



PAD READY GRADED SITE

Approved Industrial Development

3005 HIGHWAY 46 S, DICKSON, TN 37055

\$1,475,000 | 2.21 ACRES

ADRIAN DEL RIO
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PCG COMMERCIAL | PCGCOMMERCIAL.COM
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PRESENTED BY:

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OFFERING SUMMARY

Offering Price:	\$1,475,000
Price / Acre:	\$667,421
Lot Size:	2.21 Acres
Price PSF:	\$15
Zoning:	C-2

PROPERTY OVERVIEW

The subject property is a pad ready approved industrial development site for a total +/-20,400 SF of multi-tenant industrial building situated on 2.21 AC. The fully approved site plan is comprised of a single-demisable 15,000 SF building plus three (3) separate multi-tenant buildings each 1,800 SF totaling 5,400 SF.

Located on a high visibility corner of coveted HWY 46, which is the main highway traffic artery which connects from Columbia through Dickson up to Clarksville. The highway boasts 13,000 ADT south of I40 with those traffic counts growing each day.

HWY 46 features all of the major industrial distribution, wholesalers, gas stations, and national credit rated tenants.

Public utilities such as water, sewer, electrical (corner), and gas are in the roadway just a few feet from the parcel. TDOT (Tennessee Department of Transportation) has approved a right hand turn ingress / egress from Hwy 46 wide enough to accommodate big rigs along with truck distribution.

The property is zoned C-2 (General Commercial), one of the most versatile commercial zoning classifications in Dickson. Intended to accommodate general and highway-oriented commercial development, C-2 zoning permits a broad range of retail, service, automotive, hospitality, and commercial uses.

Permitted uses include retail stores, automotive sales and service, restaurants (including drive-thru), banks, professional and medical offices, personal service businesses, hotels, motels, and entertainment venues, providing flexibility for developers, owner-users, or investors seeking multiple development options.



