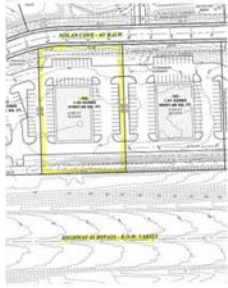
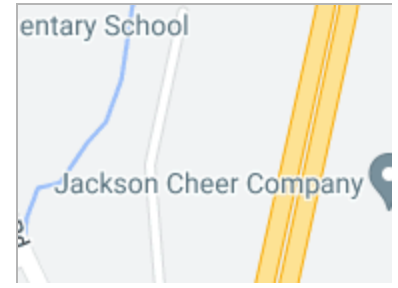


**ALL FIELDS DETAIL**



**MLS #** 233631  
**Class** LOTS/LAND  
**Type** Commercial  
**Area** JACKSON NORTH W  
**Asking Price** \$564,497  
**Address** 60 Nolan Cove (Lot 104)  
**Address 2**  
**City** Jackson  
**State** TN  
**Zip** 38305  
**Status** Active  
**Sale/Lease** For Sale  
**IDX Include** Y  
**Picture Count** 5

**Term** For Sale  
**City Limits** Yes  
**Waterfront** No  
**Waterview** No



**GENERAL**

<b>Special School Tax</b>	\$0	<b>Number of Acres</b>	1.33
<b>Map #</b>	033	<b>Group</b>	
<b>Parcel #</b>	055.28	<b>Agent</b>	Lee W Godfrey - Cell: 731-343-2900
<b>Listing Office 1</b>	Coldwell Banker Barnes - Main: 731-668-1777	<b>ListAgent Cell Phone</b>	731-343-2900
<b>List Agent Email</b>	lee@leegodfrey.com	<b>List Team</b>	Lee Godfrey Team
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>ListAgent 2 Cell Phone</b>		<b>ListAgent 2 Email</b>	
<b>Compensation Offered</b>	*3	<b>Dual/Variable Rate (Y/N)</b>	Yes
<b>Listing Type</b>	Exclusive Right	<b>Owner/Agent (Y/N)</b>	No
<b>Size</b>	1.329	<b>Wooded Acres</b>	-
<b>Pasture Acres</b>	-	<b>Tillable Acres</b>	-
<b>Listing Date</b>	9/6/2023	<b>Road Frontage</b>	195
<b>County</b>	MADISON COUNTY	<b>Subdivision</b>	NOLAN PARK
<b>Zoned Historical (Y/N)</b>	No	<b>Covenants (Y/N)</b>	Yes
<b>Greenbelt (Y/N)</b>	No	<b>Will Subdivide (Y/N)</b>	No
<b>Income</b>		<b>Zone</b>	B-5
<b>Legal</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Lender Req Proof of Funds</b>	Yes
<b>Tax ID</b>		<b>Update Date</b>	9/8/2023
<b>Status Date</b>	9/8/2023	<b>HotSheet Date</b>	9/8/2023
<b>Price Date</b>	9/8/2023	<b>Input Date</b>	9/8/2023 10:11 AM
<b>VOW Address</b>	Yes	<b>VOW Include</b>	Yes
<b>Associated Document Count</b>	3	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b>Agent Hit Count</b>	0
<b>Client Hit Count</b>	0	<b>Original Price</b>	\$564,497
<b>Days On Market</b>	2	<b>Loan Type</b>	
<b>Lease Price per Month</b>		<b>SentriLock being Used</b>	No
<b>SentriLock Serial Number</b>		<b>Geocode Quality</b>	
<b>Sold Price Per SQFT</b>		<b>Associated Staff Amendments</b>	
<b>Input Date</b>	9/8/2023 10:11 AM	<b>Update Date</b>	9/8/2023 10:11 AM
<b>Deed</b>		<b>Page #</b>	
<b>Video Count</b>	0		

**FEATURES**

<b>ACCESS ROAD</b>	<b>DOCUMENTS</b>	<b>PROPERTY USE</b>	<b>TERMS</b>
Paved	Land Survey	Retail	Cash
<b>AVAILABLE UTILITIES</b>	<b>POSSESSION</b>	Office	Conventional
Natural Gas	At Closing	<b>ROAD MAINTAINED BY</b>	<b>TOPOGRAPHY</b>
Public Water		City	Slight Slope
Public Sewer			
Electricity			
Telephone			

**FINANCIAL**

**Financing Terms** Cash/Conventional

**Syndication Remarks** Rezoned to B5 in September 2023, which allows for a multitude of commercial businesses and professional offices. Located just north of the Jackson Clinic and south of the new Baptist Clinic in the path of Jackson's growth.  
**Taxes - City** 1,204.00

**Type of Sale** Normal Sale  
**Taxes - County** 1,400.00

**SOLD STATUS**

**How Sold**  
**Closing Date**  
**Selling / Leasing Agent**  
**Sell Team**  
**Legal Sellers Name**  
**Contract Date**  
**Sold Price**  
**Selling Office 1**  
**Seller / Leasing Concessions**  
**Additional Comments**

**DIRECTIONS**

**Directions** From intersection of I-40 and Hwy 45 Bypass (Exit 80), travel north on Hwy 45 Bypass, left on Old Humboldt Rd, right on Nolan Cove

**PUBLIC REMARKS**

**Brochure Comments** Rezoned to B5 in September 2023, which allows for a multitude of commercial businesses and professional offices. Located just north of the Jackson Clinic and south of the new Baptist Clinic in the path of Jackson's growth.

**AGENT ONLY REMARKS**

**Agent Only Remarks** See associated docs for Plat & Prices of entire subdivision and zoning restrictions

**ADDENDUM**

Addendum

**ADDITIONAL PICTURES**



**DISCLAIMER**

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