

# 32.00 ACRES PRIME DEVELOPMENT LAND IN MT JULIET



32.00+/- Acres East Division Street & Old Lebanon Dirt Rd | Mt Juliet, TN 37122



**ANDERSON COMMERCIAL BROKERAGE**

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**PARCEL #:** 077 Parcel 001.02 | WILSON COUNTY

**CROSS STREET:** N. MT JULIET RD

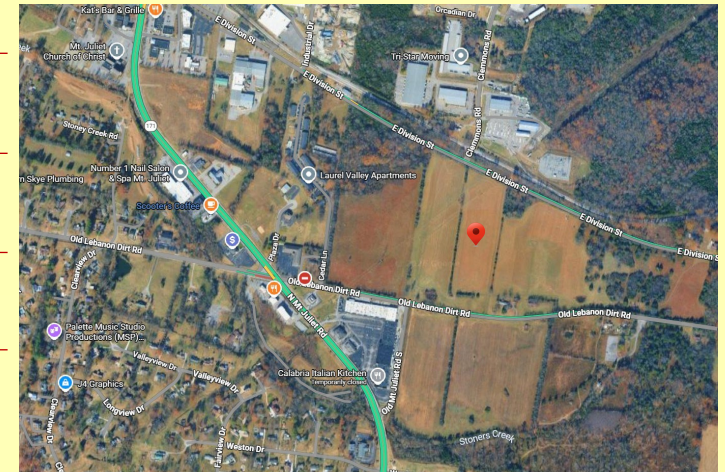
**TRAFFIC COUNT:** 31, 345 - N. MT JULIET RD @ CLEARVIEW DRIVE

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

**ACRES / SF:** 32.00 +/- ACRES / TOPOGRAPHY LEVEL

**DUAL ROAD FRONTAGE APPROX. 1821 Ft TOTAL**

**803' RF OLD LEBANON DIRT RD 1018 'RF EAST DIVISION**



### HIGHLIGHTS:

32.00 +/- 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

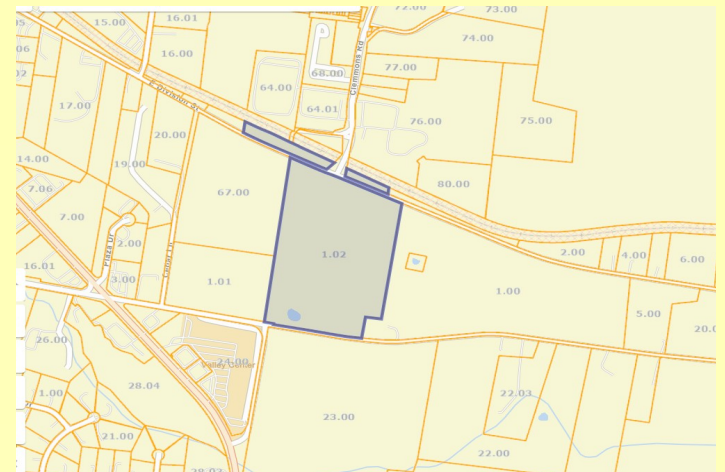
Located 1.5 +/- Miles From Amazon's 3.9 Mil SF Distribution Center

