



FranklinStreet



234 BEERSHEBA HIGHWAY

McMinnville, TN 37110

Franklin Street Real Estate Services, LLC | A Licensed Tennessee Broker #265768

PROPERTY DETAILS

Property Description

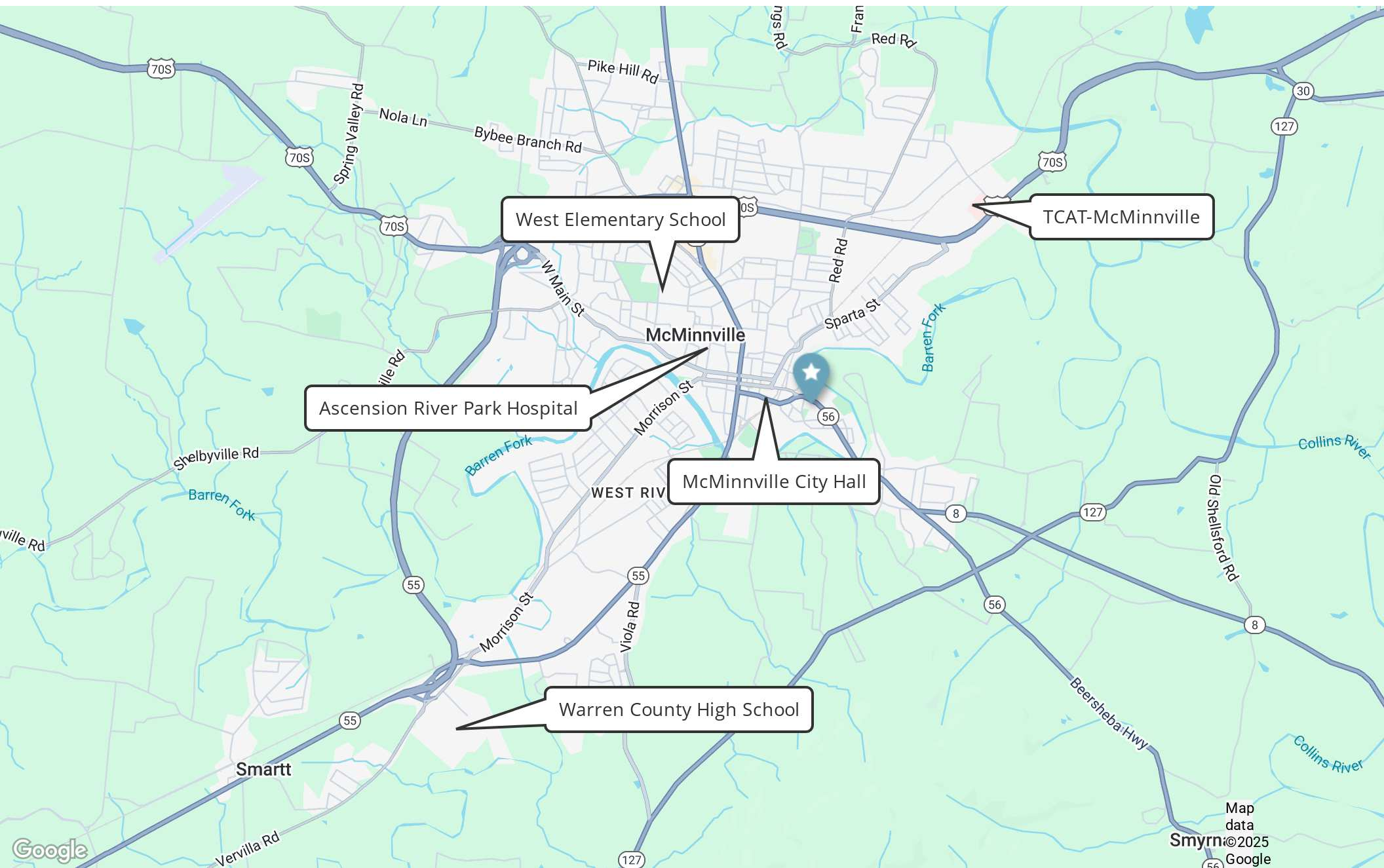
Franklin Street partnered with Cushman & Wakefield U.S. is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in McMinnville, TN. The site is positioned at/near the intersection of Beersheba Highway and Durham Road, providing direct access to major regional thoroughfares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

INVESTMENT DETAIL

Address	234 Beersheba Hwy., McMinnville, TN 37110
Size	±.47 AC
Price	\$250,000
Parcel ID	068E P 017.00
Zoning	C-2
County	Warren
Traffic Count	8,650 VPD



