

Commercial Development Opportunity on 20.95 Acres
in Sparta, TN
0 McMinnville Hwy (Hwy 111)
Sparta, TN 38583

\$3,812,900
20.95± Acres
White County



Commercial Development Opportunity on 20.95 Acres in Sparta, TN Sparta, TN / White County

SUMMARY

Address

0 McMinnville Hwy (Hwy 111)

City, State Zip

Sparta, TN 38583

County

White County

Type

Commercial

Latitude / Longitude

35.921004 / -85.482969

Acreage

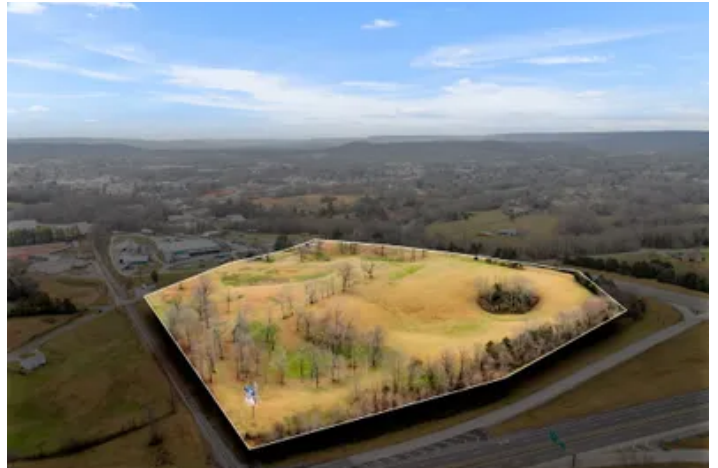
20.95

Price

\$3,812,900

Property Website

<https://www.mossoakproperties.com/property/commercial-development-opportunity-on-20-95-acres-in-sparta-tn/white/tennessee/52707/>



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PROPERTY DESCRIPTION

20.95 surveyed acres (3 separate parcels) zoned C2 prime opportunity and location for development in the growing area of Sparta, TN. Highly visible tract of land located directly on corner of McMinnville Hwy (Us Hwy 111) and Hwy 70 in Sparta. Prime commercial development tract with high traffic count and easy to get to immediately located on exit off of Hwy 111. Property has road frontage on Mayberry Street and Fred Hill Rd next to White County Co-op. L&N Railroad runs along border of property. Industrial, manufacturing, commercial, educational, are just a few of the options on this tract. All 3 tracts to be sold together. No improvements exist on property. Small advertising income from highway sign on west corner of property shall pass on to the Buyer. Phase 1 Environmental report available. Property can be viewed from Mayberry ST or Fred Hill Rd. at anytime, please do not drive on property.

Contact Listing agents, James Spencer or Josh Smith for more info: jspencer@mossyoakproperties.com or josh@mossyoakproperties.com



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Sparta, TN / White County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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