

FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN

RESIDENTIAL
DEVELOPMENT LAND

DETAILS

Address Ollie Chunn Road
Market Maury County, TN
Use 84.59 +/- acres
Offering For Sale

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Home Value	\$600k	500k	\$455k
Avg HH Income	\$121k	\$113k	\$131k
Median Age	38.6	39.3	35.7

• Demographic data obtained by REGIS Online

LAND USE DATA

Proposed Road ROW: 8.674 +/- acres
Total Open Space: 32.954 +/- acres

Total Area of Lots: 42.96 +/- acres
Gross Density: 0.97 Units / acre

LOCATION



HIGHLIGHTS

82 residential
Lots

10 min to
INTERSTATE
65

#9 fastest growing
county in TN
• Data obtained by Tennessee
State Data Center | UT; 2023

Although information has been obtained from sources deemed reliable, Owner and all affiliated entities and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN

RESIDENTIAL
DEVELOPMENT LAND

PLAT APPROVED
ON 9/25/23
BY MAURY COUNTY
PLANNING COMMISSION



PROPOSED
ENTRANCE



OLLIE CHUNN ROAD

WILL BROWN ROAD

Will-Brown Rd

NOT A PART
SINGLE FAMILY
UNDER
CONSTRUCTION
FROM THE LOW
\$700'S

NOT A PART

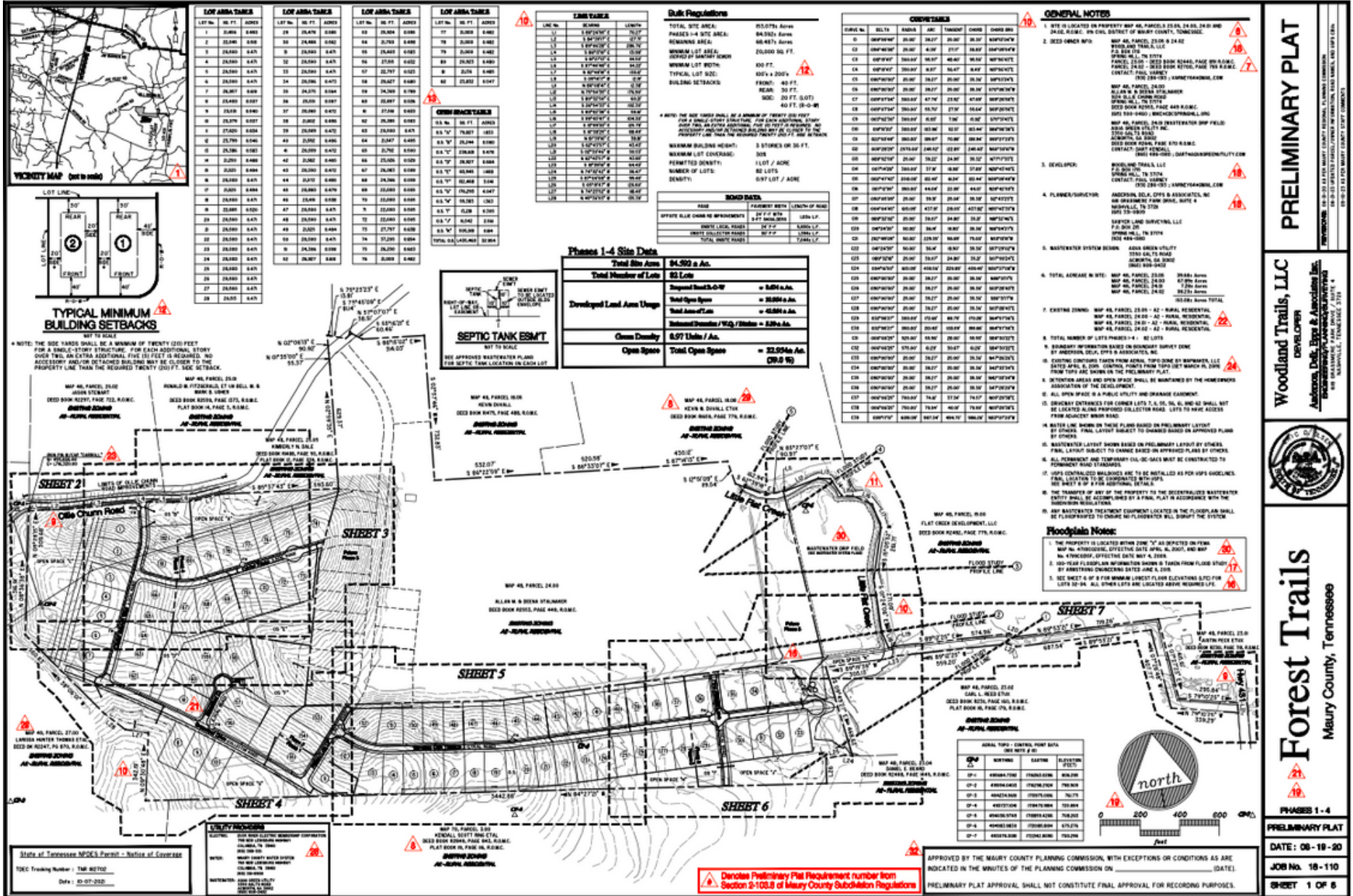
PROPOSED
WASTEWATER
DRIP FIELD



431

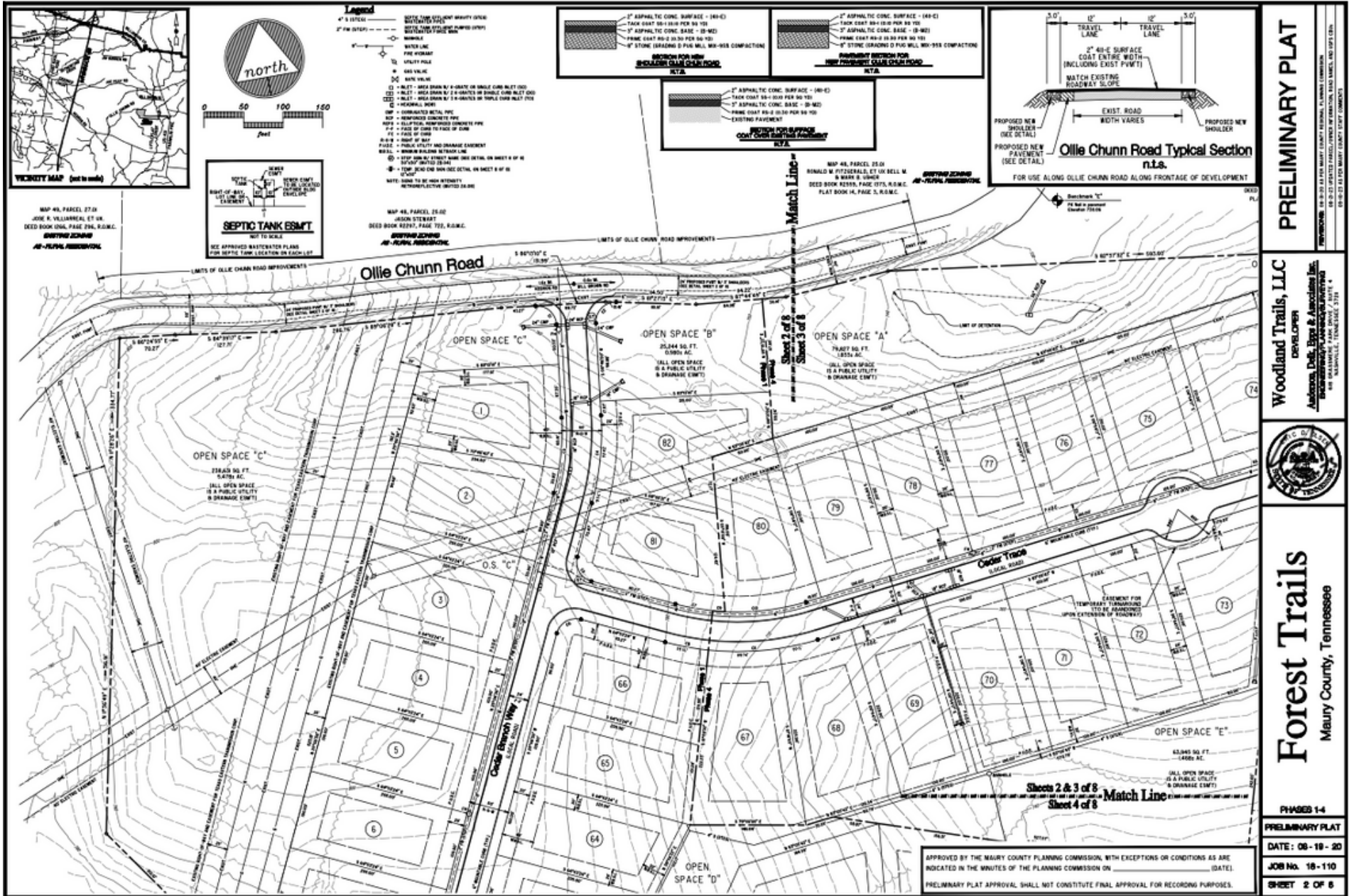
FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN



Although information has been obtained from sources deemed reliable, Owner and all affiliated entities and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

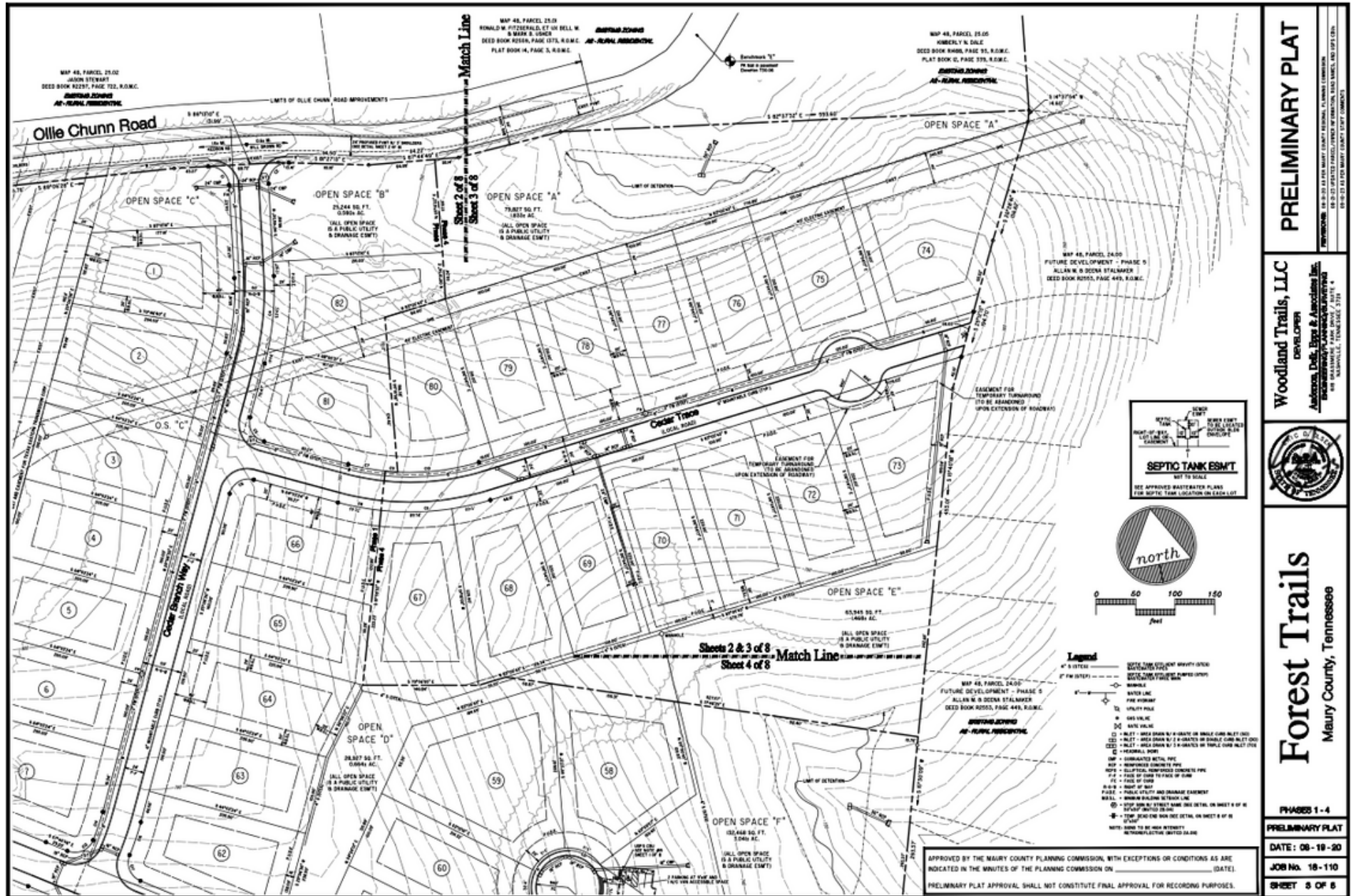
OLLIE CHUNN ROAD, MAURY COUNTY, TN