REGIONAL MAP



LOCATION OVERVIEW

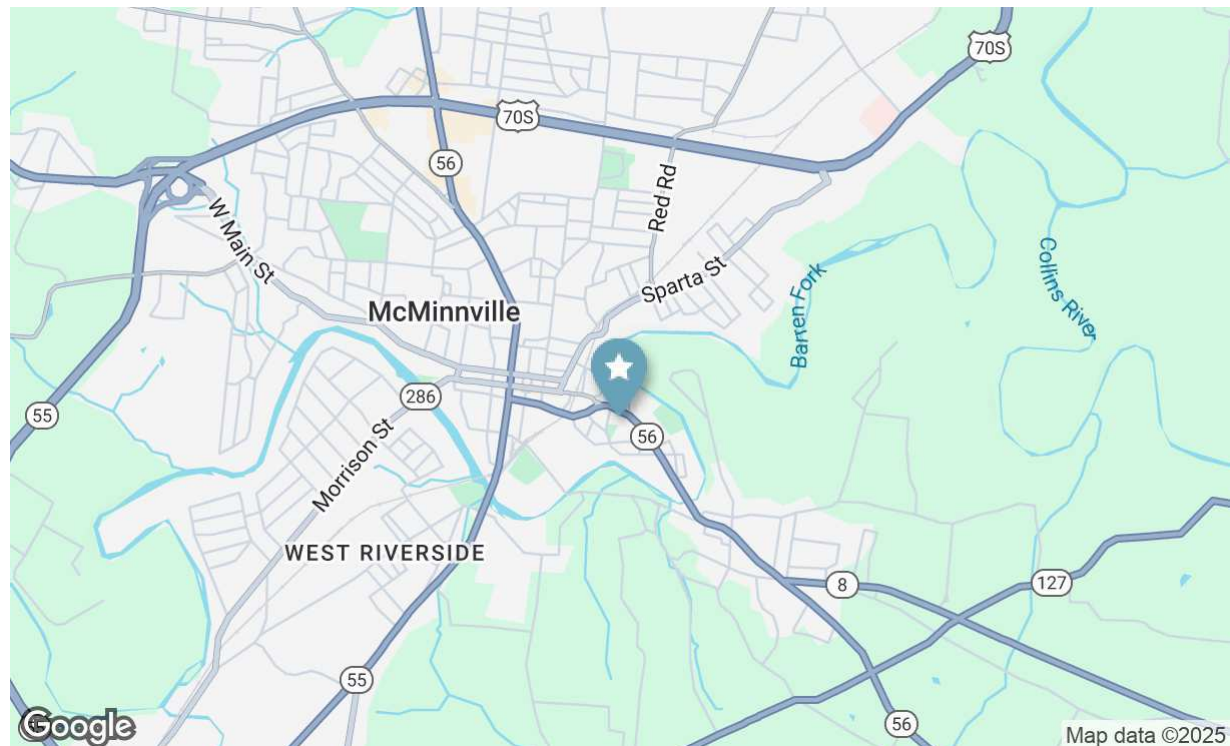
ABOUT MCMINNVILLE

McMinnville, Tennessee, located in Warren County along the Barren Fork River, is a growing city with a population of approximately 13,765–13,788 residents as of recent estimates. Known for its agricultural roots and title as the "Nursery Capital of the World," McMinnville combines rural charm with economic resilience. The city's median age of 38 years reflects a stable, working-age population, with 59.9% of residents aged 18–64.

With a median household income of \$43,348–\$47,090, McMinnville's economy thrives on over 450 nurseries generating \$300 million annually, alongside manufacturing and small businesses supported by the Caney Fork and Western Railroad. Recent downtown revitalization efforts led by Main Street McMinnville highlight its blend of historic preservation and community development.

The area's moderate climate features four distinct seasons, averaging 71°F highs and 48°F lows annually, with 51 inches of rainfall and 5 inches of snowfall. McMinnville's natural setting near the Eastern Highland Rim and Cumberland Plateau offers access to outdoor recreation, while its affordable housing market—with a median home value of \$151,406—attracts families and retirees.

Demographically, the population is predominantly White (79–80.86%), with Hispanic/Latino residents comprising 12.1% and smaller African American, Asian, and multiracial communities. The city's low unemployment rate (2.6%) and manageable average commute times contribute to its livability[9], making it a practical choice for those seeking a balance between small-town life and economic opportunity.



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McMinnville, TN 37110

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