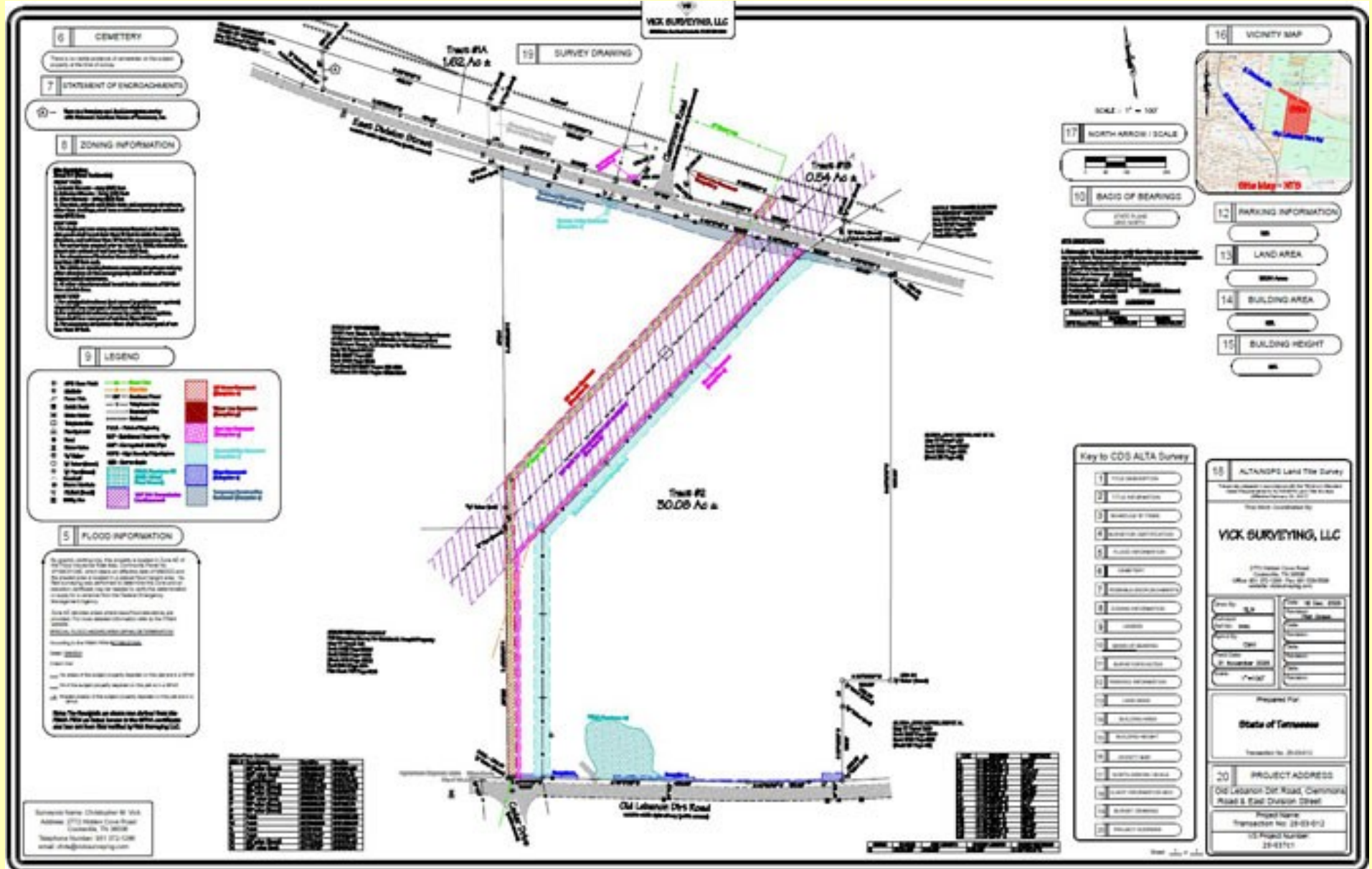
Access Via Signalized Intersections at Both Old Lebanon Dirt Rd & East, Division From Mt Juliet Road

Walking Distance to Mt. Juliet Town Center & Downtown Mt. Juliet's Mixed Use Retail, Medical & Offices & Music City Star Commuter Train

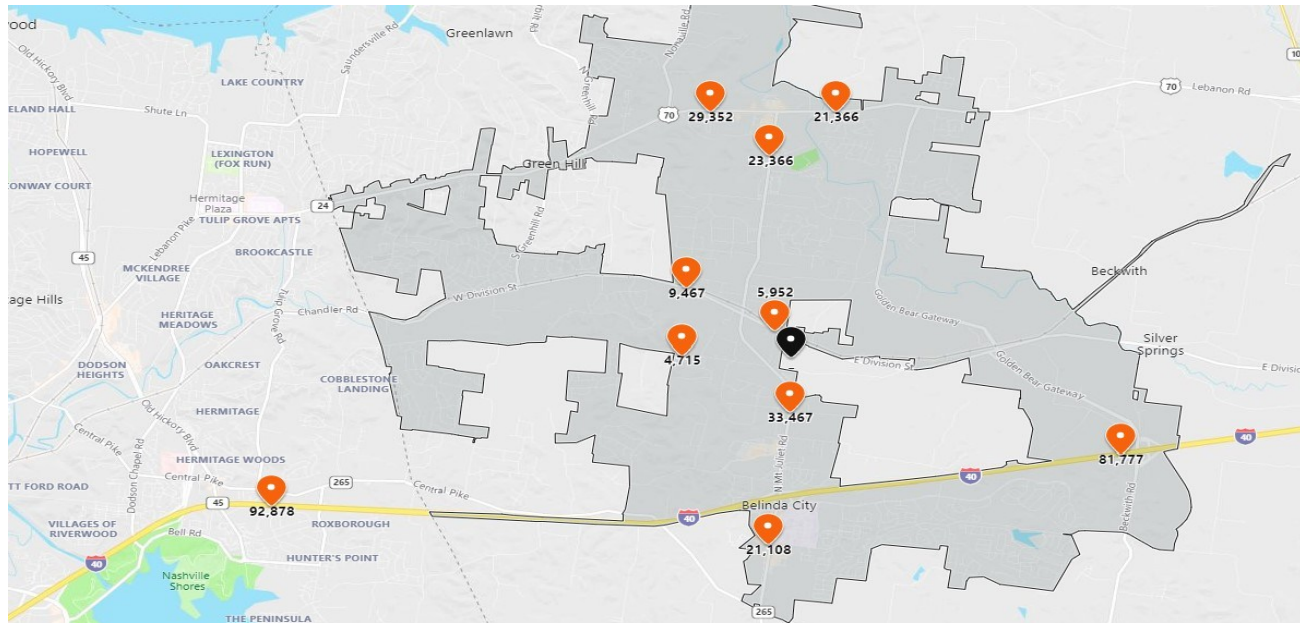
Easy Access To/From I-40, via Exit 226B

Wilson County Land Use Plan: Mixed Use in Urban Growth Boundary – City of Mt. Juliet