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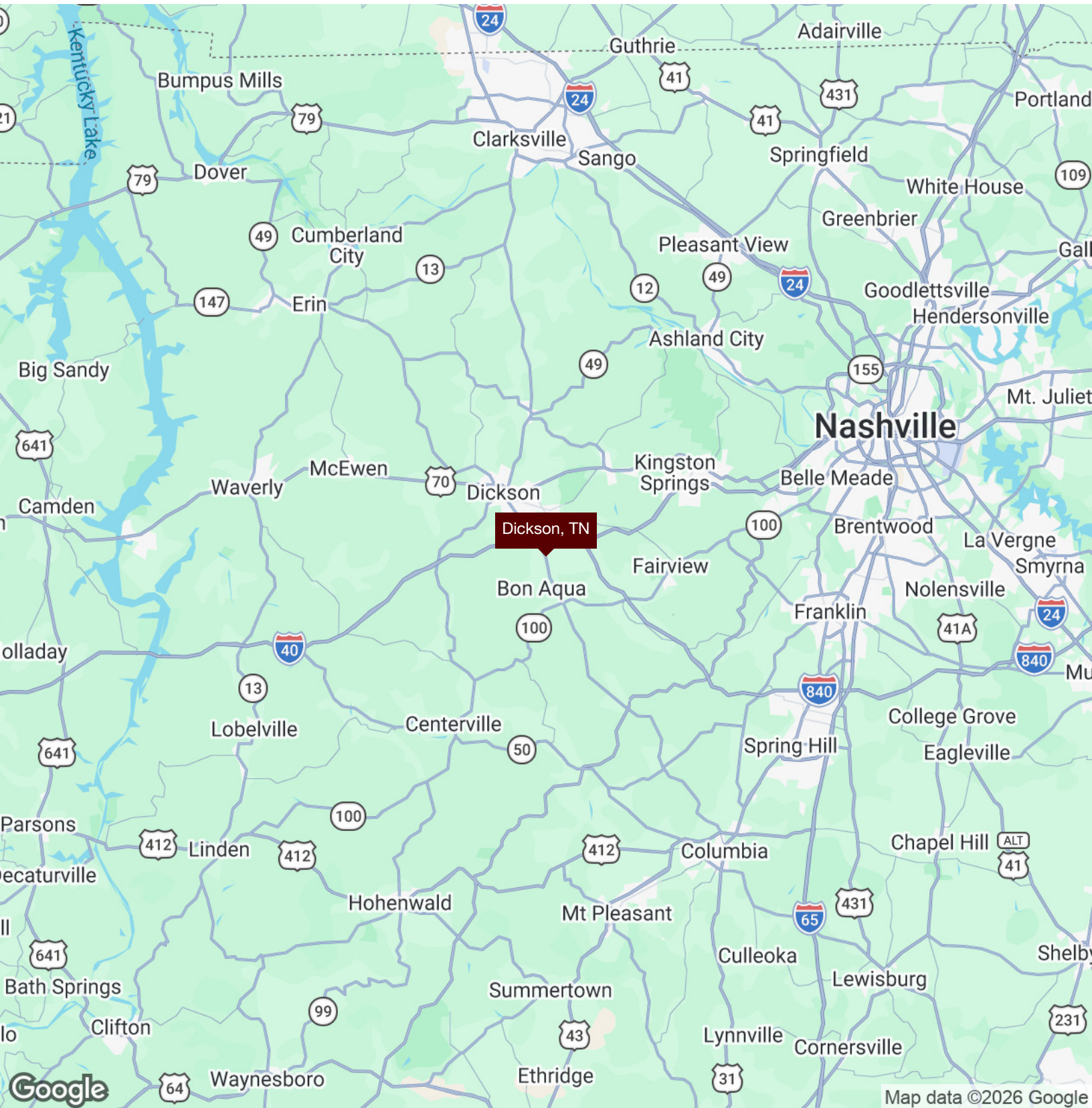
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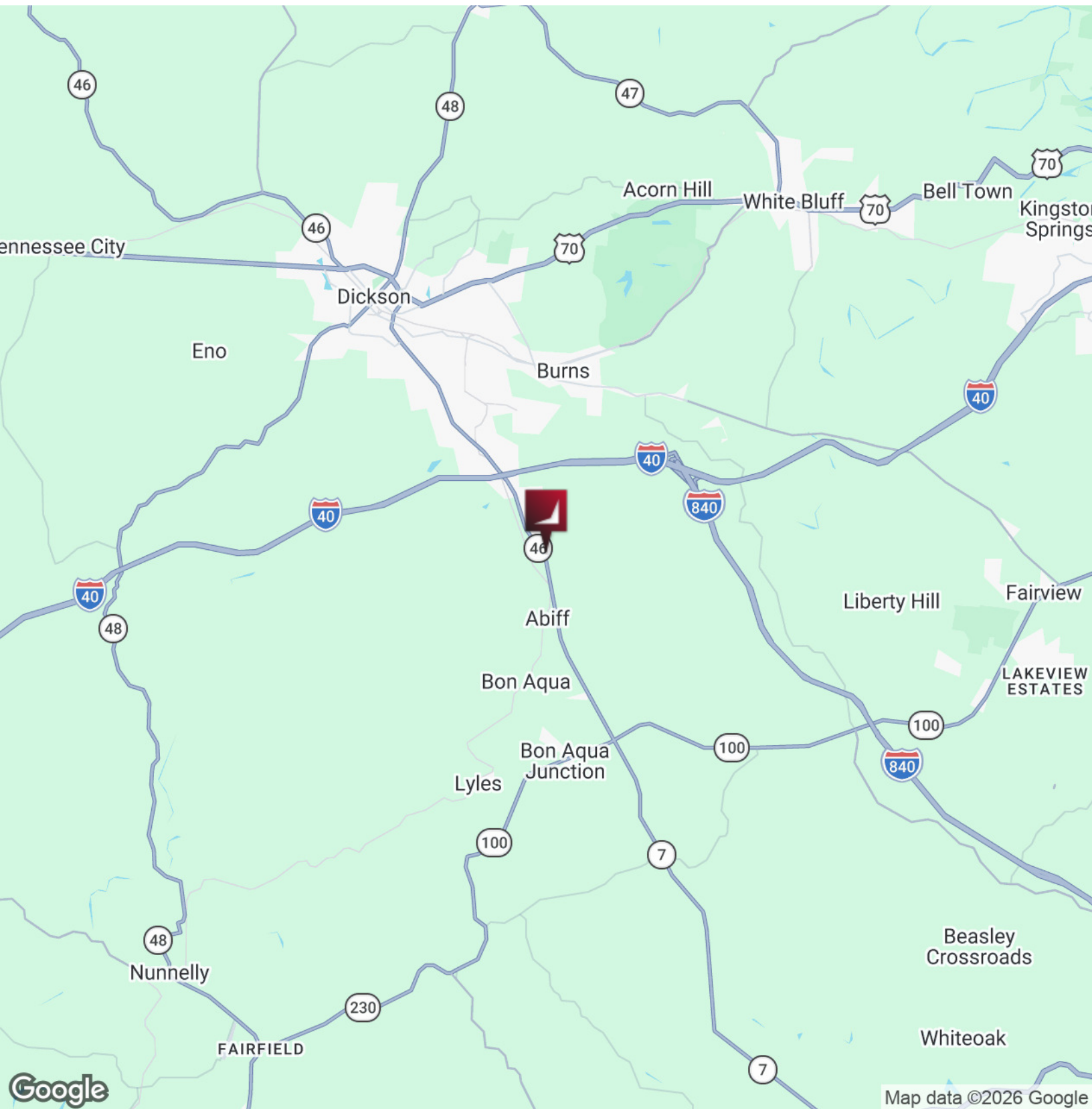
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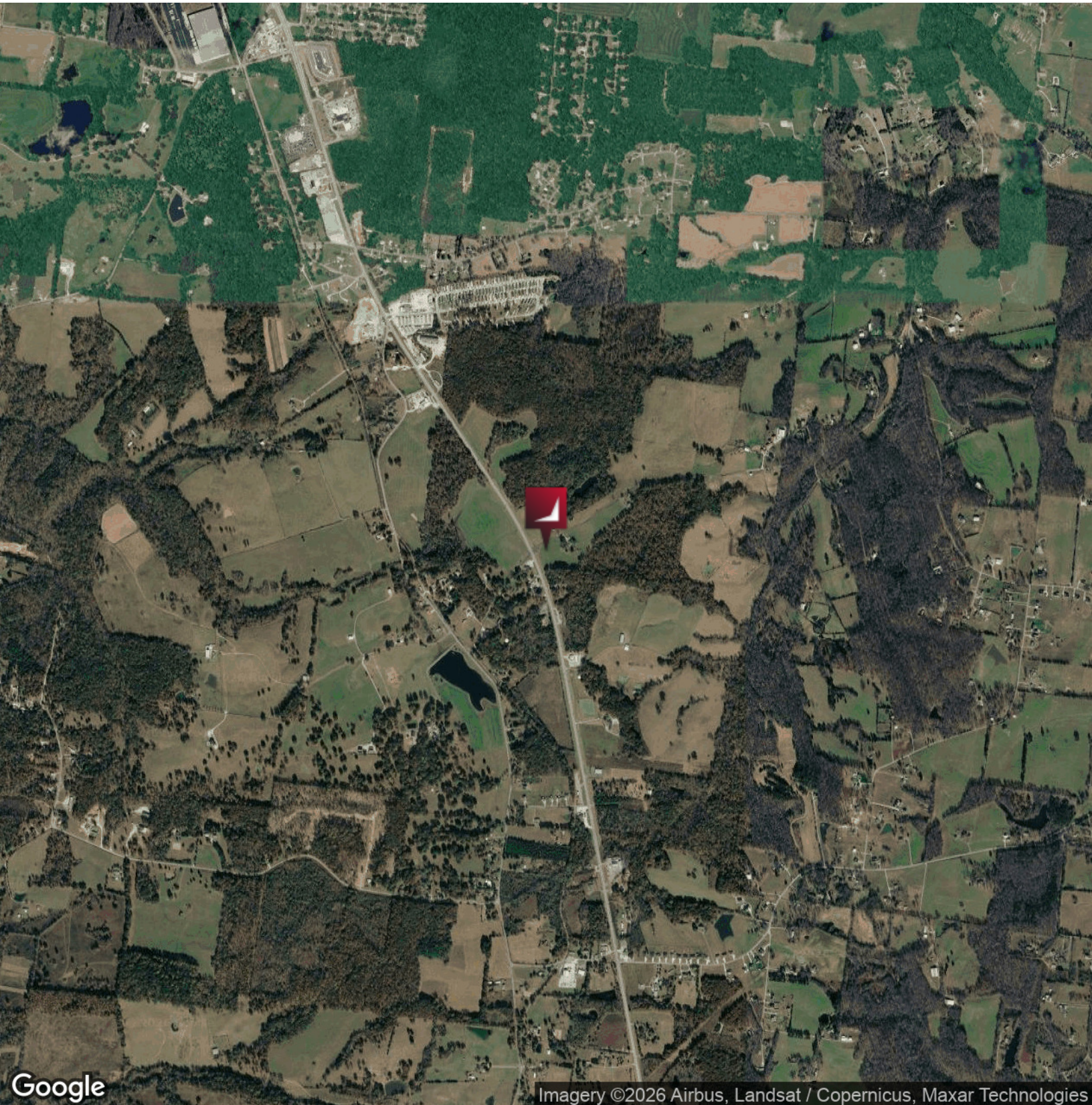
Infrastructure is in place to support immediate development. Public utilities—including water, sewer, electricity (available at the corner), and natural gas—are located adjacent to the property along the roadway. The Tennessee Department of Transportation has approved a dedicated right-in/right-out entrance from Highway 46 designed to accommodate passenger vehicles as well as tractor-trailers and commercial truck traffic. Coupled with the City of Dickson's business-friendly development environment, this shovel-ready site presents a rare opportunity to develop a highly visible commercial or flex-industrial project in one of Middle Tennessee's growing markets.

