

# 718 McMinville/Bushy Branch

MANCHESTER, TENNESSEE 37355



developments | real estate | construction  
615-896-0000



**Acres:** 3.63 +/-  
**Structures:** N/A  
**Amenities:** N/A  
**Road Frontage:** 542.8 ft. +/-  
**Property Type:** Land  
**Zoning:** Commercial

## PROPERTY HIGHLIGHTS

- Concept Plan - 3 lots
- Near Coffee County Raider Academy, Manchester Sports Park and Tennessee Department of Human Services
- Easy Access to I-24 and Hwy 55
- Approx. 1 hour to Nashville Airport



## DEMOGRAPHIC SNAPSHOT

### COFFEE COUNTY

2025 Population Estimate	62,794
2025 Median HH Income	\$60,656
2025 Number of Households	22,794



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