



PROPERTY PROPOSAL

The sales and leasing experts of the Upper Cumberland. We are "100% Commercial Real Estate, 100% of the time."

This proposal was written and presented by:

CRAIG HUGHES- BROKER/PRINCIPAL

Affiliate Companies

Different audiences. Different conversations.

Specialization matters. We didn't want to be another "one size fits all" company. That is why we work closely with three different companies that bring expertise in three different real estate areas. Issues, concerns, and priorities are different. We want each of these companies to be all in for their clients bringing different strategies, different processes, and even different marketing avenues.



We are Real Estate made modern in the Upper Cumberland.

We deliver new consumer-centric branding, impactful marketing, and mobile technology to change the game of residential real estate in the area.



UCC is the region's only full-service Commercial Real Estate company offering sales, leasing, investment analysis, tenant representation, property management, and corporate services throughout Middle Tennessee.



MAC is ready to help you achieve success through real estate portfolio management. Our full-service approach leaves no stone unturned, from buying to selling to accounting, we handle all of the hard work to provide you with financial growth, more free time, and peace of mind.

Compass, a navigational instrument for finding directions

Our Corporate Compass is our firm's navigational beacon. This living document shapes our principles and directs our daily efforts and long-term goals. We rely on our principles to guide our interactions with our clients, customers, and peers. These principles represent our core values, reflected daily by everyone associated with our firm.

1. We are in the trust business. Words like fiduciary, integrity, character, and honesty are the currency of our company. These pillars are the foundation that creates our lifelong partnerships.
2. Our conduct exemplifies a superior professional standard, delivering virtuous service. This benchmark is the expectation throughout our team, vendors, and business partners.
3. Continuous education, embracement of technology, along with a constant curiosity shapes our efforts and perspectives. These fundamentals provide guidance and strategies that result in achieving our clients' goals, placing their best interests above all else including our own.
4. We treat each person with respect as we would want our family members to be treated. Clients all have different objectives, timelines, and means. Understanding different life stages and aspirations are paramount to achieving our clients desired outcome.



265 Warehouse Rd. Morrison, TN 37357

**OFFERING SUMMARY**

Sale Price:	\$2,280,000
Building Size:	40,000 SF
Lot Size:	4 Acers
Number of Units:	2
Year Built:	2003
Zoning:	CI

PROPERTY OVERVIEW

This 40,000-square-foot industrial facility on an approximate 4-acre lot is being offered for sale. The building is equipped with 15,000 SF of 20' ceiling height and 25,000 SF of 24' ceiling height. The building is easily divisible for multiple tenants and is ideal for service, light industrial, and warehousing operations making it a great investment opportunity.

PROPERTY HIGHLIGHTS

- 4 Loading Docks
- 2 Drive-in Doors
- Large Warehouse Power
- Fully Leased through 2024

