



MANCHESTER INDUSTRIAL PARK

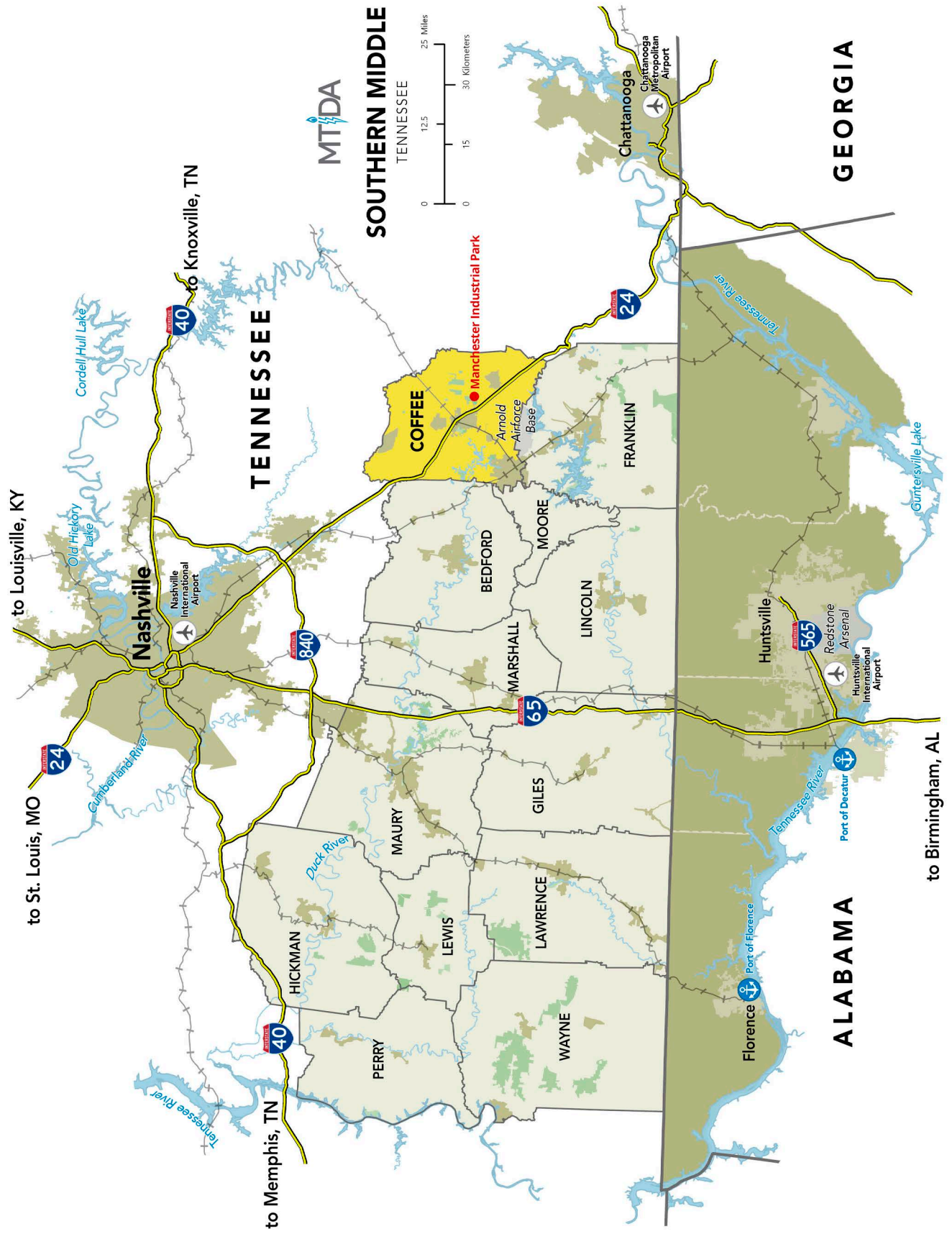
COFFEE COUNTY, TENNESSEE



COMMUNITY LOCATION



REGIONAL MAP



COUNTY MAP



COMMUNITY OVERVIEW

With Music City to the north and the rolling Tennessee hills to the south, Manchester is perfect place to settle down and experience the qualities that show off our southern charm and hospitality. Manchester is an intimate Tennessee community that is centered around family! A multitude of outdoor activities, an engaging arts community, and a student-driven education system are just a few of the tools Manchester offers.