Although information has been obtained from sources deemed reliable, Owens and all affiliated entities and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

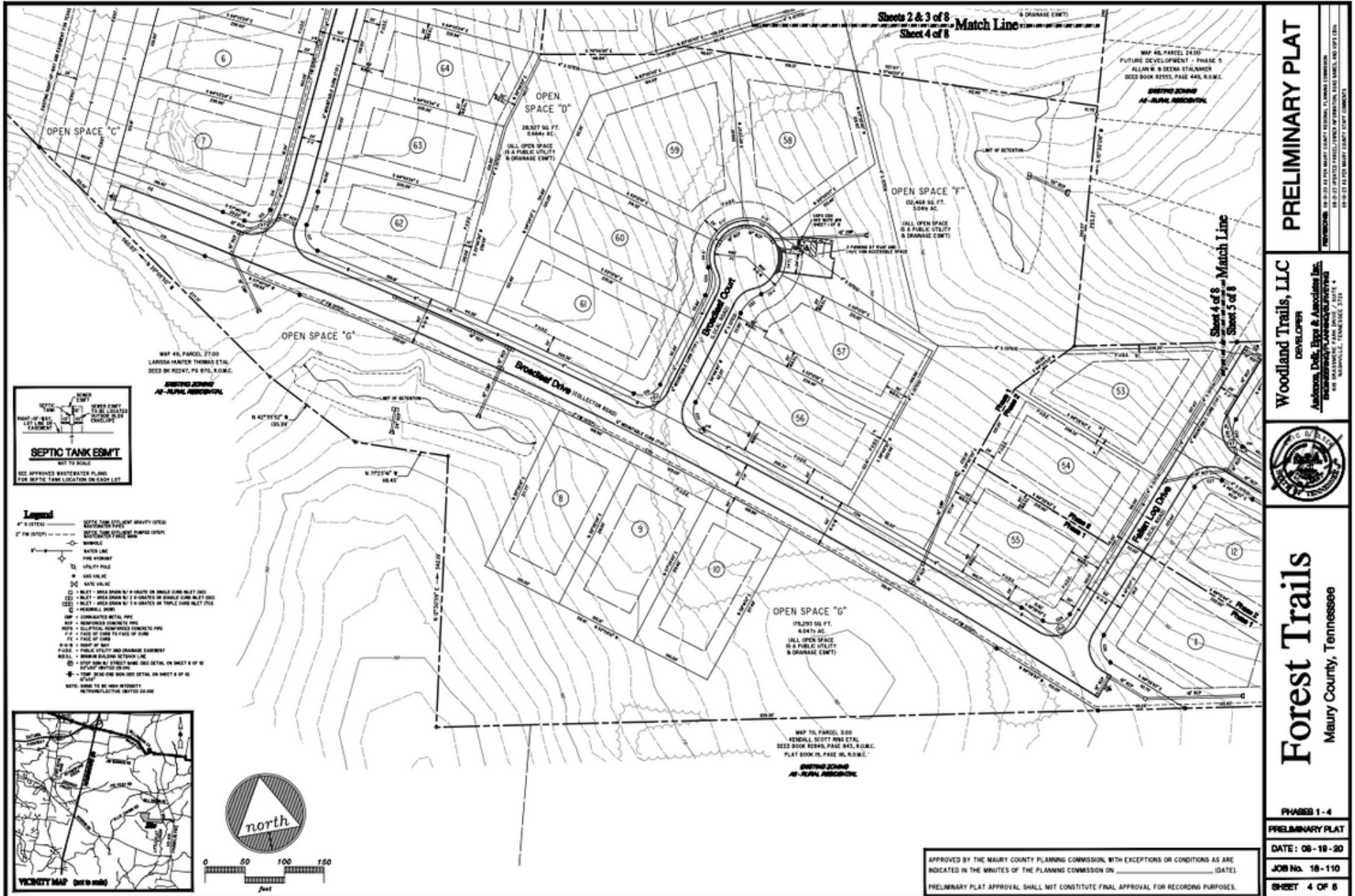
FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN



FOREST TRAILS SUBDIVISION

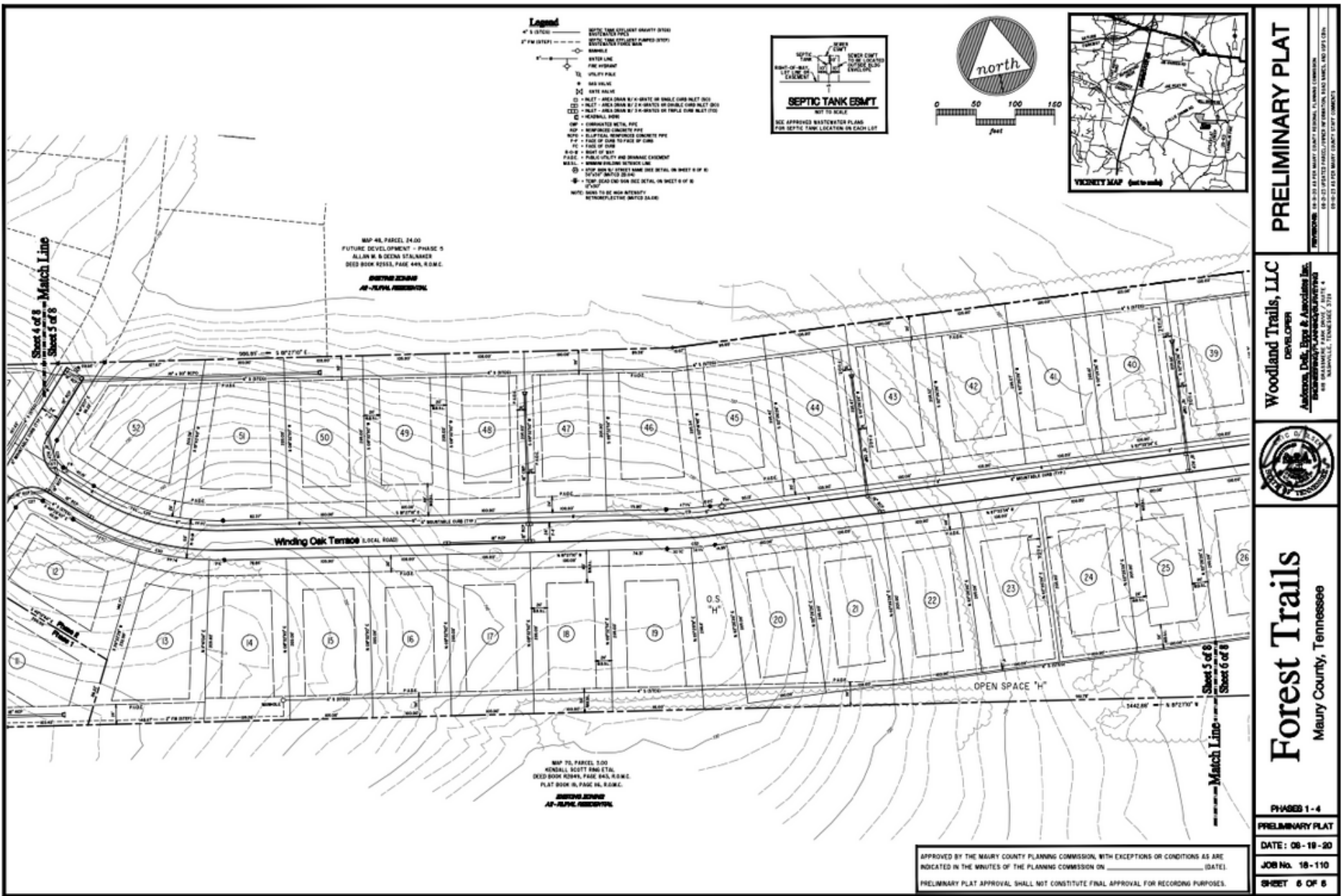
OLLIE CHUNN ROAD, MAURY COUNTY, TN



Although information has been obtained from sources deemed reliable, Owner and