LOCATION DESCRIPTION

Desirable Highway 46 corner lot offering approximately 281 feet of frontage on Highway 46. Its strategic location provides easy access to major routes, including Interstate 40 (I-40), Interstate 840



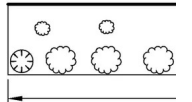
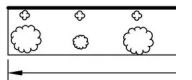




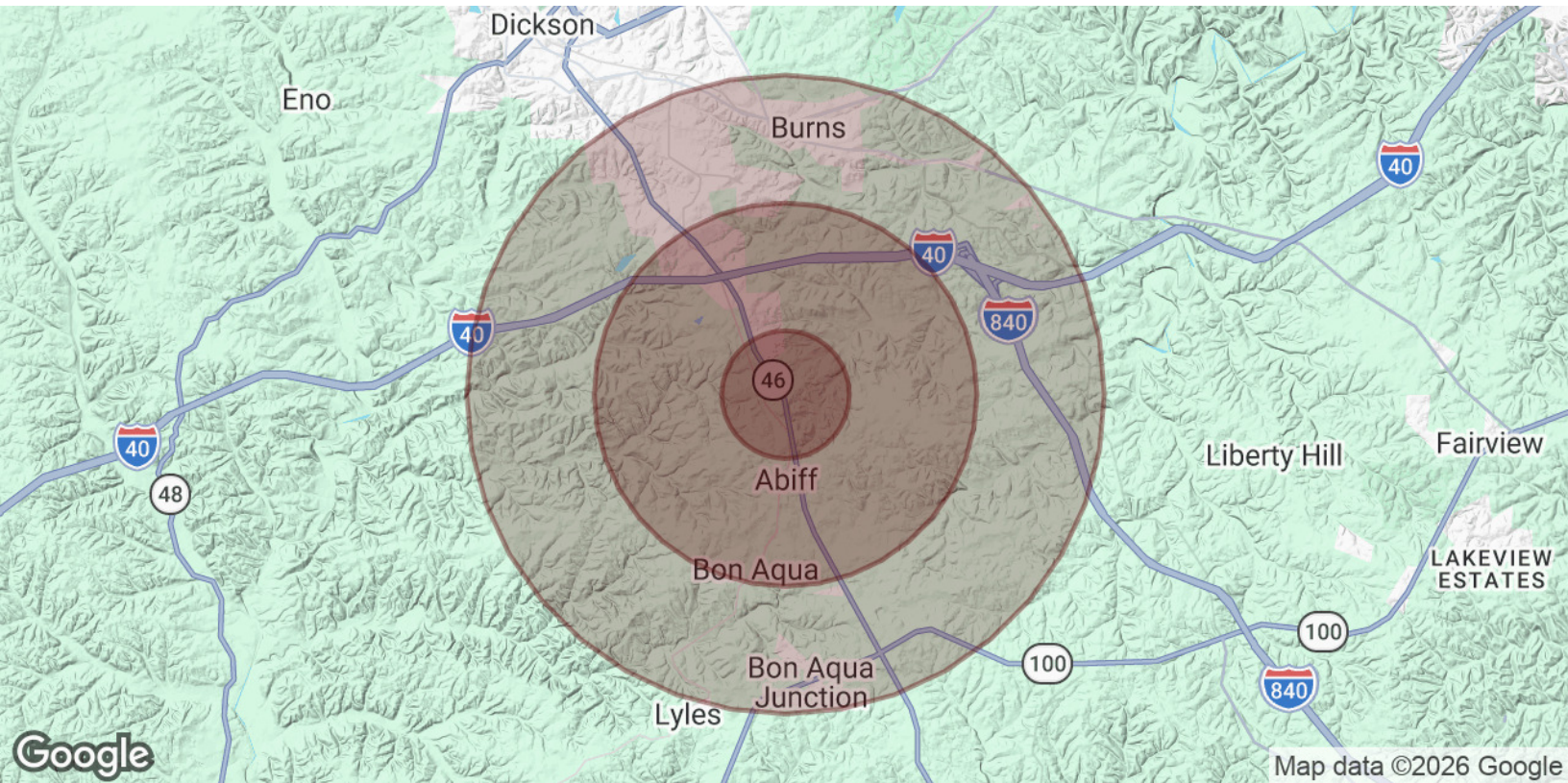
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John M. Noland, Thomas P. Noland, and Vickie Stevens Li
0 Highway 46
Volume 1532, Page 2230, R.O.
Property Map 145, Parcel 1.1



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	331	3,669	13,059
Average Age	39.0	39.0	38.2
Average Age (Male)	43.2	40.7	37.5
Average Age (Female)	38.6	38.6	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	124	1,334	4,703
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$89,707	\$87,155	\$91,108
Average House Value	\$476,506	\$406,218	\$339,441

2023 American Community Survey (ACS)