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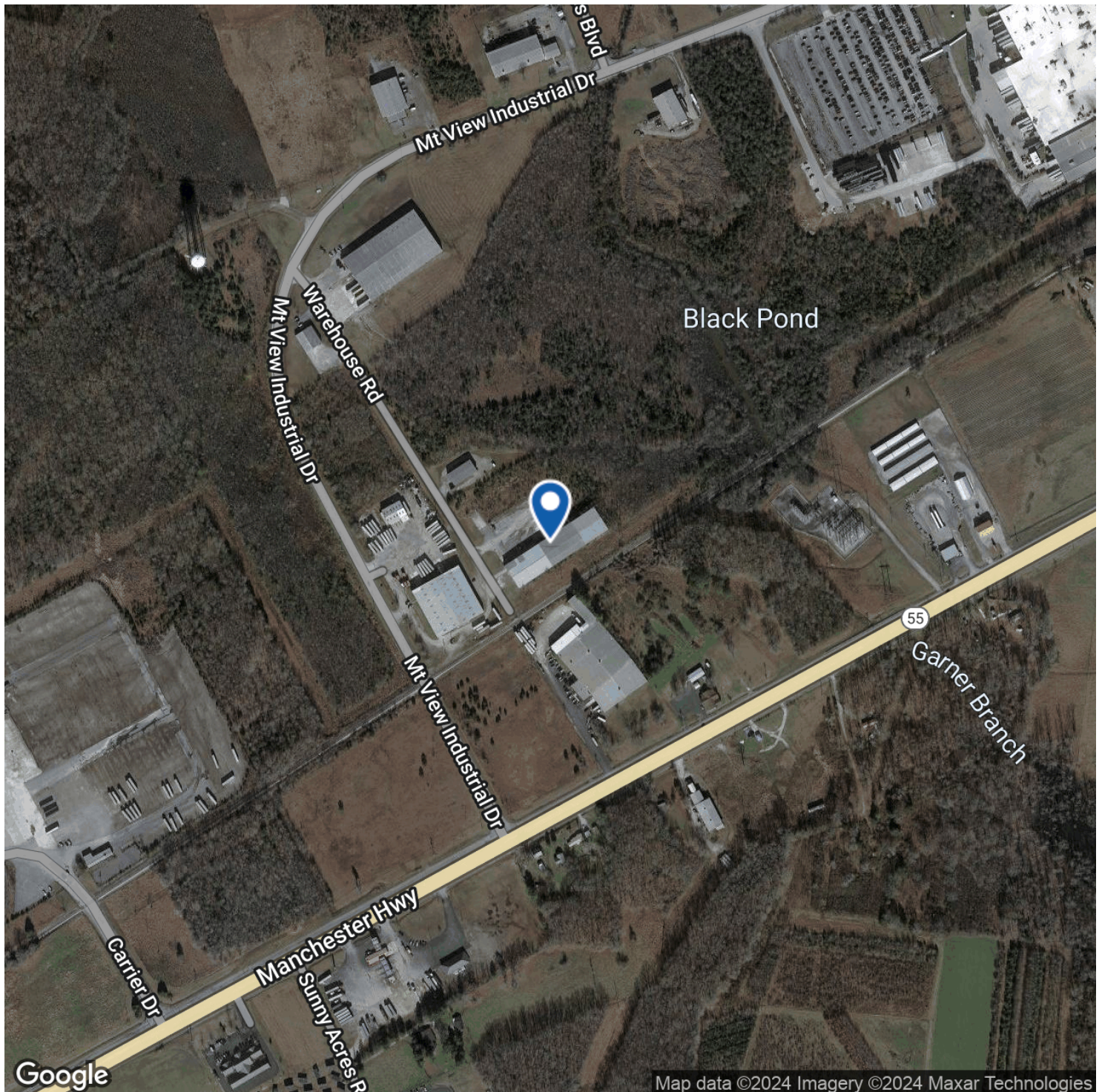
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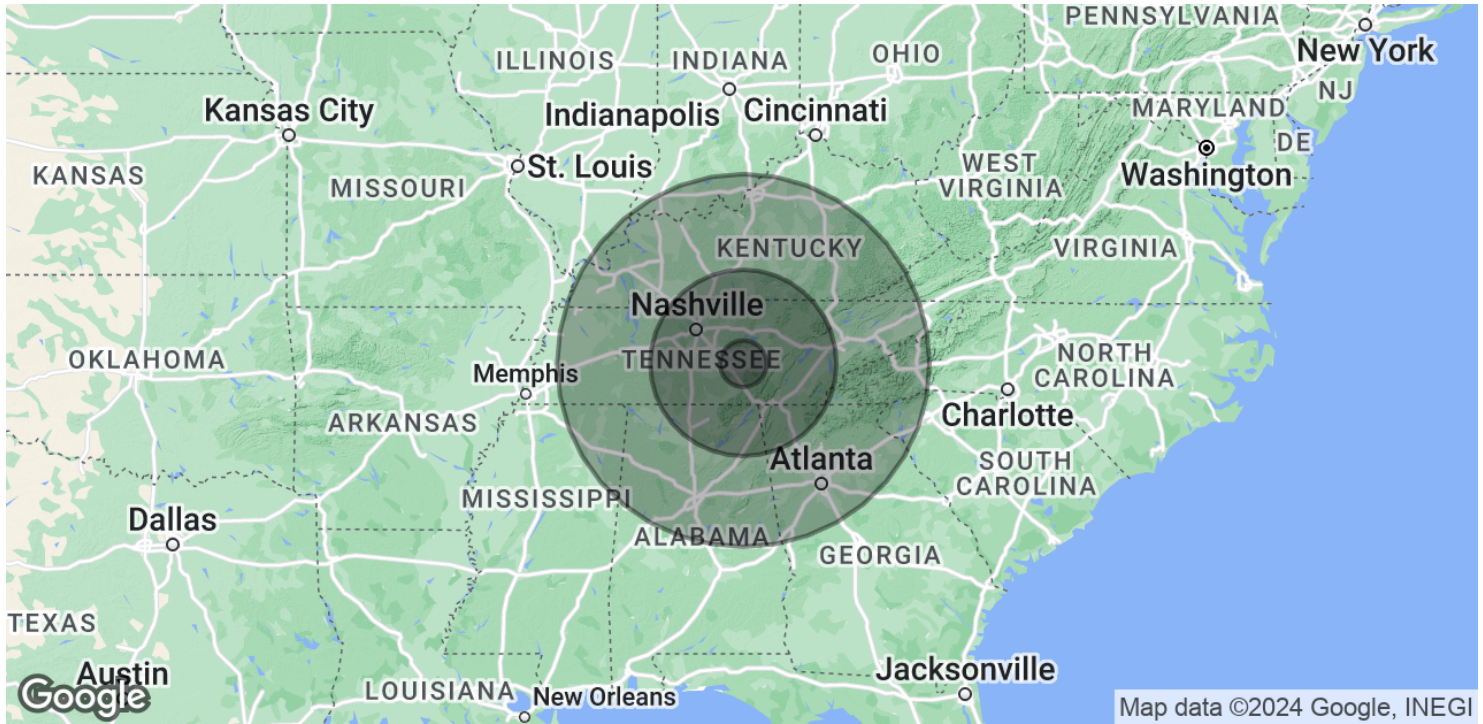
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POPULATION	25 MILES	100 MILES	200 MILES
Total Population	138,985	4,936,051	21,184,867
Average Age	40.9	39.8	39.6
Average Age (Male)	40.1	38.6	38.2
Average Age (Female)	41.9	40.8	40.7

