



HOLLADAY ROAD

Build-to-Suit Leaseback

Aerial View



HOLLADAY ROAD, COOKEVILLE, TN 38501

PROPERTY OVERVIEW

- Premier land ideally located next to I-40 in Cookeville, Tenn.
- Adjacent to Highlands Business Park.
- Linked via new interchange 283 and connection to Highway 70 West.
- Build-to-suit leasing options available.
- All utilities available including fiber optic networking.

PROPERTY HIGHLIGHTS

LOT SIZE:	52 Acres
PARCEL#:	065 108.00
ZONING:	C-1
MARKET:	Cookeville





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Proposed Building Site Location



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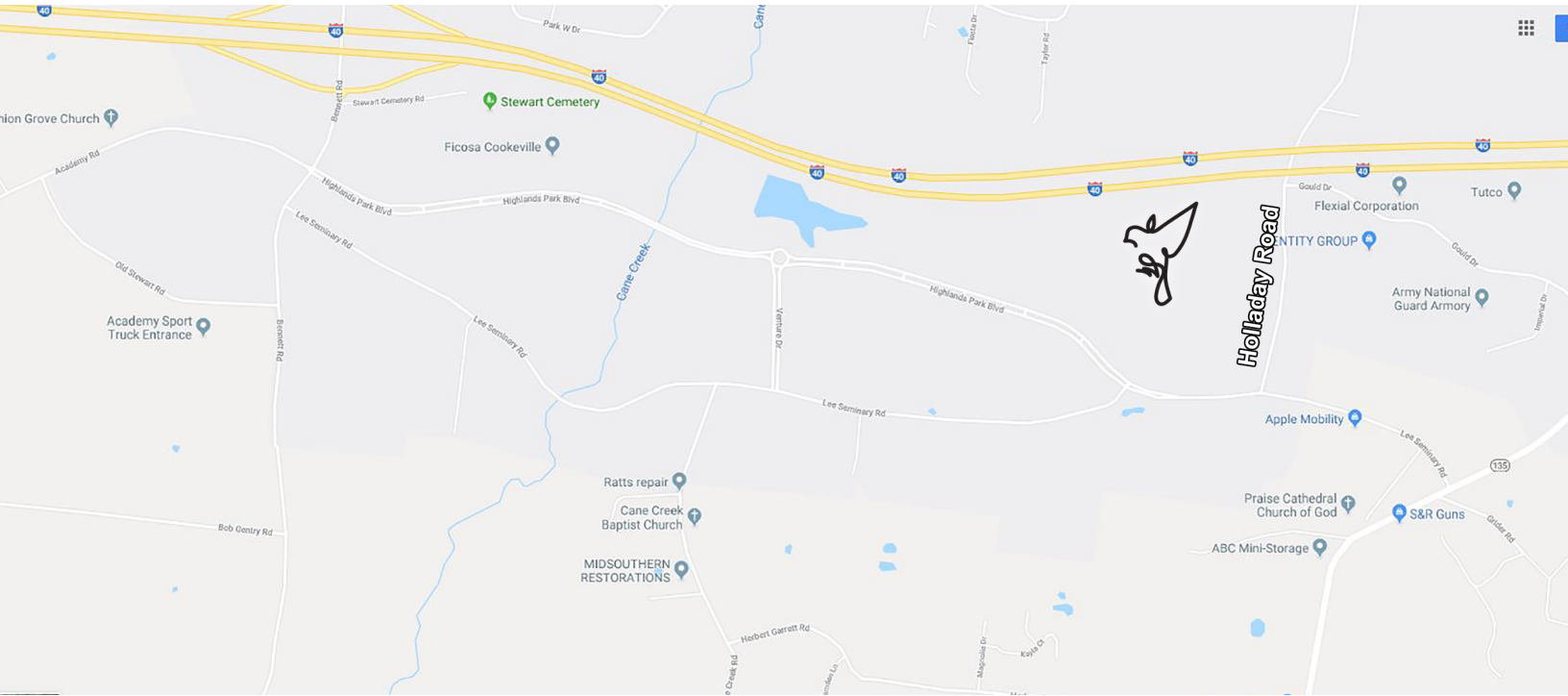
Conceptual Building



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Traffic Count



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COLLECTION STREET	TRAFFIC VOL	YEAR
INTERSTATE 40 ONE MILE WEST OF SITE	38,904	2018
INTERSTATE 40 ONE MILE EAST OF SITE	41,276	2018
WILLOW AVENUE NORTH OF 1-40	23,726	2018
WILLOW AVENUE SOUTH OF 1-40	14,790	2018

HIGH VISIBILITY FROM I-40, EASY ACCESS AND LOW CONGESTION AT INTERCHANGE 283.