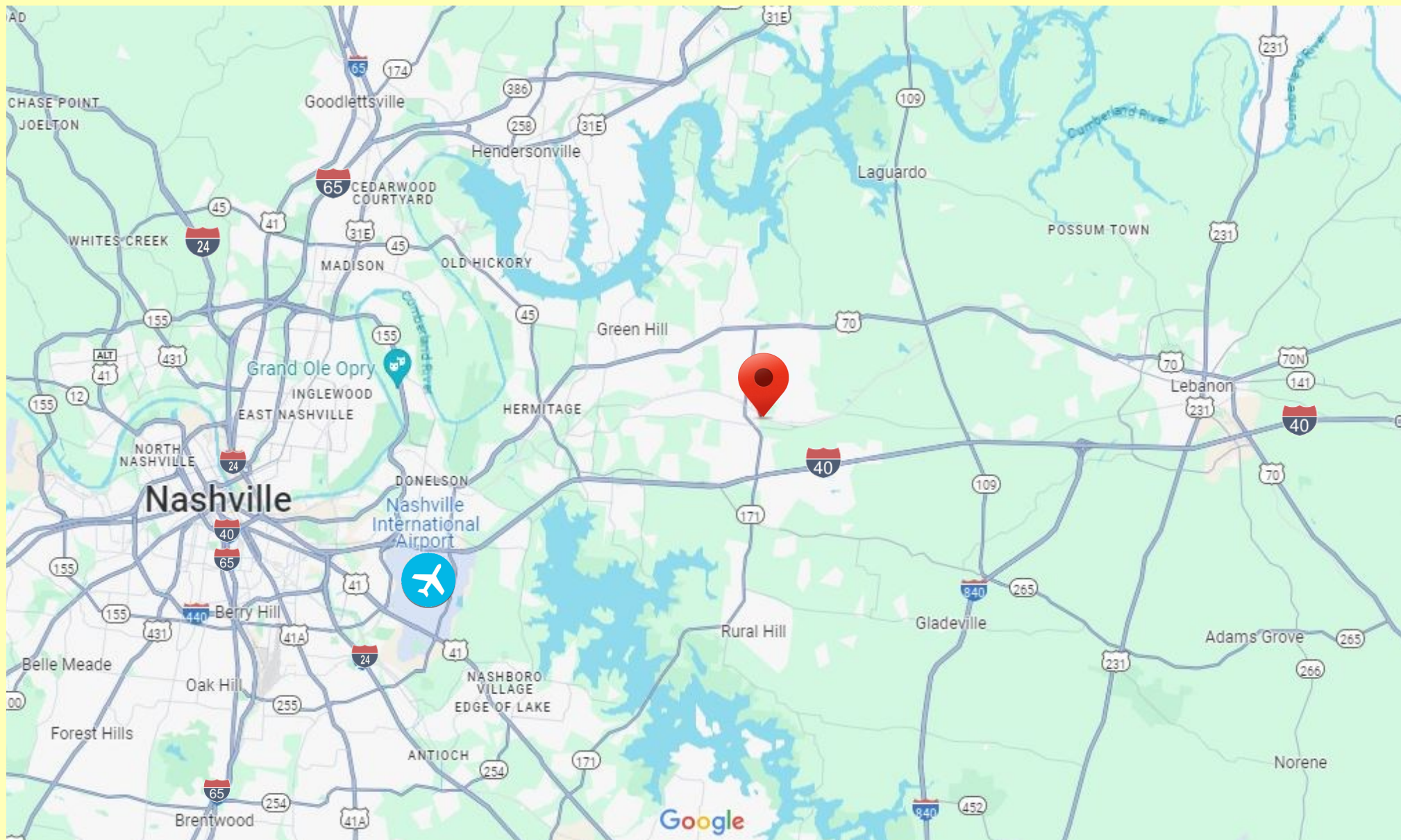
## 32.00 Acres E. Division St & Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Average Daily Traffic Counts - Mt Juliet, TN



| Counting Sta # | # VPD  | Main Rd              | Cross Street                                             | Date of Sample |
|----------------|--------|----------------------|----------------------------------------------------------|----------------|
| 108            | 19,355 | Lebanon Road         | East of N Mt Juliet Road<br>@ Park Glen Dr               | 2025           |
| 109            | 25,690 | Lebanon Road         | West of N Mt Juliet Road<br>@ 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<br>@ OHB /New Hope Rd           | 2025           |
| 990            | 99,744 | I-40                 | East of N Mt Juliet Road<br>@ Beckwith Road              | 2025           |



32.00 +/- Acres E. Division St & Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Regional Map



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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.



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

*- Rita Anderson, Broker*

