

## OFFERING SUMMARY

Sale Price: 1,490,000

Lot Size: 88 Acres

Price / Acre: 16,930

## PROPERTY OVERVIEW

88 Acres within Cookeville City Limits available for development. Property is located on the west side of Cookeville and fronts interstate 40. Gas, Sewer, and Water are available to the site. Property is zoned RS-20 but with the recent addition of sewer access to the property it may qualify for re-zoning at a higher density.

DEMOGRAPHICS	3 MILES	12 MILES	25 MILES
Total Households	3,901	33,135	66,303
Total Population	9,978	84,564	170,503
Average HH Income	\$46,192	\$48,715	\$46,904

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Cookeville, TN 38501

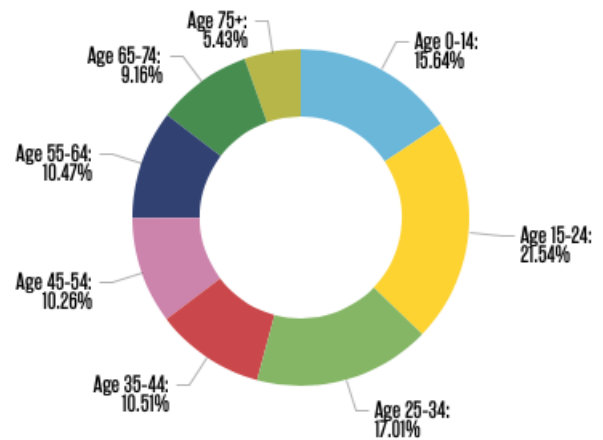
## Cookeville, TN

### Population Data



35,144

**Total Population** ►  
in Cookeville in 2019



**Age Distribution** ►  
in Cookeville in 2019



1.22%

Cookeville

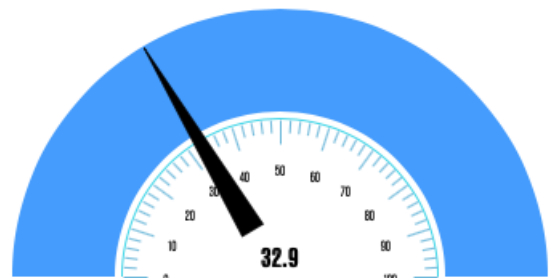
0.88%

Tennessee

0.77%

National

**Population Trends** ►  
2019 - 2024 Annual Rate



**Median Age** ►  
in Cookeville in 2019

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## Income and Spending Data



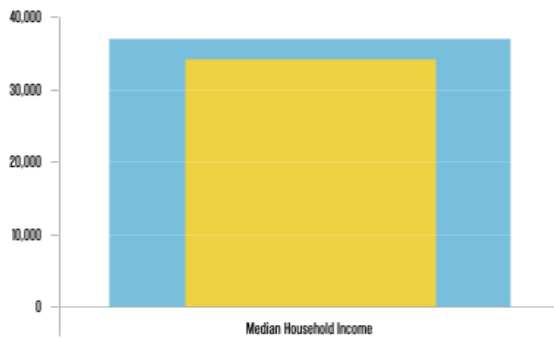
**\$47,151**

**Average Amount Spent** ►  
in Cookeville in 2019

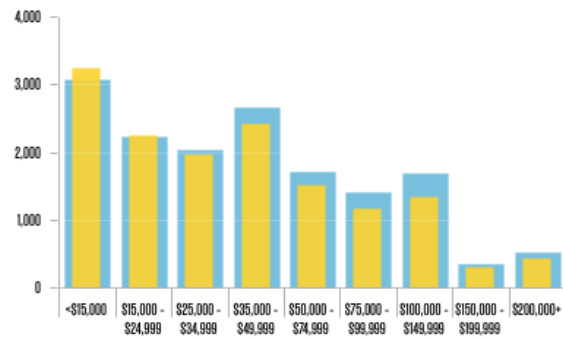


**\$22,442**

**Per Capita Income** ►  
in Cookeville in 2019



**Median Household Income** ►  
in Cookeville in 2019



**Households by Income** ►  
in Cookeville in 2019

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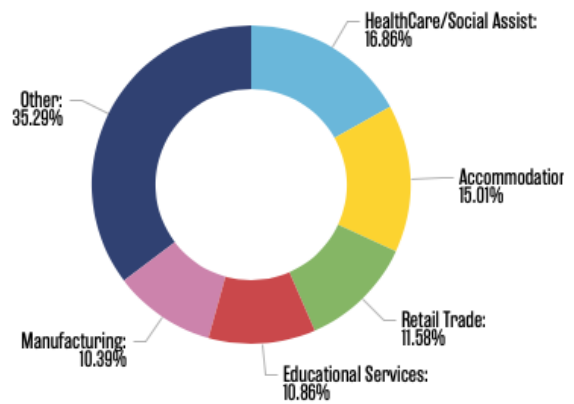
Cookeville, TN 38501

