

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

\$3,812,900
20.950± 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

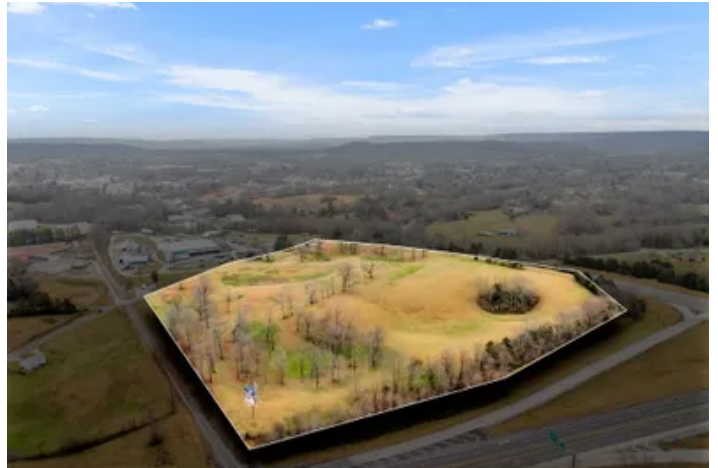
20.950

Price

\$3,812,900

Property Website

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



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

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.

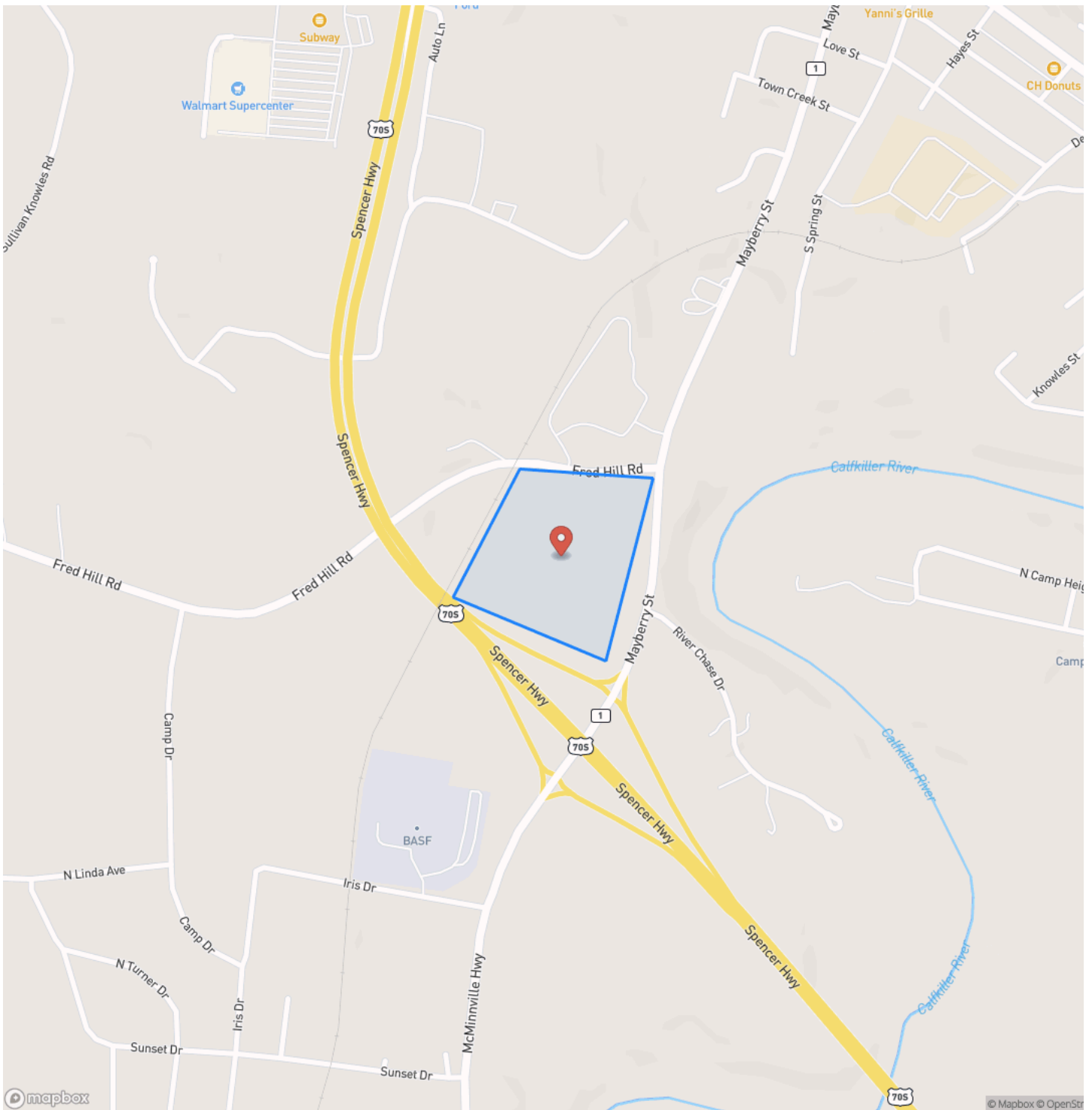
Contact Listing agents, James Spencer or Josh Smith for more info: jspencer@mossyoakproperties.com or josh@mossyoakproperties.com



