

11.55 AC PRIME DEVELOPMENT LAND IN MT JULIET

Coming Soon
Wilson County Campus
VSCC

32.00 +/- Acres
For Sale

11.55 Acres
For Sale

In Contract
Courtyard at McFarland Farms

McFarland Farms Mixed Use
Development



2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122

Office: (615) 742-2442

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PARCEL #: 077 Parcel 001.001 | WILSON COUNTY

CROSS STREET: N. MT JULIET RD

TRAFFIC COUNT: 31, 345 - N. MT JULIET RD @ CLEARVIEW DRIVE

TRAFFIC COUNT: 23, 624 - N. MT JULIET RD @ CREEKWOOD DRIVE

ACRES / SF: 11.55 +/- ACRES

APPROX. 880 FT RD FRONTAGE: OLD LEBANON DIRT RD

LOT DIMENSION 880 X 587 DEPTH TOPOGRAPHY LEVEL



HIGHLIGHTS:

11.55 +/- Acres All Utilities Water, Sewer, Gas & Fiber Optic

Adjacent to Future \$57M Facility for The Wilson County Campus of Volunteer State Community College & Tennessee College of Applied Technology

Located 1.5 +/- Miles From Amazon's 3.9 Mil SF Distribution Center -

Access From North Mt Juliet Road Via Signalized Intersection or Golden Bear Gateway (secret shortcut to Providence Marketplace)

Walking Distance to Mt. Juliet Town Center & Downtown Mt. Juliet's Mixed Use Retail, Medical & Offices

Easy Access To/From I-40, via Exit 226B

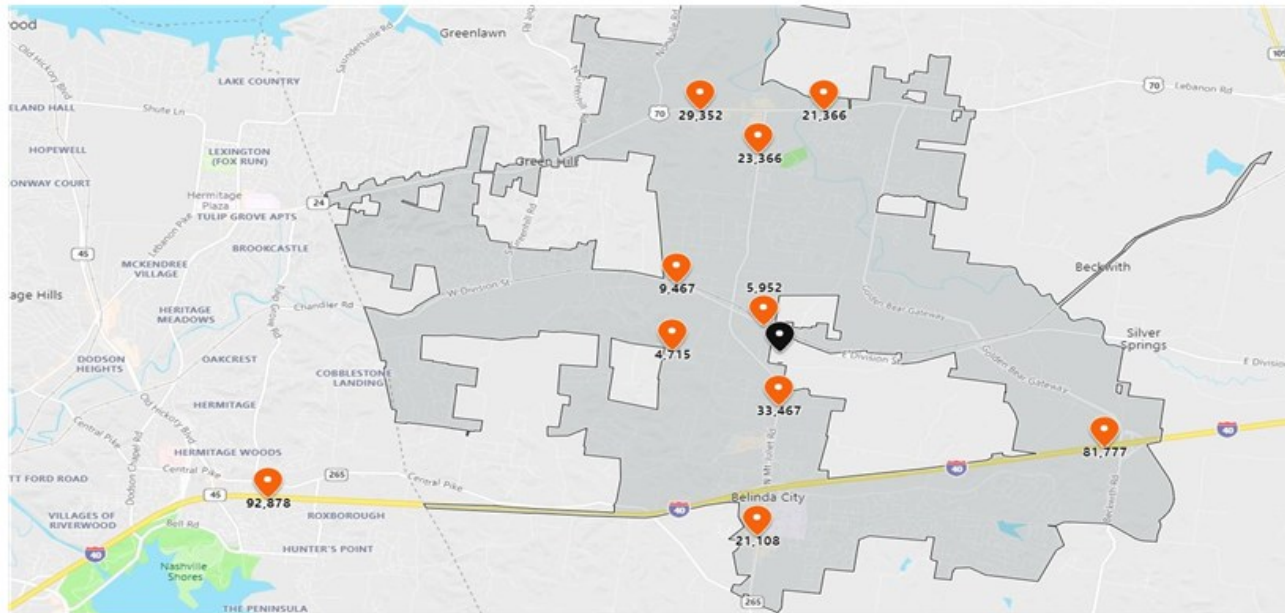
Wilson County Land Use Plan: Mixed Use

Tax Map Parcel 077 Parcel 001.01





Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Select Average Daily Traffic Counts - Mt Juliet, TN



