



**NEWBERRY
DEVELOPMENT**
63 HOMES
84 TOWNHOMES
14 VILLAS

0.57 ACRES

1.07 ACRES

FOR SALE OR FOR GROUND LEASE

Almaville Rd — Adjacent Lots

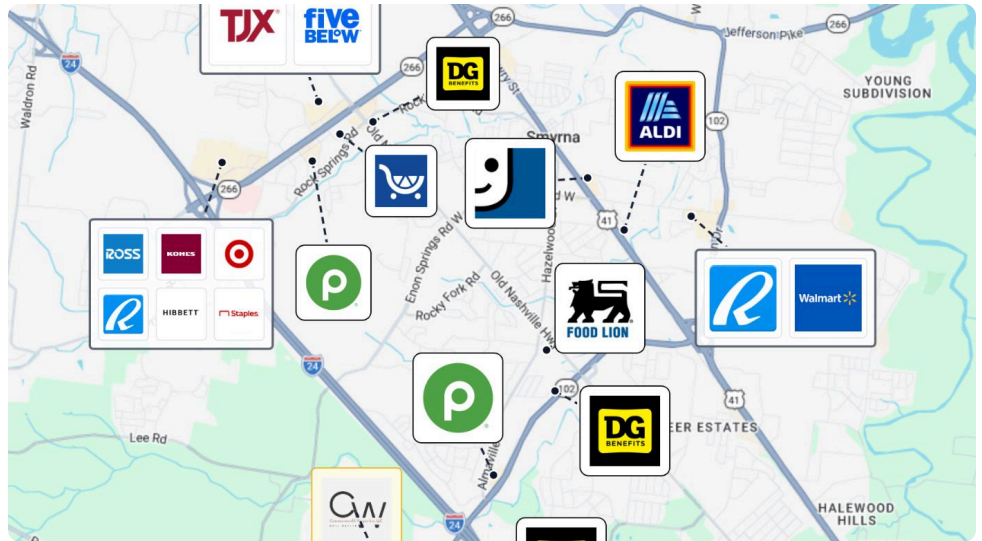
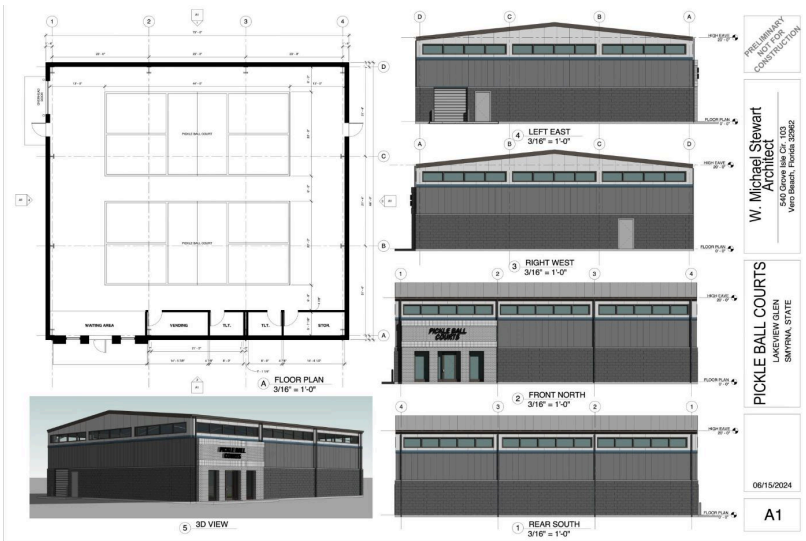
3545 Almaville Rd
Smyrna, TN 37167

0.57 - 1.07 AC | **2**
AVAILABLE SPACES
OR ±1.64 AC IF COMBINED

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1.64 TOTAL ACREAGE	71,438 TOTAL SF	2 (combinable) LOTS	Rutherford County COUNTY	Ground Lease LEASE TYPE
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PROPERTY HIGHLIGHTS

- Available for Sale or For Ground Lease
- Two adjacent ground-lease pads in fast-growing Smyrna, TN — 1.07 AC and 0.57 AC, available individually or combined for ±1.64 AC
- Prime location along the Almadale Rd corridor — ideal for retail
- 0.57 AC lot presents a unique opportunity for a shovel ready pickle ball facility
- Adjacent to Newberry — a new 176-unit master-planned community on 53.5 acres being developed directly behind the site (63 single-family homes, 84 townhomes, 14 villas)
- Newberry amenities — recreational lake, walking trails, pickleball courts, dog park, playground, and 22+ acres of open space — drive daily traffic past the site
- Strong demographics — 32,660 pop / \$112,275 AHI within 3 mi; 91,295 pop / \$105,529 AHI within 5 mi (CoStar 2025)
- Traffic count — ±20,400 VPD on Almadale Rd at Quail Ridge Rd (CoStar 2024)
- Convenient access to I-24 and the Murfreesboro/Nashville MSA

AVAILABLE SUITES				2
SUITE	SF	RATE	TERM	
Lot 1	1.07 AC	Negot.	Ground Lease	
Larger of the two pads. Available individually or combined with Lot 2 for ±1.64 AC.				
Lot 2	0.57	Negot.	Ground Lease	
<i>Shovel Ready Pickle Ball Facility</i>				

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