all affiliated entities and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

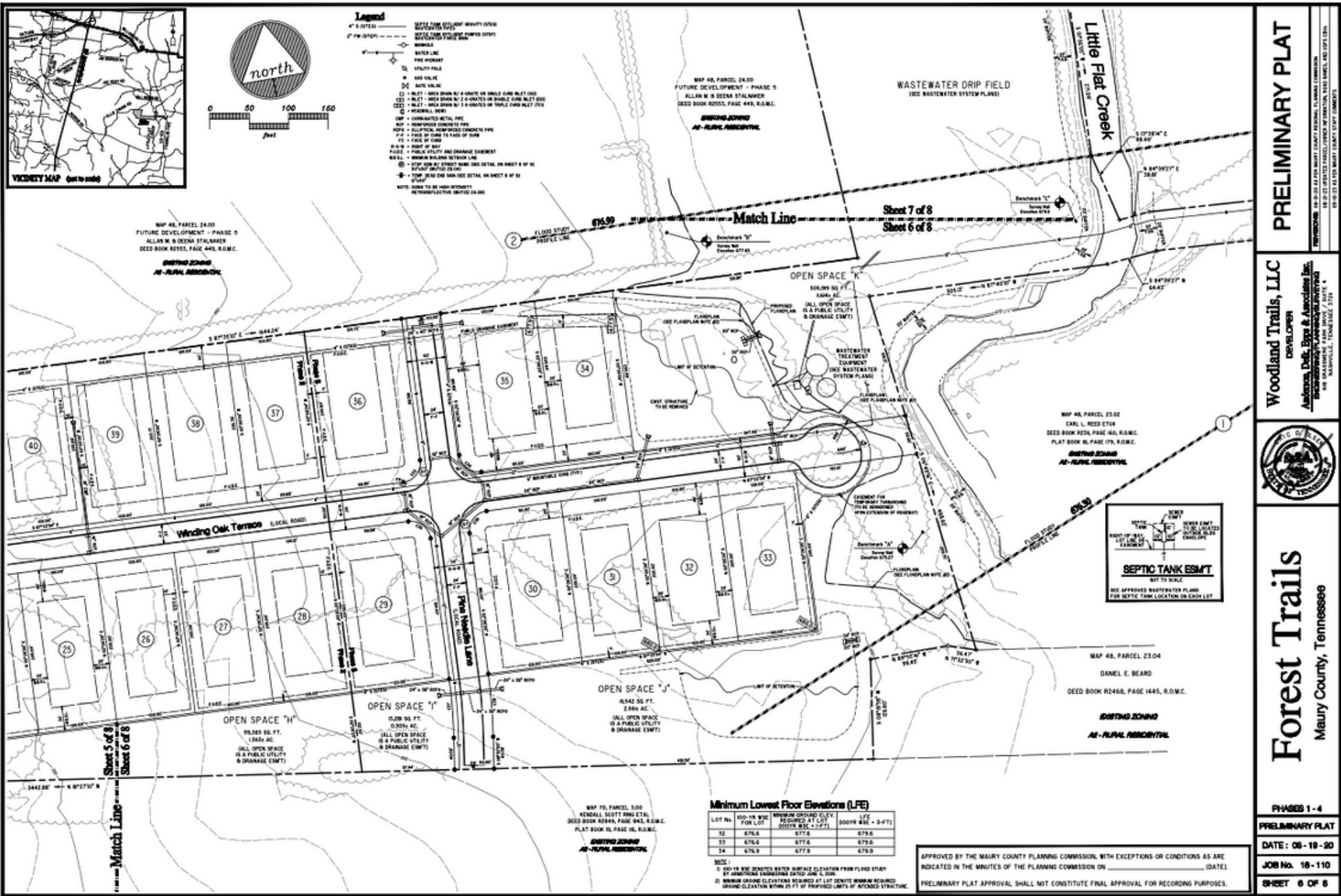
FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN



FOREST TRAILS SUBDIVISION

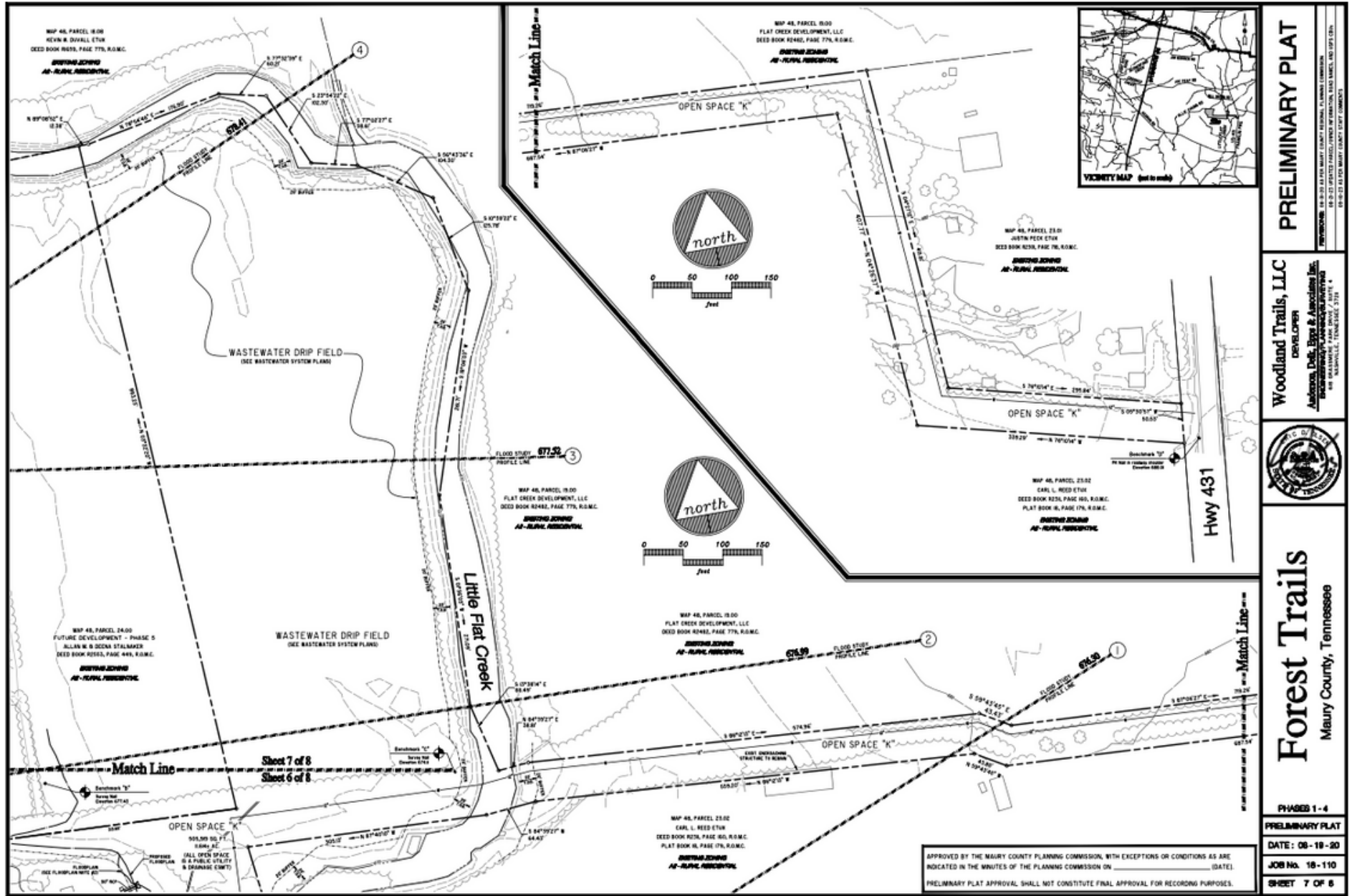
OLLIE CHUNN ROAD, MAURY COUNTY, TN



Although information has been obtained from sources deemed reliable, Owner and all affiliated entities and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN



Although information may be obtained from sources deemed reliable, Owner and all affiliated entities and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

FOREST TRAILS SUBDIVISION

OLLIE CHUNN ROAD, MAURY COUNTY, TN

NOTES TO A/E

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

NOTES TO S/E

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

USPS NOTES:

- USPS CENTRALIZED MAILBOXES ARE TO BE INSTALLED AS PER USPS GUIDELINES. FINAL LOCATION TO BE COORDINATED WITH USPS.
- USPS CBU TO BE INSTALLED TO PROVIDE INDIVIDUAL LOCKED COMPARTMENTS FOR ALL LOTS. PHASES 1-4 WILL REQUIRE 20 COMPARTMENTS. USPS CBU COME IN SEVERAL STANDARD SIZES (A, B, C, D, AND E). THREE CENTRALIZED DELIVERY AREAS ARE SHOWN ON THESE PLANS WITH TWO CBU MAILBOX SHOWN FOR EACH AREA. A COMBINATION OF A C AND B MAILBOX UNITS CAN BE USED FOR EACH DELIVERY AREA TO PROVIDE THE REQUIRED 20 LOCKED COMPARTMENTS.
