

FOR SALE

360° Aerial

Drone Video

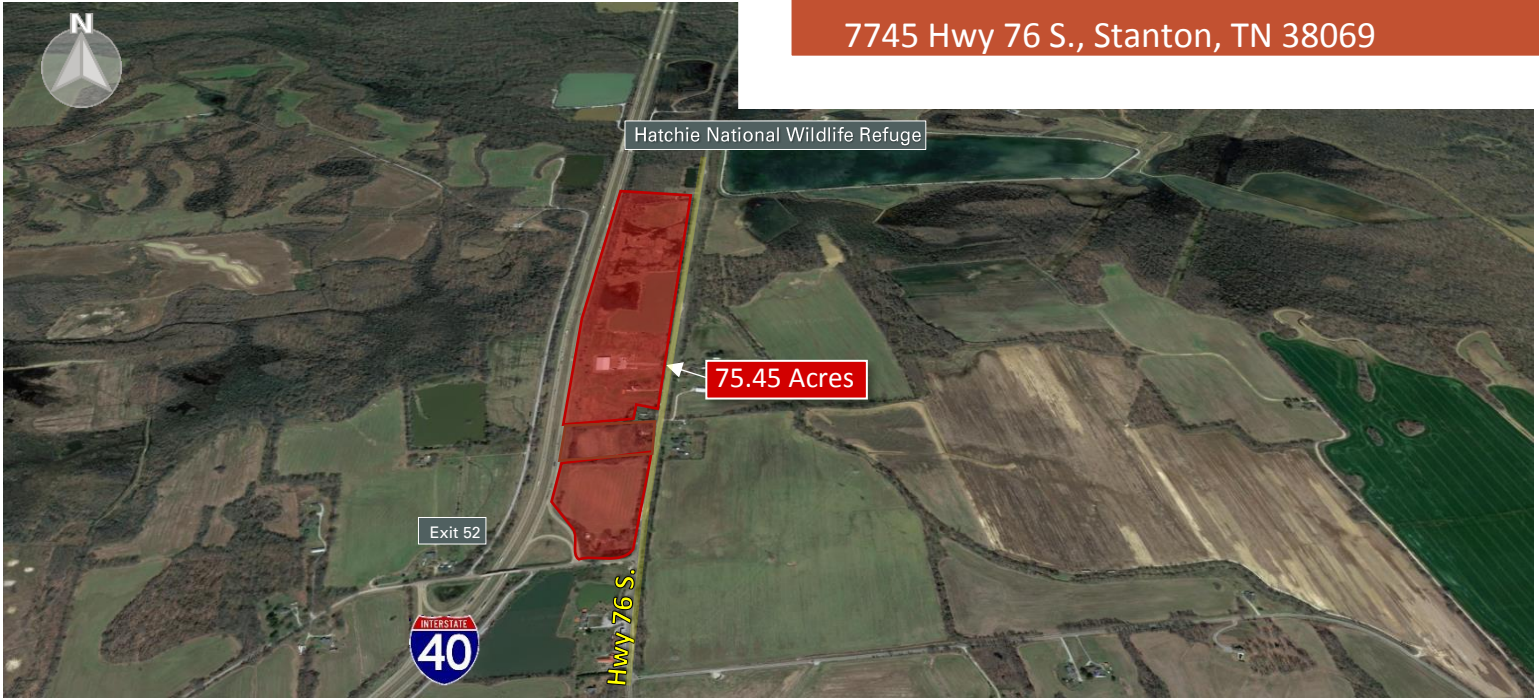
Opportunity Zone Location

±20,000 SF Showroom/Warehouse

±75.45 Acres Available

Offers 1 Mile of Frontage on I-40

7745 Hwy 76 S., Stanton, TN 38069



HIGHLIGHTS

- ±75.45 Acres located at I-40 Exit #52
 - 6 Total parcels
- **Asking Price: \$2,400,000**
- ±1 Mile of frontage on I-40
- ±20,000 SF Showroom & Warehouse Building
- ±9 Acre lake
- **Located in an approved Opportunity Zone**
- Borders Hatchie National Wildlife Refuge
- Within 10 miles of +3,820 Acre Memphis Regional Megasite (Stanton, TN Haywood County)
- **Asking price for ±20,000 SF building and ±9.15 acres: \$1,200,000**



