

# Walmart Property 4

Lawrenceburg, Lawrence County, TN



## Property Highlights:

- Approximately 5.31 acres
- Prime 550 ft. highway frontage
- Close proximity to highest traffic count in the city
- Quick and easy access to banking, casual dining & shopping
- Great level commercial lot



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# Walmart Property 4

## Lawrenceburg, Lawrence County, TN



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### Demographic & Infrastructure Information

#### Identity:

**Site Name:** Walmart Property 4  
**Address:** US Highway 43 N, Lawrenceburg, TN  
**Contact:** Ethan Hadley  
**Telephone Number:** 931-762-4911  
**Publicly or Privately Owned:** Privately Owned  
**Prior Use:** None

#### Electric & Natural Gas: Provider:

Lawrenceburg Utility Systems **Transmission Voltage:** 161 KVA  
**Distribution Voltage:** 7,200 volts  
**Secondary Voltage:** 120/208 volts  
**Is Dual Feed Available:** Yes  
**Gas Main Size:** 3 inch  
**Location of Gas Main:** Adjacent to site  
**Gas Pressure:** 46 psi  
**Heat Value:** 1,050 Btu per cubic ft

#### Zoning/Acreage/Topography:

**Zoning Classification:** Commercial  
**Acreage:** 5.31 acres (550 ft highway frontage)  
**100 Year Floodplain:** No  
**Describe Site's Topography:** Flat

#### Telecommunications:

**Local Exchange Carrier:** AT&T ADSL available from C.O.  
**Can Dual C.O. Services Be Provided:** Yes  
**Fiber Available:** Yes  
**ISDN Available from C.O.:** Yes  
**Location of Closest Major Carrier POP:** 1.5 Miles  
**Cable ISP:** Charter Communications

#### Water:

**Provider:** Lawrenceburg Utility Systems  
**Water Main Size:** 6 inch  
**Static Pressure:** 62 psi  
**Residual Pressure:** 54 psi  
**Flow Per Minute:** 1,600 gpm  
**Rated Capacity (mgd):** 1.7 mgd  
**Peak Demand (mgd):** 2.3 mgd

#### Sewer:

**Provider:** Lawrenceburg Utility Systems  
**Sewer Main Size:** 8 inch  
**In Use of Lift Required:** No  
**Treatment Plant Type:** Sequencing Batch Reactor  
**Rated Capacity (mgd):** 4.5 mgd  
**Peak Demand (mgd):** 11.25 mgd

#### Transportation:

**Describe Highway Access:** Adjacent to US Highway 43. Interstate 65 is 30 Miles to the East  
**Distance to Regional Airport in Miles:** Northwest Shoals Regional Airport is 47 Miles to the South  
**Distance to National/International Airport in Miles:** Nashville International Airport is 75 Miles to the North and Huntsville International Airport is 65 Miles to the South

#### Protective Services:

**Fire Protection Provider:** Lawrenceburg Fire  
**Fire Insurance Class Rating:** Class 4  
**Distance to Nearest Station:** 0.6 Miles  
**Full-Time or Volunteer Station:** Full-Time  
**Police Protection Provider:** Lawrenceburg Police 24  
**Hour Patrol:** Yes

#### Education:

**College:** Columbia State Community College  
Elementary Schools (K-8): 5  
Middle Schools (6-8): 1  
High Schools: 3

#### Lease/Sale:

**Sales Price:** Negotiable

### AREA DEMOGRAPHICS

#### LAWRENCE COUNTY

2012 Population: 42,392  
2017 Projection: 43,088  
2010 Census: 41,869  
2000-2010 Growth: 4.9%  
Median Age: 40  
2012 Households: 16,286  
2017 Projection: 16,642  
Avg. Household Income: \$48,988 Median Household Income: \$37,486  
Per Capita Income: \$18,930  
Property Tax Rate: \$2.7386 per \$100

#### LAWRENCEBURG

2012 Population: 10,550  
2017 Projection: 10,514  
2010 Census: 10,426  
2000-2010 Growth: 0.7%  
Median Age: 42  
2012 Households: 4,567  
2017 Projection: 4,580  
Avg. Household Income: \$45,856  
Median Household Income: \$32,564  
Per Capita Income: \$20,203  
Property Tax Rate: \$1.4234 per \$100  
Sources: U.S. Census Data and Experian, Inc.



### TRAFFIC COUNT