HOUSEHOLDS & INCOME	25 MILES	100 MILES	200 MILES
Total Households	60,936	2,125,345	9,197,586
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$55,411	\$72,304	\$71,151
Average House Value	\$154,242	\$215,177	\$201,472

2020 American Community Survey (ACS)

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Licensed in the state of Ohio in 2011, Craig Hughes brought his knowledge of commercial sales, entrepreneurship, and business professionalism to the real estate community and began his passion in commercial real estate.

Moving from Dayton, Ohio in 2016 Craig and his family fell in love with the beautiful Upper Cumberland region of Tennessee where they would soon settle and begin Cookeville's very first 100% focused commercial real estate firm, Upper Cumberland Commercial in 2017.

With a passion for connecting people, working hard, and serving his community, Craig has become Cookeville's trusted advisor, consultant, and knowledgeable resource when making complex investment decisions such as when to buy, when to hold, when to sell, and most importantly when to walk away.

Upper Cumberland Commercial is a premier full-service commercial real estate firm specializing in commercial leasing and sales of industrial, warehouse & distribution, office, medical, and retail properties, in addition to developed and undeveloped land.

Craig's advocacy advisor approach is designed to provide comprehensive solutions to serve our client's best interests. Having previously worked with a hedge fund manager, a professional baseball team, and clients on the edge of bankruptcy it's important to Craig to craft a plan and strategy to align with our client's goals and expectations and become their trusted resource when making consequential decisions pertaining to their investment properties.

Craig's success is a product of helping clients accomplish their goals. His focus isn't on being the most award-winning real estate company, it's on you our client. Sometimes as an advisor, sometimes as a friend but always from the perspective of what is the best interests of our client.

