

FOR SALE

7960 NOLENSVILLE RD
Arrington, Tennessee 37014

FranklinStreet

CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S. partnered with Franklin Street is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Arrington, TN. The site is positioned at/near the intersection of Nolensville Road and Murfreesboro Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Arrington MSA.

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	204,732	1-MILE (POP.)	3,913
YEAR BUILT	N/A	3-MILE (POP.)	8,976
PARKING	N/A	MED. INCOME	\$105,086
TRAFFIC COUNTS	14,922 VPD	SPACE USE	TBD



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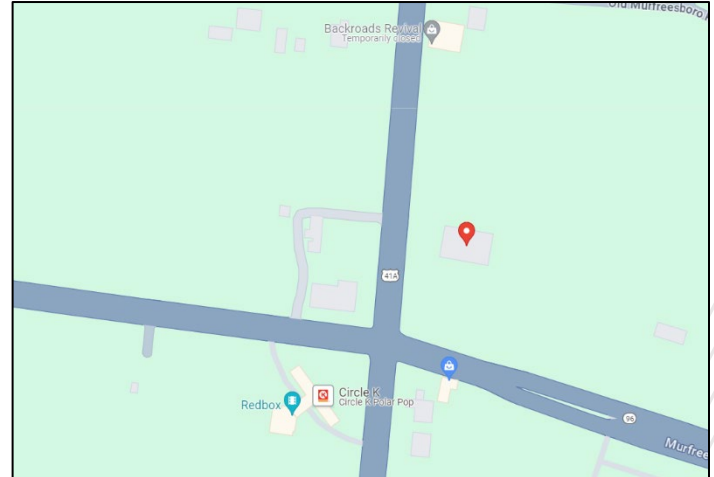
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ADDITIONAL INFORMATION

Arrington, TN, is a charming, unincorporated community in Williamson County, known for its rural beauty and burgeoning development. Over recent years, Arrington has experienced steady growth, primarily driven by its appeal as a serene residential area with proximity to Nashville. The community is increasingly attracting new residents seeking a blend of country living and modern amenities. Business development in Arrington is on the rise, with a focus on local enterprises such as vineyards, specialty shops, and agritourism ventures, particularly highlighted by the popular Arrington Vineyards. This growth is supported by the area's strong infrastructure and commitment to maintaining its scenic, small-town charm. With a growing population and thriving local businesses, Arrington continues to develop while preserving its distinctive character and appeal.



LEGAL INFORMATION

TAX PARCEL ID	113 01100 00018113
2023 RE TAXES	\$5,236.00
ZONING	1TCA

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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