- FINAL CBU LAYOUT TO BE AS APPROVED BY THE SPRING HILL POST MASTER.

CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT

See U.S. POSTAL SERVICE HANDBOOK PO-681: NATIONAL DELIVERY PLANNING STANDARDS, A GUIDE FOR BUILDERS AND DEVELOPERS DATED JULY 2020 FOR ADDITIONAL INFORMATION.

CLUSTER BOX UNIT (CBU) ACCESS MANEUVERING SPACE - MULTIPLE UNIT

See U.S. POSTAL SERVICE HANDBOOK PO-681: NATIONAL DELIVERY PLANNING STANDARDS, A GUIDE FOR BUILDERS AND DEVELOPERS DATED JULY 2020 FOR ADDITIONAL INFORMATION.

TEMP. DEAD-END SIGN

TEMP. DEAD-END SIGN: ALUMINUM SIGN WITH 3M REFLECTIVE COATING (MUTCD 2A.08) BLACK LEGEND AND BORDER ON WHITE BACKGROUND. SIGN WORKING: TEMPORARY DEAD-END STREET, TO BE EXTENDED WITH FUTURE DEVELOPMENT OF THE ADJOINING TRACT.

Stop Sign Detail

STOP SIGN: 30" x 30" ALUMINUM OCTAGON SIGN WITH 3M REFLECTIVE COATING (MUTCD 2A.08) WHITE LEGEND AND BORDER ON RED BACKGROUND AND TEN INCH WHITE LETTERS (MUTCD 2A.08).

Stop Sign Location Detail

STOP SIGN LOCATION: 2' MIN. FROM BACK OF CURB. 6' - MIDPOINT FACE OF CURB RADIAL TO STOP SIGN LOCATION.

PHASES 1 - 4

PRELIMINARY PLAT

DATE: 06-18-20

JOB No. 18-110

SHEET 6 OF 8