

FOR SALE:
5.11 Acres
Industrial Opportunity



NORTHPOINTE DEVELOPMENT

COLUMBIA, TN



NORTHPOINTE DEVELOPMENT

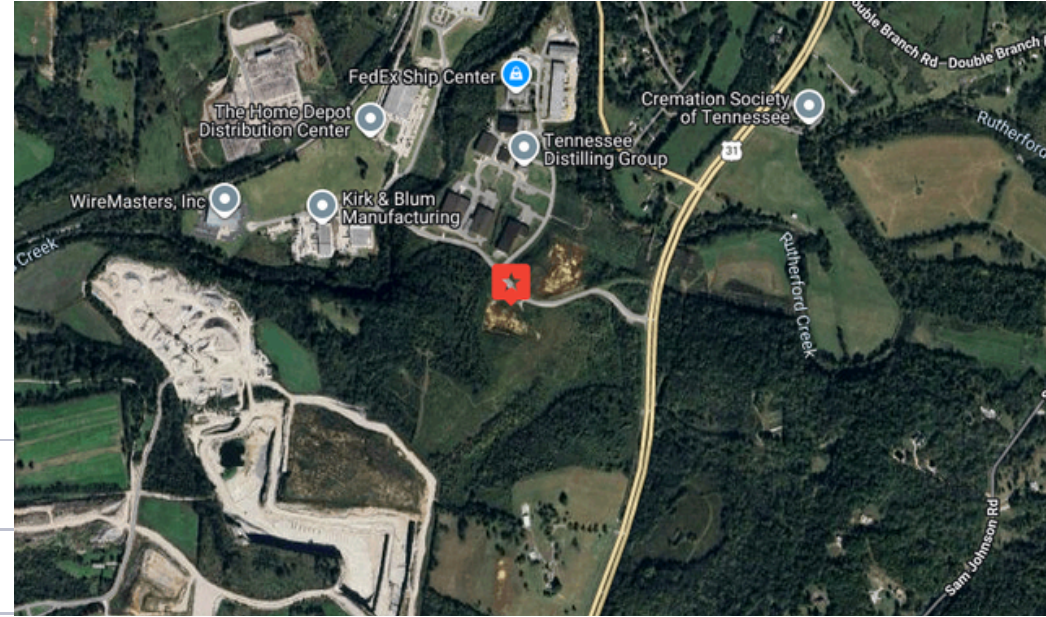
COLUMBIA, TN

Property Details

Price: \$1,450,000

Address: Corner of North Point Road and Ridgecrest Drive, Columbia, TN

Site Size: +/- 5.11 Acres



PROPERTY HIGHLIGHTS

- **Prime Location Near Growth Corridor** – Strategically positioned in Columbia, TN just minutes from Saturn Parkway and Spring Hill, offering immediate access to one of Middle Tennessee’s fastest-growing areas
- **Planned Multi-Building Flex Park Concept** – Envisioned as a multi-building flex/industrial park with dual ingress and egress points directly onto North Point Road, providing strong access and functionality
- **Significant Pre-Development Work Completed** – Ownership has invested substantial time and capital into planning and engineering efforts, including coordination with the City. Preliminary site plans and engineered drawings are available upon request
- **Exceptional Development Optionality** – Raw land allows a buyer to execute their own vision: build-to-hold for long-term cash flow, build and sell individual buildings, or pursue a hybrid strategy
- **Positioned for Demand in Undersupplied Market** – Ideal for flex, light industrial, or service-oriented users seeking proximity to Spring Hill’s expanding residential and industrial base

DRAFT SITE PLAN



GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 30'

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE W/DRIFT ASSEMBLY
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED PAVEMENT TABLE
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK

SITE DATA	
PROJECT NAME	NORTHPOINTE INDUSTRIAL
PROJECT NUMBER	24-0516
ADDRESS	NORTHPOINTE ROAD
PARCEL ID	MAP 66, PARCELS 20, 22
EXISTING/PROPOSED	
TOTAL PROPERTY AREA	5.11 AC / 5.11 AC
ZONING	SD-1 / SD-1
TOTAL PARKING	49 SPACES
HANDICAP PARKING	5 SPACES
TOTAL OPEN SPACE	476,585 SF (7%)
USABLE OPEN SPACE	15,500 SF (3%)
TOTAL BUILDING AREA	0 / 15,307.30 SF
IMPERVIOUS SURFACE COVERAGE	137,002 SF (26.4%)
ERROR OF CLOSURE	1/10,000 / 1/10,000

- NOTES:
- THE PURPOSE OF THIS PLAN IS TO CREATE 55,000 SF OF FLEX SPACE AND PARKING ON THE SITE ZONED SD-1.
 - PARKING CALCULATION:
 - REQUIRED: 1 SPACE PER 2,000 SF OF SQUARE FOOTAGE
 - REQUIRED: 55,307 / 2,000 = 28 SPACES
 - PROVIDED: 28 SPACES FOR OFFICE
 - PROVIDED: 49 SPACES FOR THE ALLOWED USE OF PARKING WITHIN SD-1
 - PROVIDED: 49 SPACES TOTAL
 - ALL COMMON WALLS ARE 1-HR FIRE RATED WALLS, UNLESS OTHERWISE NOTED.
 - ALL STREETS ARE PROPOSED AS PRIVATE.

REMAINING TRACT 14
NORTHPOINTE DEVELOPMENT
066-002-04
RING INVESTMENTS INC.
DEED BOOK #636, BOOK #63
PLAT BOOK #15, PAGE 319
R.O.M.C. TN.

FUTURE ROADWAY
AS SHOWN ON PLAT OF SURVEY
PLAT BOOK #15, PAGE 319
R.O.M.C. TN.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE" C AS EVIDENCED ON FEMA PANEL #417107010E OF THE CITY OF COLUMBIA, TN. (SEE PLAN NOTES)

FREEDOM DEVELOPMENT LLC 3472 HODGES ROAD, DRYDEN, MI 48428 DEED BOOK #456, PAGE 1360, R.O.M.C.
OWNER OF RECORD
APPLICANT T-SQUARE ENGINEERING 111 BE PARKWAY CT FRANKLIN, TN 37064 (615) 678-8312

SUBMITTALS / REVISIONS

NO. DATE

DATE: 03/04/2025

SCALE:

AS SHOWN

DRAWN BY:

T-SQUARE

REVIEWED:

03/24

SITE PLAN
NORTHPOINTE ROAD
MAURY COUNTY TAX MAP 066, PARCEL 020.22
COLUMBIA, TENNESSEE

PROJECT
24-0516

SHEET
C-2.0



RIDGECREST DR

NORTH POINT ROAD

US HIGHWAY 31

FOR MORE INFORMATION, CONTACT:

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