## Industry Data

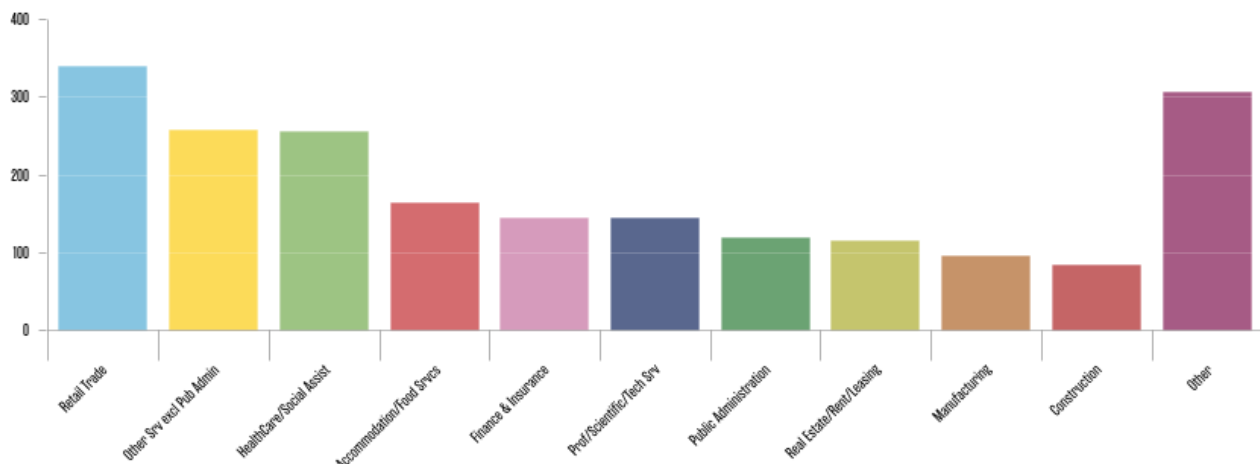


2,025

**Total Establishments** ►  
in Cookeville in 2019



**Employment by Industry** ►  
in Cookeville in 2019



**Establishments by Industry** ►  
in Cookeville in 2019

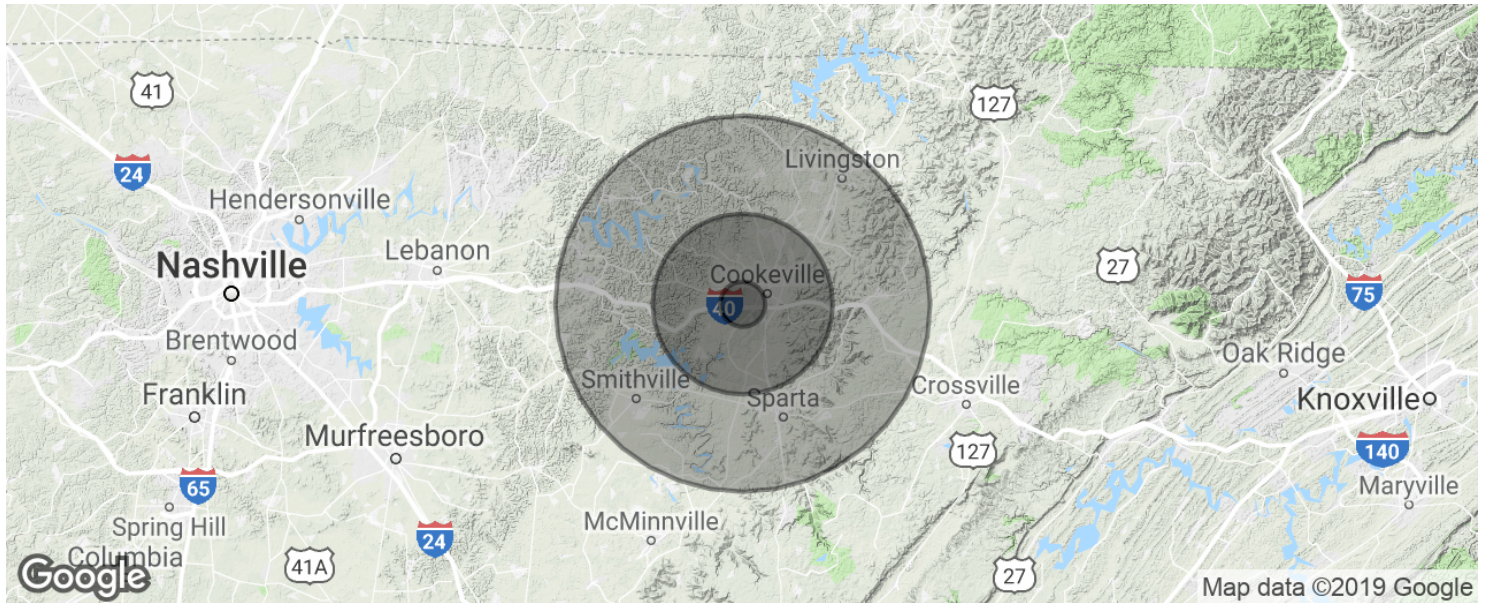
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## Cookeville, TN 38501



POPULATION	3 MILES	12 MILES	25 MILES
Total population	9,978	84,564	170,503
Median age	37.5	36.8	38.6
Median age (Male)	33.9	35.0	36.9
Median age (Female)	40.0	38.0	39.8
HOUSEHOLDS & INCOME	3 MILES	12 MILES	25 MILES
Total households	3,901	33,135	66,303
# of persons per HH	2.6	2.6	2.6
Average HH income	\$46,192	\$48,715	\$46,904
Average house value	\$146,861	\$165,028	\$151,850

\* Demographic data derived from 2010 US Census

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