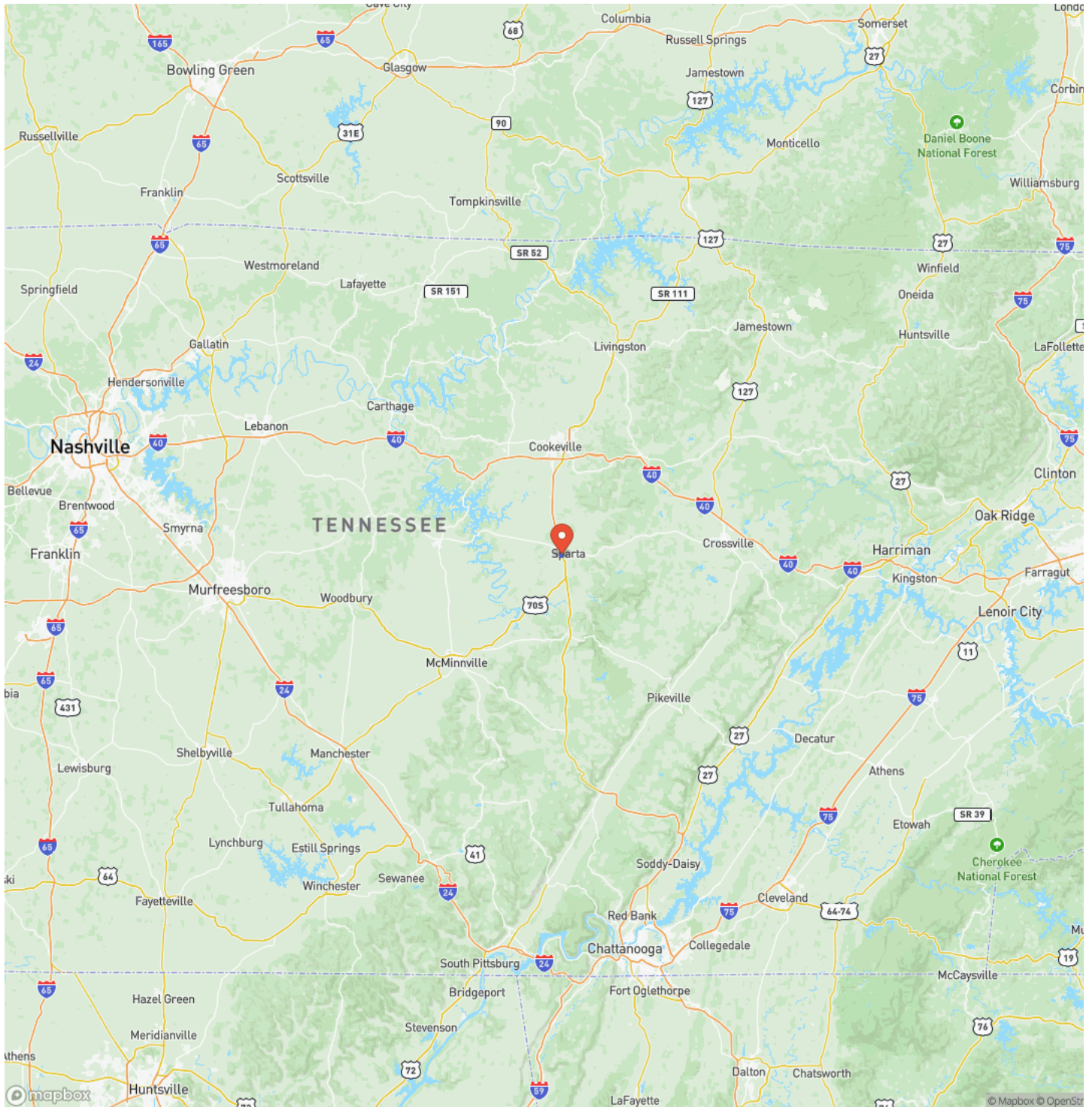
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Sparta, TN / White County



Locator Map



Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

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Representative

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.mossyoakproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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