

2.46 ACRES FOR SALE

West McQuarry St. & Tenn. Waltz Pkwy, Ashland City, TN

Location:

± 2.46 acres land

Zoned: Commercial C-2

Features:

- Outside of floodplain, survived May, 2010 Floods
- Just off Highway 12 on bypass just East of Ashland City
- Close to new upscale high rise condos—Braxton at Harpeth Shoals Marina
- Current Tenants are month-to-month



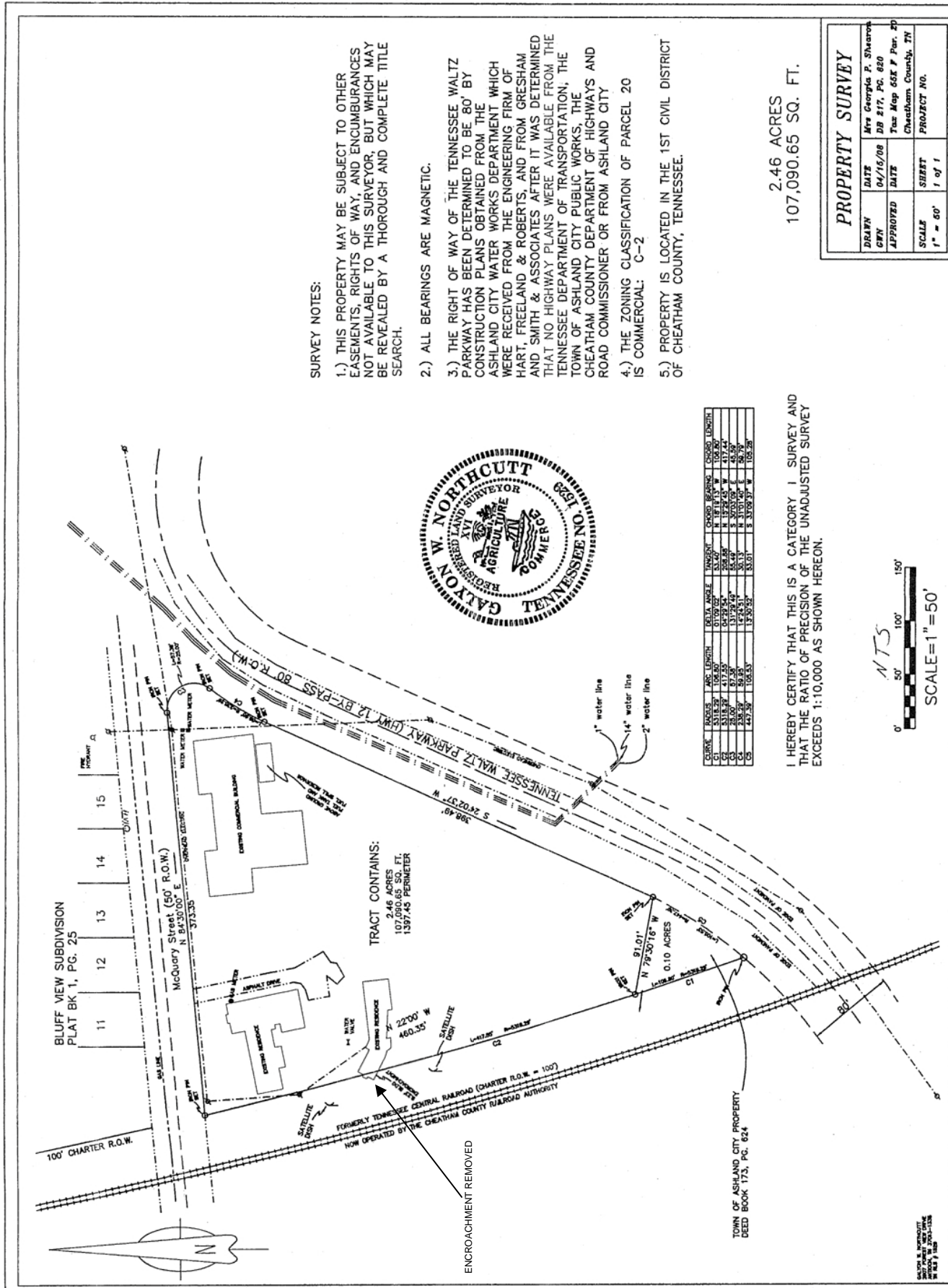
Ideal location for:

- Retail strip center
- Restaurant location
- Flex Space
- Marine Supply
- Gas Station/Tire/Repair Center
- Church



Contact

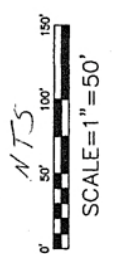
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- SURVEY NOTES:**
- 1.) THIS PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS OF WAY, AND ENCUMBRANCES NOT AVAILABLE TO THIS SURVEYOR, BUT WHICH MAY BE REVEALED BY A THOROUGH AND COMPLETE TITLE SEARCH.
 - 2.) ALL BEARINGS ARE MAGNETIC.
 - 3.) THE RIGHT OF WAY OF THE TENNESSEE WALTZ PARKWAY HAS BEEN DETERMINED TO BE 80' BY CONSTRUCTION PLANS OBTAINED FROM THE ASHLAND CITY WATER WORKS DEPARTMENT WHICH WERE RECEIVED FROM THE ENGINEERING FIRM OF HART, FREELAND & ROBERTS, AND FROM GRESHAM AND SMITH & ASSOCIATES AFTER IT WAS DETERMINED THAT NO HIGHWAY PLANS WERE AVAILABLE FROM THE TENNESSEE DEPARTMENT OF TRANSPORTATION, THE TOWN OF ASHLAND CITY PUBLIC WORKS, THE CHEATHAM COUNTY DEPARTMENT OF HIGHWAYS AND ROAD COMMISSIONER OR FROM ASHLAND CITY
 - 4.) THE ZONING CLASSIFICATION OF PARCEL 20 IS COMMERCIAL; C-2
 - 5.) PROPERTY IS LOCATED IN THE 1ST CIVIL DISTRICT OF CHEATHAM COUNTY, TENNESSEE.

2.46 ACRES
107,090.65 SQ. FT.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000 AS SHOWN HEREON.



CURVE	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	S 81° 01' 00\"/>					

PROPERTY SURVEY	
DRAWN BY	Mrs Georgia P. Sherron
CHECKED BY	DB #17, PC, 620
DATE	04/16/08
APPROVED DATE	Year Map 66X F Per. 2P
SCALE	1" = 60'
SHEET	1 of 1
PROJECT NO.	Cheatham County, TN