



West Lane Street Shelbyville, TN

±1.5 & ±3.6 AC
Parcels For Sale

West Lane St, Shelbyville, TN

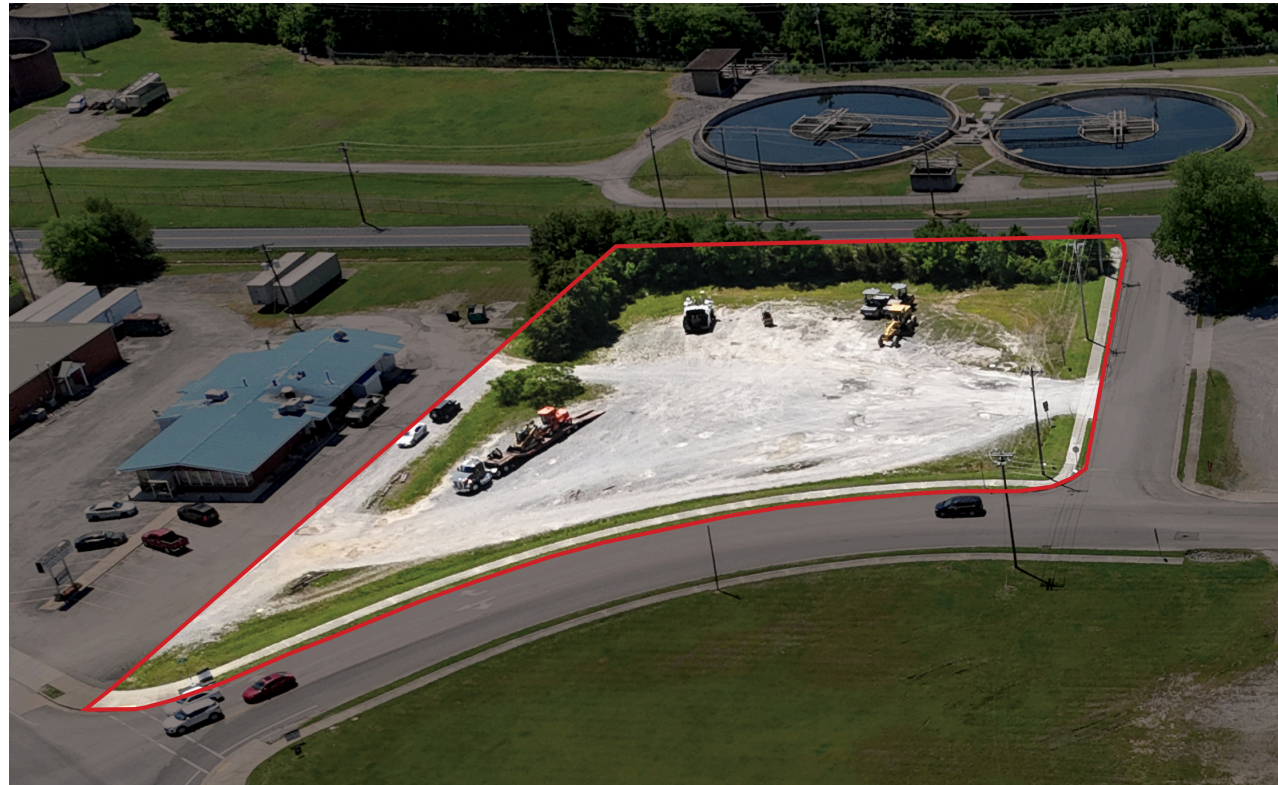
Lot 1

Zoning	LI - Light Industrial
Size	3.6 Acres
Details	This versatile 3.6-acre parcel offers a prime development opportunity with flexible potential for Industrial or Retail use. Zoned Light Industrial and adjacent to Highway Commercial lots, the site is located on West Lane Parkway with excellent visibility and access. It's an ideal investment for a wide range of users seeking a prominent footprint in the market.



Lot 2

Zoning	C2 - Highway Commercial
Size	1.5 Acres
Details	Prime 1.5-acre commercial parcel zoned C2-Highway Commercial for immediate retail development. Perfectly positioned in a dynamic mixed-use area, this site is ideal for a high-traffic restaurant, retail store, or gas station. This is a premier opportunity for an investor or owner-user to establish a highly visible presence in the Shelbyville market.