CONTACT

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TRANSPORTATION

- Located at U.S. Highway 41 South
- 2.5 miles to Interstate 24
- Nashville International Airport (BNA)- 67 miles
- Tullahoma Regional Airport (THA) - 5,500 ft. runway
- Tennessee River access at the port of VP Serodine, Inc. @ Guild, TN - 57 miles

LOCATION

- County: Coffee
- Miles from three metropolitan areas:
- Nashville, TN - 71 miles
 - Chattanooga, TN - 65 miles
 - Huntsville, AL - 80 miles

WORKFORCE

- 33.9% of residents have a college degree (2023)
- Population of 372,604 within a 45 minute drive (2023)
- Great pipeline of skilled workers with access to multiple higher education institutions including Middle Tennessee State University, the largest university by enrollment in TN, and the University of Tennessee Space Institute (UTSI)
- Centrally located within 35 miles of 3 Tennessee College of Applied Technology locations in McMinnville, Murfreesboro, and Shelbyville.
- TCAT Industrial Maintenance Satellite Facility located in Manchester

LIVABILITY

- Manchester cost of living index is 82.4 (2023)
- Per capita income of \$29,198 (2023)
- Median household income of \$55,370 (2023)
- 93.1% high school graduation rate (2023)

PROPERTY SPECIFICATIONS

This 205 acre tract is owned by the City of Manchester. Located only 1 mile from the Interstate Industrial Park, the Manchester Park is an excellent choice for industries needing sites with a close proximity to Interstate I-24. Currently home to two industries and more than 400 employees, the Manchester Park offers 50- to 100-acre sites that have all utilities and roadways installed and are cleared and ready for pad preparation.

For more information please visit: <https://bit.ly/48odBHP>

LAND INFORMATION

Site Size (acres):	205 +/-
Developable Area (acres):	205 +/-
Additional Acres Available for Development:	Yes / 27.88 acres
Certified Site:	Yes - DEAL READY
Divisible:	Yes, minimum 50 acres
Business/Industrial Park:	Yes
Previous Use:	Agriculture
Zoned:	Light Industrial
Ownership:	Public
Parcel ID:	Map 084 Parcel 015.06 & .07

PRICING INFORMATION

For Sale:	Yes
For Lease:	No
Sale Price:	\$15,000 per acre
Building Lease Rate: (to be constructed)	Unknown
Land Lease Rate:	Not to be leased
Price Negotiable:	Yes

UTILITY INFORMATION

Electric Service to Property:	Yes
Electric Provider:	Duck River Electric Membership Corp.
Electric Voltage:	25 kV / 161kV to substation
Nearest Substation:	0.5 mile
Gas Service to Property:	Yes
Gas Provider:	Elk River Public Utility District
Size of Gas Main:	4 inch
Gas Main Pressure:	
Fiber Optics:	Yes
Telecom Service to Property:	Yes
Telecom Provider:	AT&T
Water On Site:	Yes
Water Provider:	City of Manchester
Water Main Size:	12 inch
Sewer on Site:	Yes
Sewer Provider:	City of Manchester
Sewer Main Size:	12 inch

PROPERTY SPECIFICATIONS

GEOGRAPHIC INFORMATION

Address:	U.S. Highway 41 South Manchester, TN
Latitude:	35.446005
Longitude:	-86.009989
Topography:	Level
Wetlands:	No
Flood Plain:	No
Phase 1 ESA:	Yes
Geotechnical Report:	No
Foreign Trade Zone:	No
New Market Tax Credit Qualified Census Tracts:	Yes
Tax Increment Financing Area:	No
Airport Zone:	No

TRANSPORTATION INFORMATION

Rail Access:	No
Rail Provider:	N/A
Highway Name:	U.S. Highway 41S
Distance to Highway:	Less than 1/4 of a mile
Interstate Name:	Interstate 24
Distance to Interstate:	2.5 miles
Major Commercial Airport:	Nashville International Airport
Distance to Airport :	59 miles
Local Airport:	Tullahoma Regional Airport
Distance to Airport :	15 miles
Port Name:	VP Serodine, Inc. @ Guild, TN
Distance to Port:	57 miles



SITE MAP



Manchester Industrial Park
Manchester, Tennessee

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Prepared by:



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