



FOR SALE

3.56 Acres Zoned LI Burnt Knob Rd

OFFERING MEMORANDUM | 1

Exclusively Listed by

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KELLER WILLIAMS REALTY

450 Saint Andrews Dr
Murfreesboro, TN 37128

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Executive Summary



Property Highlights

- Unique Opportunity to own 3.56 Acres that are zoned Light Industrial in Rutherford, County.
- Save time as the property already has an approved site plan with Rutherford County for a 12,000 SF Shed and a 3,600 SF Building
- Great interstate access. The property is about 1.5 miles to I-840. This gives you access to I-24 and I-65.
- The site is adjacent to Roger Group which is located at 5920 Burnt Knob Rd.

Price:	\$500,000
Lot Size:	3.56 Acres
Zoning:	Light Industrial
Nearest Interstate:	I- 840
County:	Rutherford
Survey Available:	Yes
Sewer Available:	No

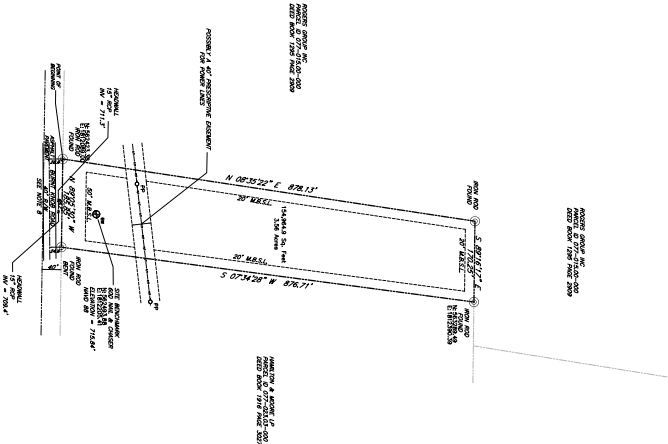
Great Location



Property Lines Not Exact - Per County Tax Map



VICINITY MAP

[illegible][illegible]

0
100
200
300

TN STATE PLANE
(NAD83)

N

PROPERTY INFORMATION:
TOTAL AREA: 3.55 ACRES
(154,964.9 SQUARE FEET)
MORE OR LESS
OWNER: BROTHGIES CONTRACTORS, LLC
LOCATION: RUSTY KNOX ROAD
MADISON, TENNESSEE 37129
7TH CIVIL DISTRICT
MADISON COUNTY, TENNESSEE
RECORDS: DEED BOOK 2108, PAGE 1690
K.O.C., TN

BOUNDARY SURVEY OF

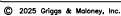
**THE BROTHERS
CONTRACTORS, LLC**

PROPERTY

BURNT KNOB ROAD

7TH CIVIL DISTRICT

MURFREESBORO, BUTNERFORD COUNTY, TENNESSEE



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