

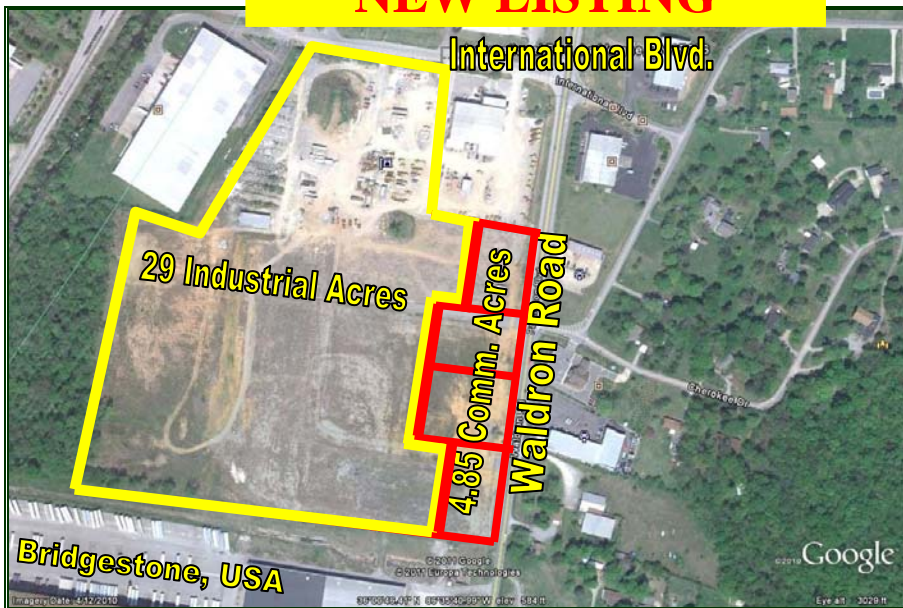
# FOR SALE

## WALDRON BUSINESS PARK

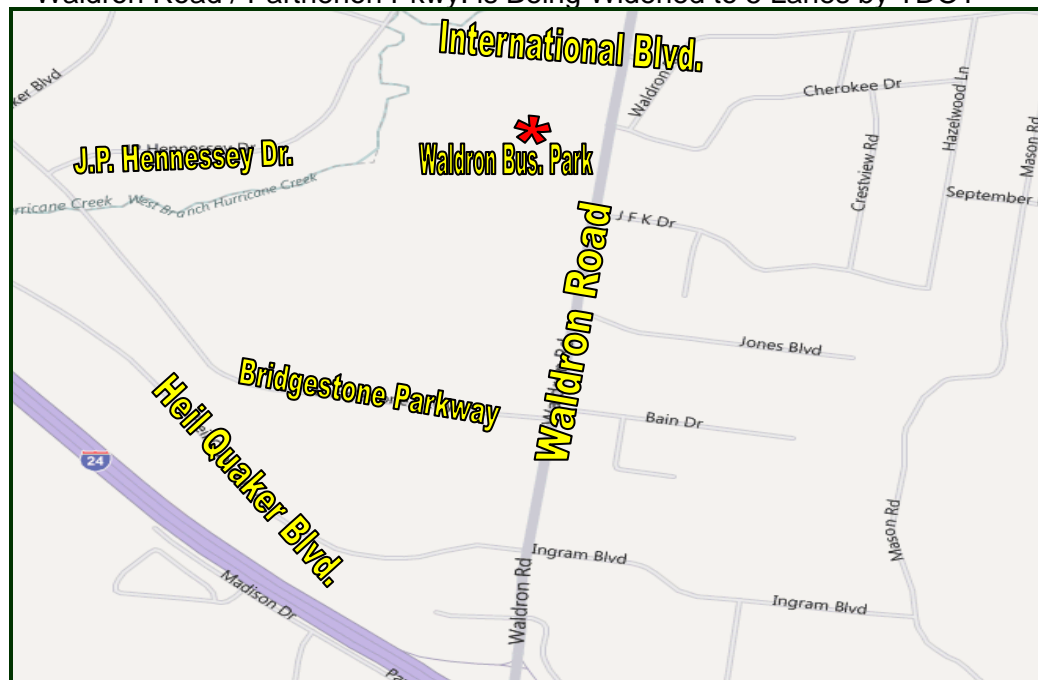
LAVERGNE/RUTHERFORD COUNTY

**±33.85**  
**Acre Industrial & Commercial Site**  
**(Will Divide)**

**NEW LISTING**



- ±29 Industrial Acres – Divisible
- ±4.85 Commercial Acres w/4 Lots Ranging from 1.11 to 1.27 Acres
- Zoned Industrial (Rutherford County I-2) & Commercial (C-2 – Highway Services)
- Located on Waldron Road (b/w Murfreesboro Rd. @ I-24)
- Quick Access to I-24 (less than 1.5 Miles)
- Waldron Road / Parthenon Pkwy. is Being Widened to 5 Lanes by TDOT
- Traffic Signal @ International Blvd.
- Sidewalks Planned for Waldron Rd. in Front of the Site
- 12" Water Main Located on International Blvd. & Parthenon Pkwy./Waldron Rd.
- 10" Sewer Main Located on International Blvd.
- Gas Line at Site



**Sale Price: \$3,100,000.00**

Exclusively Listed By:

**Chas. Hawkins Co., Inc./CORFAC International**

**Robert Stout, SIOR**

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