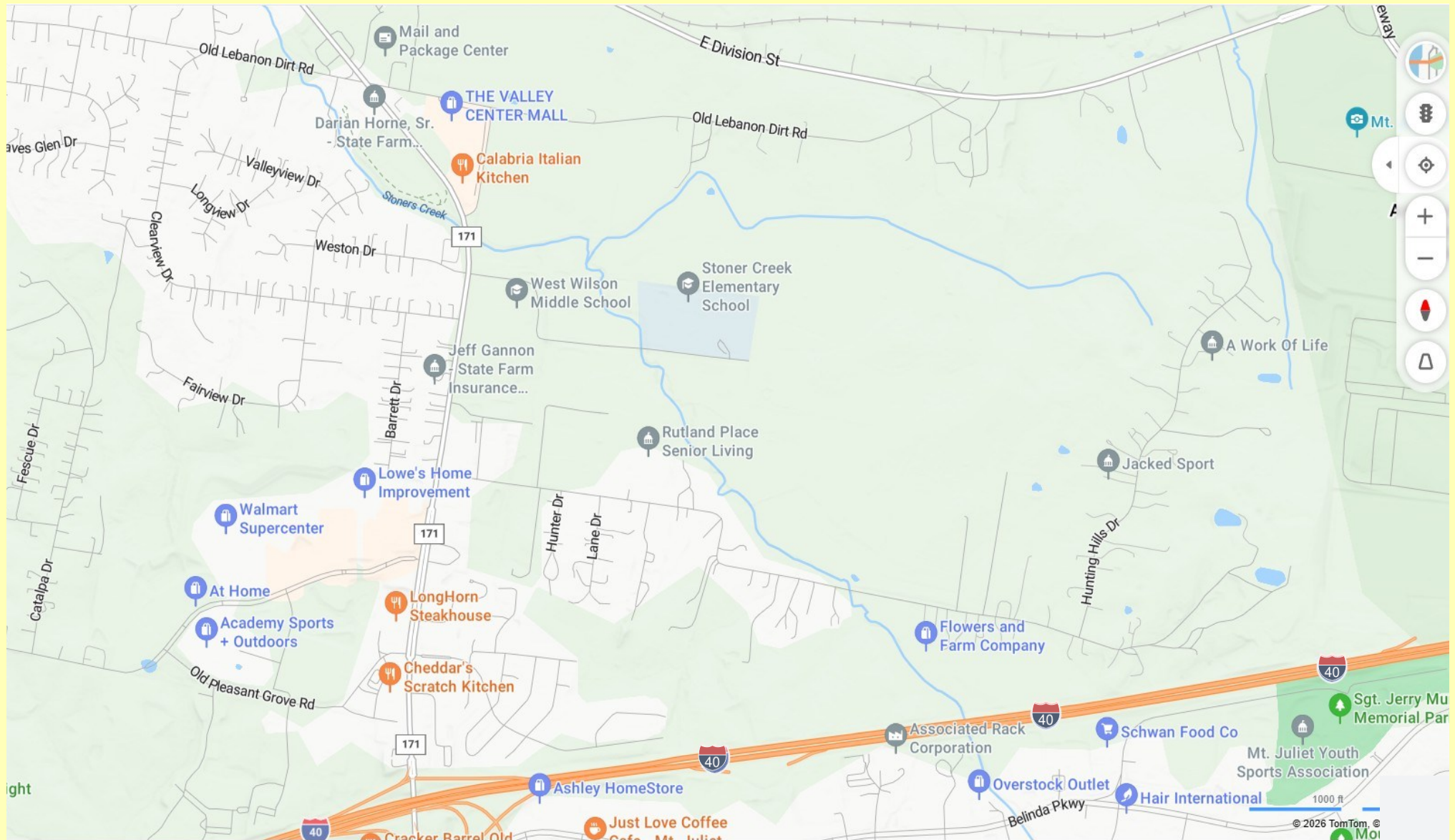
Counting Sta #	# VPD	Main Rd	Cross Street	Date of Sample
108	19,355	Lebanon Road	East of N Mt Juliet Road @ Park Glen Dr	2025
109	25,690	Lebanon Road	West of N Mt Juliet Road @ W Sunset Dr/Morningside Dr	2025
014	23,624	North Mt Juliet Road	Creekwood Dr	2025
015	8,925	West Division St	East Main St	2025
016	6,495	East Division St	Industrial Dr	2025
017	21,705	South Mt Juliet Road	Providence Pkwy	2025
089	31,345	North Mt Juliet Road	Clearview Dr	2025
169	4,811	Old Lebanon Dirt Rd	Jackson Trail	2025
198	99,329	I-40	West of N Mt Juliet Road @ OHB /New Hope Rd	2025
990	99,744	I-40	East of N Mt Juliet Road @ Beckwith Road	2025

