



I-40 Development Site

1.05 +/- Acres | Haywood County, TN | \$265,000



ADDRESS

I-40 and 76
Brownsville, TN 38012

LOCATION

I-40 exit 56 at Brownsville

PROPERTY SUMMARY

Prime 1.05± acre commercial lot next to new hotel development with outstanding I-40 visibility. This commercial parcel offers exceptional visibility and direct access to the I-40 corridor, just 250 feet from the on/off ramps (Exit 52). The site sits immediately beside a new hotel currently under construction, adding to the strong commercial activity already present at this interchange. The property is graded, level, and features approximately 200 feet of road frontage, with electricity, water, sewer utilities available. This stretch of I-40 is a high-traffic corridor, and is poised for continued growth as regional development accelerates, including Buc-ees, mixed-use, and the ongoing progress of Ford's Blue Oval City, expected to drive long-term economic activity throughout the Brownsville market. A strategic, high-visibility location in a rapidly strengthening corridor, well suited for investors or businesses seeking a quality site along I-40.

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