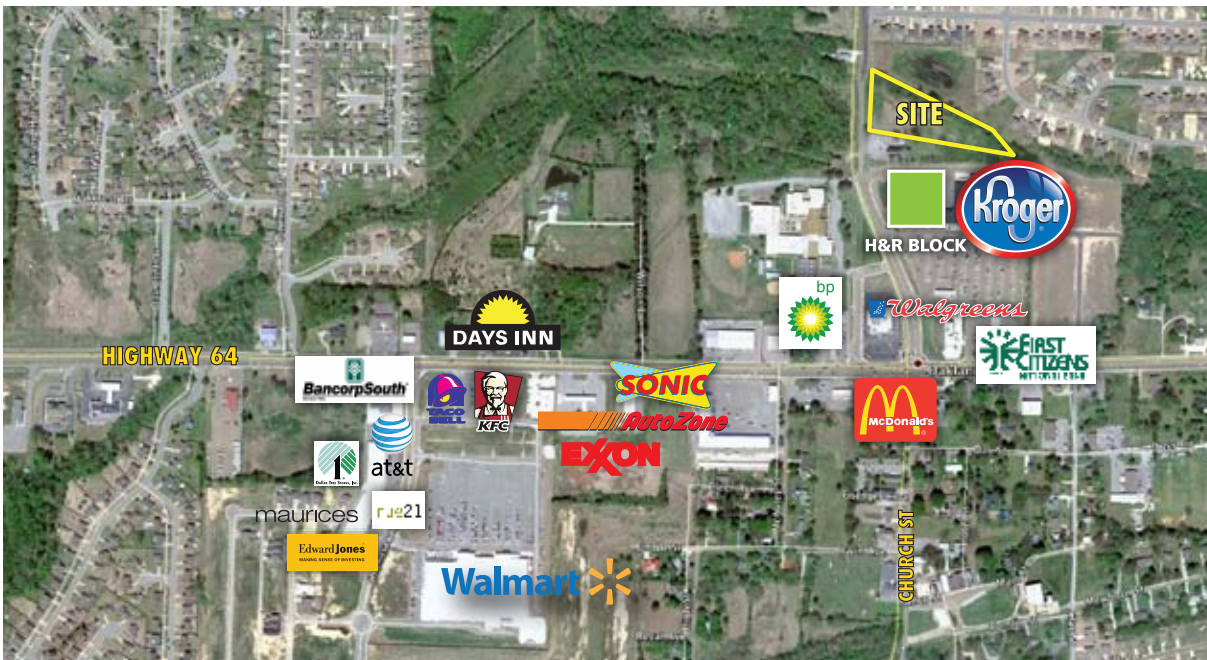


POTENTIAL COMMERCIAL DEVELOPMENT

East Side of Church St (Hwy 194), Oakland, TN 38060 | Fayette County

LAND
Opportunity



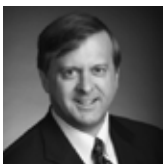
Commercial Advisors LLC is pleased to present this 3+/- acre tract on Highway 194 (Church Street) in fast growing Oakland, TN. The property is currently zoned residential, but has the potential to be re-zoned. As the population moves further east this property's development potential has yet to be realized.

SITE FEATURES

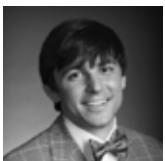
- 3 +/- acres
- Generally level topography
- 4,645 vehicles pass the site daily per Tennessee Department of Transportation
- Approximately 1/4 mile north of the busy Church Street and Highway 64 intersection
- Kroger anchored shopping center, containing H&R Block and First Citizens National Bank located at the Church Street and Highway 64



FOR MORE INFORMATION:



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Commercial Advisors, LLC 5101 Wheelis Drive, Suite 300, Memphis, TN 38117 | 901-366-6070

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LAND
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DEMOGRAPHICS

| | 0.5 Miles | 1 Mile | 3 Miles |
|-------------------------------|-----------|----------|----------|
| 2009 Population | 878 | 3,214 | 7,522 |
| 2009 Average HHI | \$87,209 | \$76,294 | \$72,659 |
| 00-09 Annual Pop. Growth Rate | 18% | 11.63% | 9.62% |



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