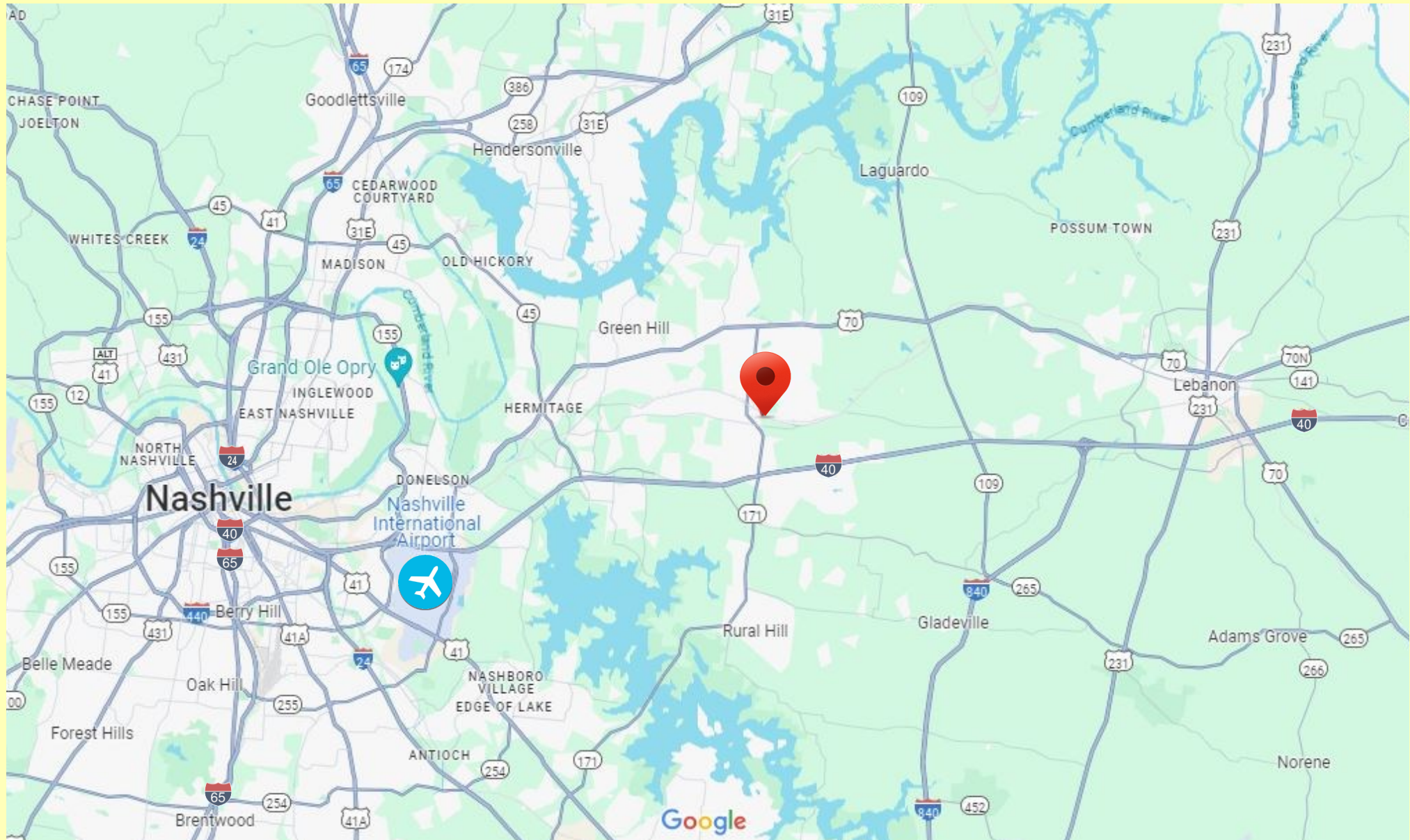


Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Survey

[illegible]

Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Street Map - Area Business





Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



Rita Anderson, Broker

License: 214959

"We are and can be only as successful as our clients"

- Rita Anderson, Broker