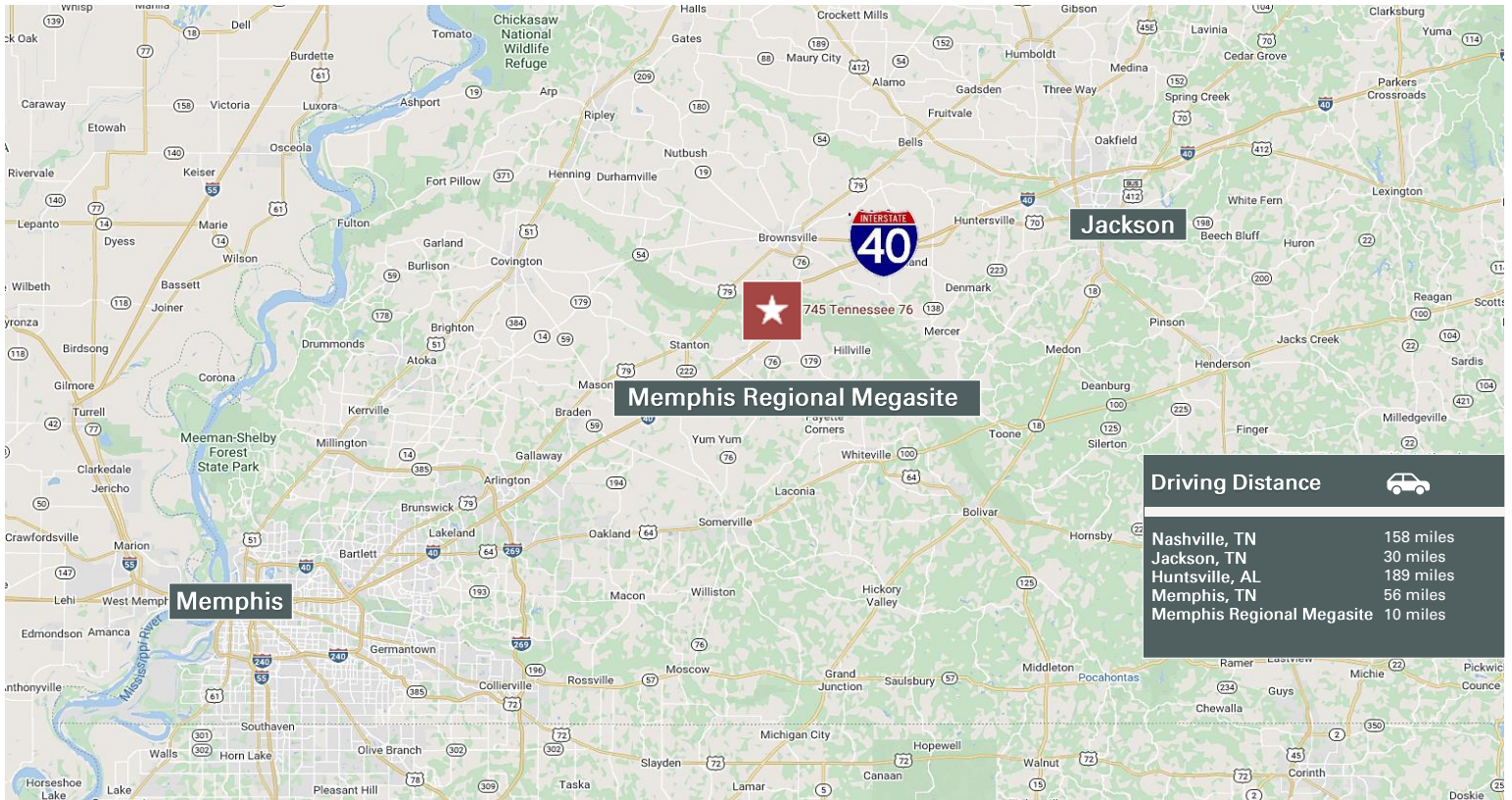
Jeff Thomas, CCIM TN RE License #: 258989
 Senior Vice President KY RE License #: 218594
 O: 615.345.7232
 jthomas@charleshawkinsco.com

Exclusively Listed By:
 Charles Hawkins Co.
 760 Melrose Avenue
 Nashville, TN 37211
 T: 615.256.3189 / F: 615.254.4026
 charleshawkinsco.com

For Sale
±75.45 Acres
Land and Warehouse/Showroom

7745 Hwy 76 S.
Stanton, TN 38069
Haywood County

**CHARLES
HAWKINS CO.**



Jeff Thomas, CCIM
Senior Vice President
O: 615.345.7232
jthomas@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Sale
±75.45 Acres
Land and Warehouse/Showroom

7745 Hwy 76 S.
Stanton, TN 38069
Haywood County

CHARLES
HAWKINS CO.

DRONE PHOTOS



Jeff Thomas, CCIM
Senior Vice President
O: 615.345.7232
jthomas@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026