

# 0 PULASKI HWY COLUMBIA, TN



## KW COMMERCIAL MIDDLE TENNESSEE

5083 Main Street  
Spring Hill, TN 37174



Each Office Independently Owned and Operated

## PRESENTED BY:

### JENNY ADCOX

Broker

O: (615) 302-5152

C: (931) 628-0735

[jennyadcox@kwcommercial.com](mailto:jennyadcox@kwcommercial.com)

332169, TN

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# LAND FOR SALE

PULASKI HIGHWAY



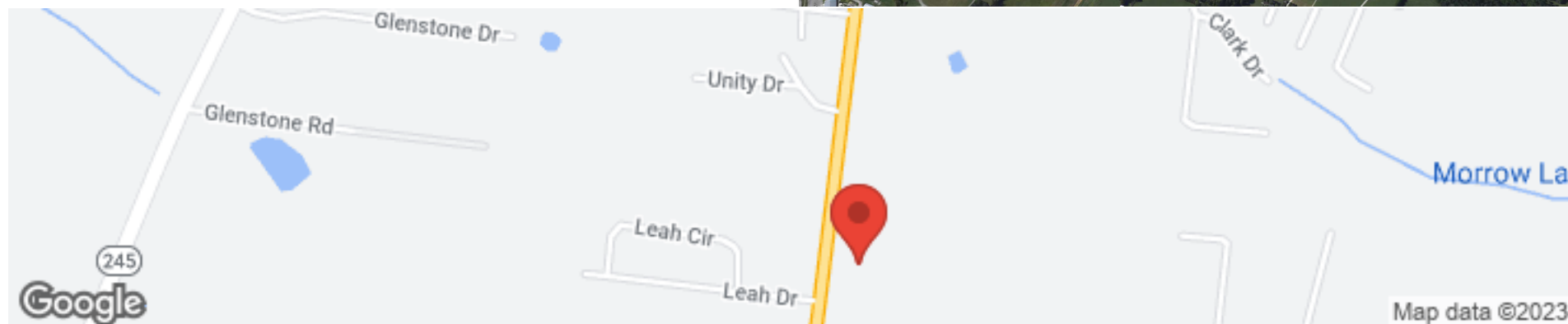
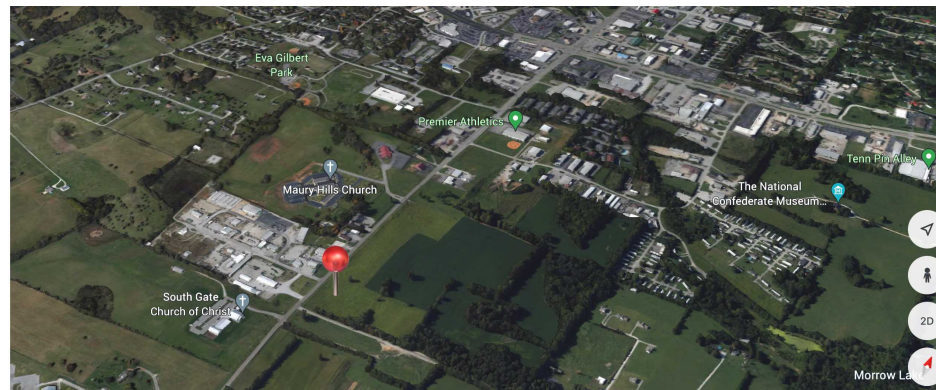
## Property Description

Prime Land Opportunity Available!

Located on a bustling thoroughfare –Pulaski Highway– this exceptional property offers a exceptional chance for development. Situated on 4.3 acres of land, this parcel is zoned CD-4, allowing for a versatile blend of commercial, retail, and residential usage. With utilities readily accessible at the street, this site provides a convenient foundation for any project.

Adding to its appeal, a residential development is currently undergoing city zoning, making this an opportune time to secure this property. Whether you envision a vibrant mixed-use complex or a well-planned residential community, this land offers endless possibilities. Contact us today to discuss the potential this land holds!

APN: 113 080.51  
ADDRESS: 0 Pulaski Hwy Columbia, TN 39401  
COUNTY: Maury  
LOT SIZE: 4.30 Acres  
PRICE: \$1,500,000  
TYPE: Land  
ZONING: CD-4



