

EQUITABLE PROPERTY COMPANY | Custom Real Estate Solutions

Rare Industrial Zoned Land for Sale

± 46 Acres - Rutherford County


Total
± 46 Acres
± 3 Acre
Retail Site
EPPS MILL RD
CAPITAL WAY
DOLLAR GENERAL
7 ELEVEN
FLEET
Shell
EXIT
89
INTERSTATE
24
FedEx
amazon
McNeilus
BUC-EE'S
A&L
RV SALES
DSI
STC
Superior Traffic Control, LLC
Moody
EXCAVATING
Loves
Travel Stops
McDonald's
50,000 ADT
Exit 89 New Bridge and Interchange 2026

Industrial and Retail Land for Sale
Capital Fleet Center

Epps Mill Road @ Capital Way
Christiana, Tennessee
Rutherford County

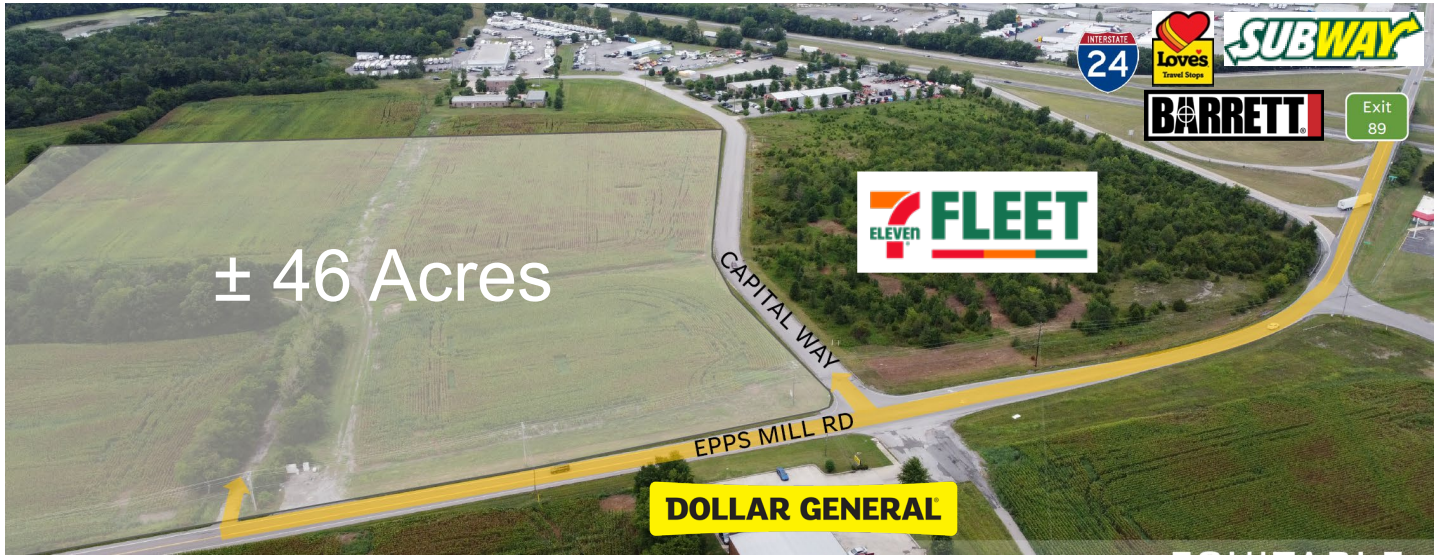
- Contact Broker for Pricing
- ± 46.41 Acres Available
- Divisible into parcels as small as 5 acres
- GI Zoning – City of Murfreesboro
- Permitted Uses: Warehouse, Logistics, Heavy Equipment Operations, Fleet Sales/Service, Equipment Rental, Manufacturing, Self Storage, and Retail
- Immediate interstate access, just 0.5 miles from Exit 89
- Flat terrain
- Approximately 2,000 linear feet of road frontage, providing excellent accessibility
- Sewer, water, and electrical services available on-site
- Concept A :: Total of 392,000 SF
- Concept B :: Four Buildings each 9,600 SF with 20 Acres of Storage





Superior Access and Connectivity

Strategically positioned along I-24 at Capital Way and Epps Mill Road, Capital Fleet Center is a premier fleet maintenance and distribution hub in Christiana, Rutherford County, TN. Designed to serve the evolving needs of businesses and industries in one of the fastest-growing counties in the U.S., this park offers exceptional accessibility, modern infrastructure, and a range of industrial service and distribution opportunities. Additionally, construction slotted for 2026 for new interchange at Epps Mill (Exit 89), enhancing the long-term infrastructure and access to the Site.





For more information:

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