Corporate Neighbors

± 3 miles north

ALUDYNE | Walmart Distribution Center
 DS Electera | TCAT

GOGGIN WAREHOUSING

SBSI

GOGGIN WAREHOUSING

Jones LOGISTICS

231

HARVEST PACKAGING

MUSGRAVE Pencil Company

Newell Rubbermaid

STAR

Tyson Foods

Shelbyville Water & Sewer

City District

BIG G EXPRESS

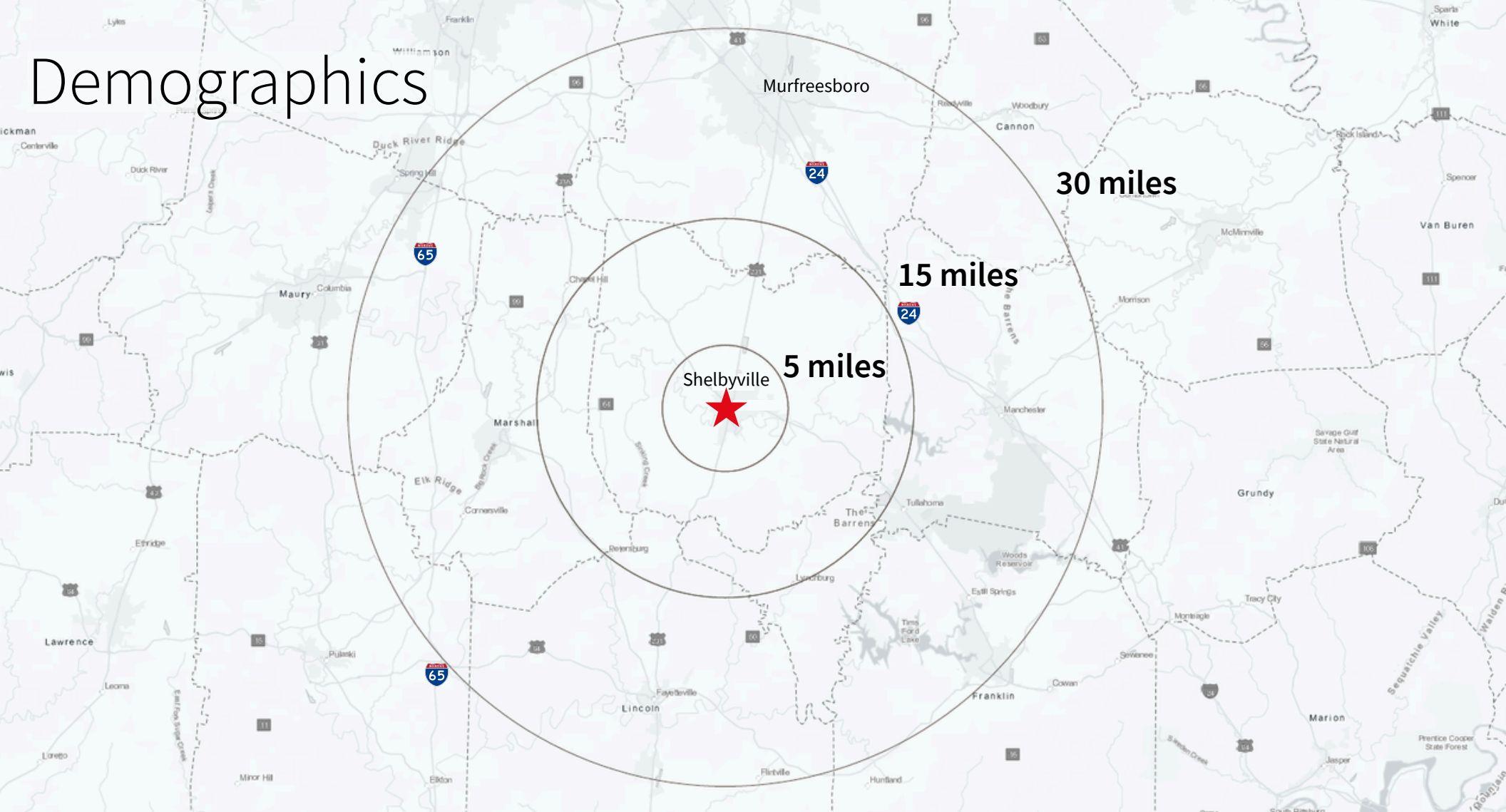
ALBÉA packaging and more

COOPER STEEL

Surrounding Retail

- | | | | | |
|---------------------|--------------|----------------|-------------|--------------------------|
| Dairy Queen | McDonald's | La Hacienda | Burger King | Firehouse Subs |
| Kroger | Wendy's | Earth Bar | Dominos | Jersey Mike's Subs |
| Chick Fil A | Taco Bell | Happy Times | KFC | Krystal |
| Walmart Supercenter | Happy Times | Pope's Cafe | Pizza Hut | Alphonso's Mexican Grill |
| Piggly Wiggly | Koffee Beanz | Ruth's Kitchen | Wingstop | DosBros Fresh Mexican |

Demographics



West Lane St, Shelbyville, TN

5 miles

15 miles

30 miles

2025 Population

31,086

65,885

513,136

2025 - 2030 Population Rate increase

0.90%

1.02%

1.62%

2025 Median Age

35.9

39.5

38.1

2025 Average Household Income

\$76,540

\$87,493

\$103,068

2030 Average Household Income

\$84,417

\$96,749

\$114,118

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