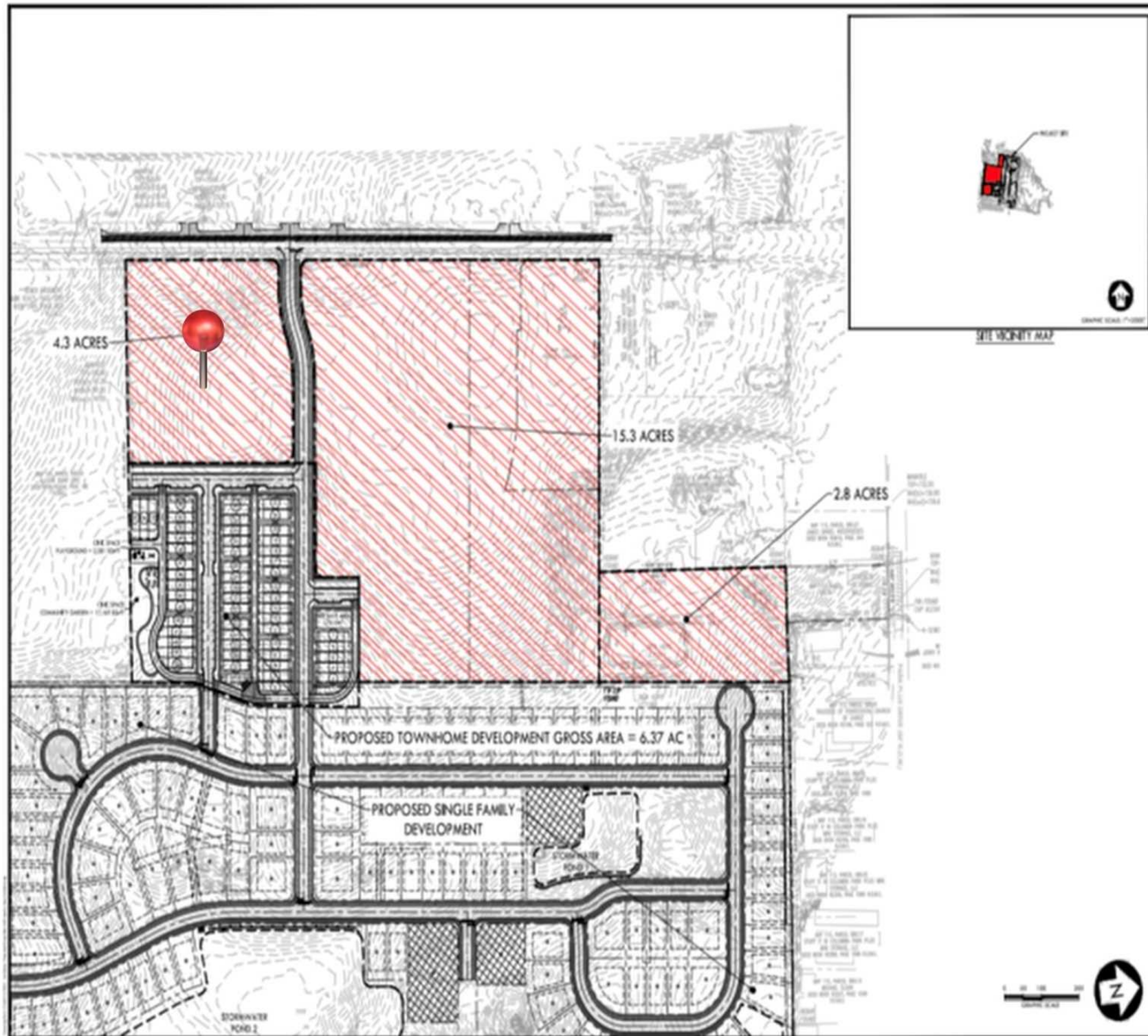
**KW COMMERCIAL MIDDLE TENNESSEE**  
5083 Main Street  
Spring Hill, TN 37174



Each Office Independently Owned and Operated

**JENNY ADCOX**  
Broker  
O: (615) 302-5152  
C: (931) 628-0735  
jennyadcox@kwcommercial.com  
332169, TN





CELUNK ENGINEERING LLC  
 711 E. COLUMBIA BLVD. SUITE 100  
 COLUMBIA, TN 38401  
 (615) 875-1700  
 WWW.CELUNKENGINEERING.COM



