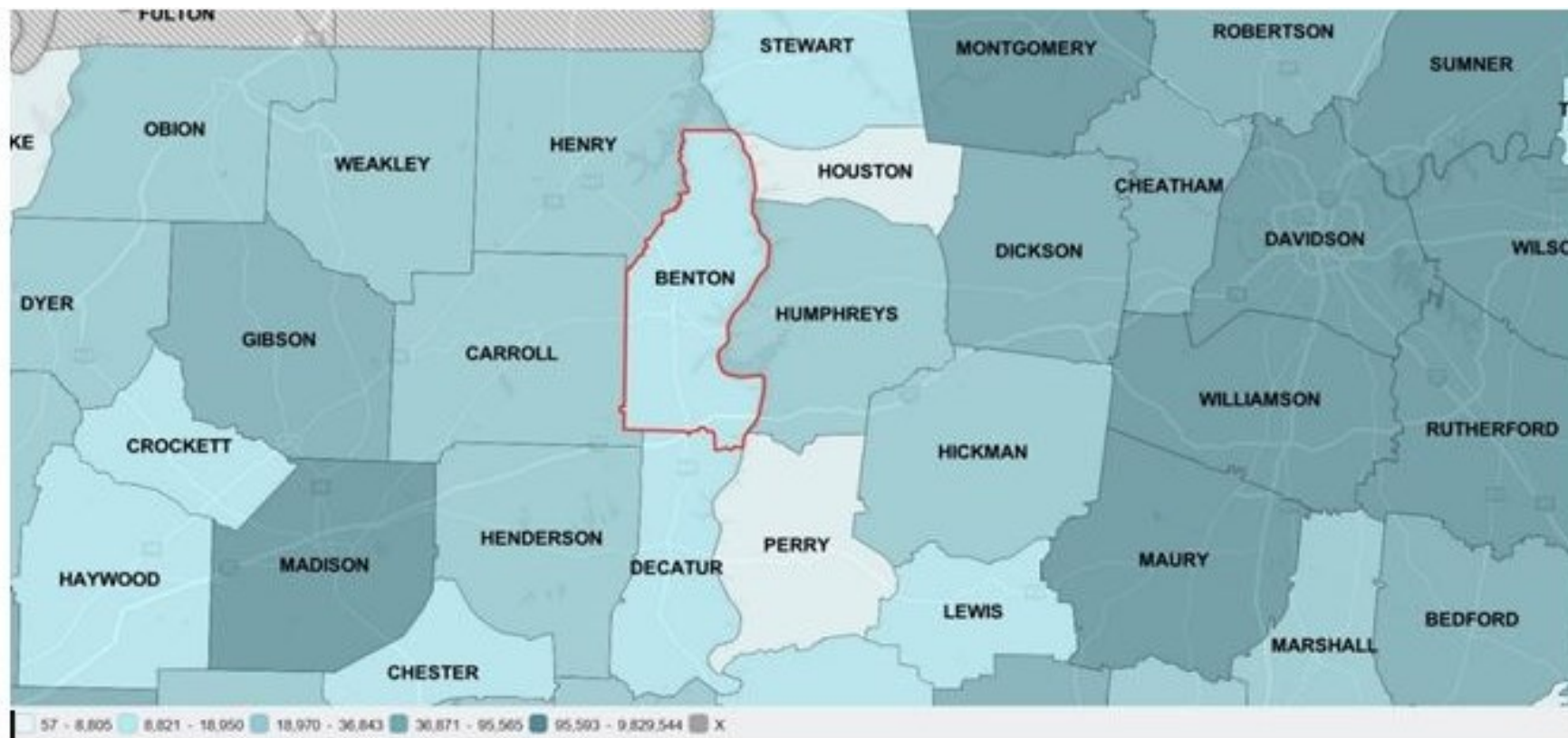




Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
036	5,859	Hwy 641 North of I-40	Gossett Rd	2021
003	4,617	Hwy 641 South of I-40	Spence Store Loop	1999
044	31,176	I-40 West of Hwy 641	N/A	2021
035	34,722	I-40 East of Hwy 641	N/A	2021
I-40 Ramps:				
001R	4,071	Eastbound I-40 Ramp Exit 126	N/A	2021
002R	4,491	Hwy 641 Ramp to I-40 East	N/A	2021
003R	4,103	Westbound I-40 Ramp Exit 126	N/A	2021
004R	3,834	Hwy 641 Ramp to I-40 West	N/A	2021

Source: Tennessee Dept of Transportation, May 2022





US Census 2020	Benton County	Decatur County	Henderson County	Carroll County	Humphreys County
Population	15,864	11,435	27,642	28,440	18,990
Households	6,770	4,637	10,914	10,993	6,869
Median HH Income	\$39,019	\$40,389	\$44,534	\$42,877	\$48,411



Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.

"We are and can be only as successful as our clients"

- Rita Anderson, Broker



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