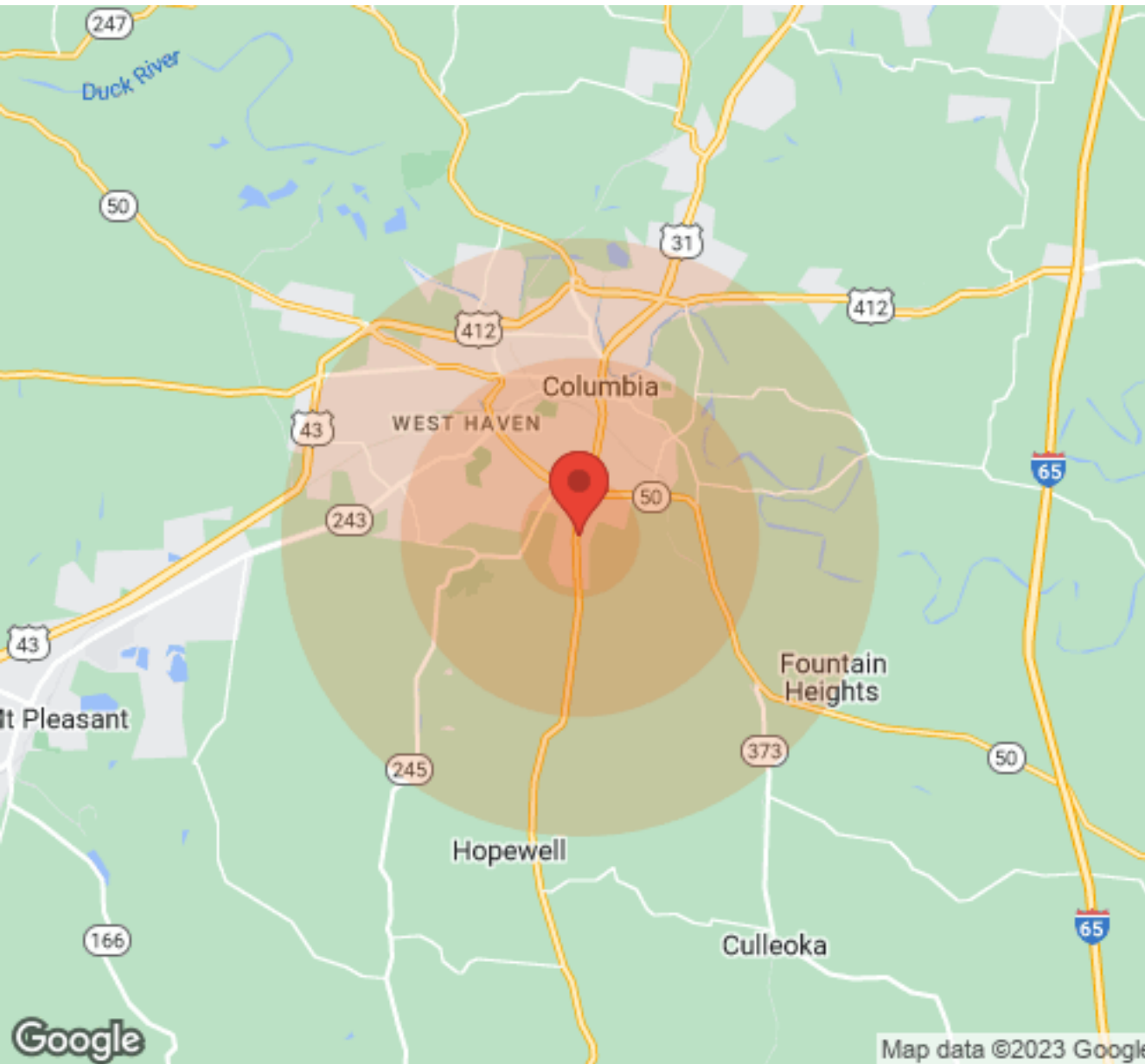
# WATERFORD COMMERCIAL LAND EXHIBIT COLUMBIA, TENNESSEE

REVISIONS	DATE
1	06/18/23
2	01/02/23

EX1  
 EXHIBIT

# DEMOGRAPHICS

PULASKI HIGHWAY



Population	1 Mile	3 Miles	5 Miles
Male	582	7,543	16,525
Female	579	8,323	17,486
Total Population	1,161	15,866	34,011

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	231	3,382	7,133
Ages 15-24	143	2,072	4,604
Ages 55-64	139	1,863	4,116
Ages 65+	132	2,370	5,117

Race	1 Mile	3 Miles	5 Miles
White	879	11,807	26,678
Black	199	3,075	5,680
Am In/AK Nat	N/A	14	20
Hawaiian	N/A	N/A	N/A
Hispanic	74	1,104	2,049
Multi-Racial	114	1,830	3,138

Income	1 Mile	3 Miles	5 Miles
Median	\$34,895	\$31,443	\$35,463
< \$15,000	37	1,447	2,564
\$15,000-\$24,999	84	892	1,757
\$25,000-\$34,999	140	942	1,581
\$35,000-\$49,999	153	1,047	2,246
\$50,000-\$74,999	52	1,011	2,485
\$75,000-\$99,999	45	519	1,524
\$100,000-\$149,999	N/A	384	1,135
\$150,000-\$199,999	N/A	132	263
> \$200,000	N/A	152	226

Housing	1 Mile	3 Miles	5 Miles
Total Units	692	8,151	16,438
Occupied	546	7,028	14,578
Owner Occupied	203	3,936	9,233
Renter Occupied	343	3,092	5,345
Vacant	146	1,123	1,860

**KW COMMERCIAL MIDDLE TENNESSEE**  
5083 Main Street  
Spring Hill, TN 37174



Each Office Independently Owned and Operated

**JENNY ADCOX**  
Broker  
O: (615) 302-5152  
C: (931) 628-0735  
jennyadcox@kwcommercial.com  
332169, TN



# REGIONAL MAP

PULASKI HIGHWAY

