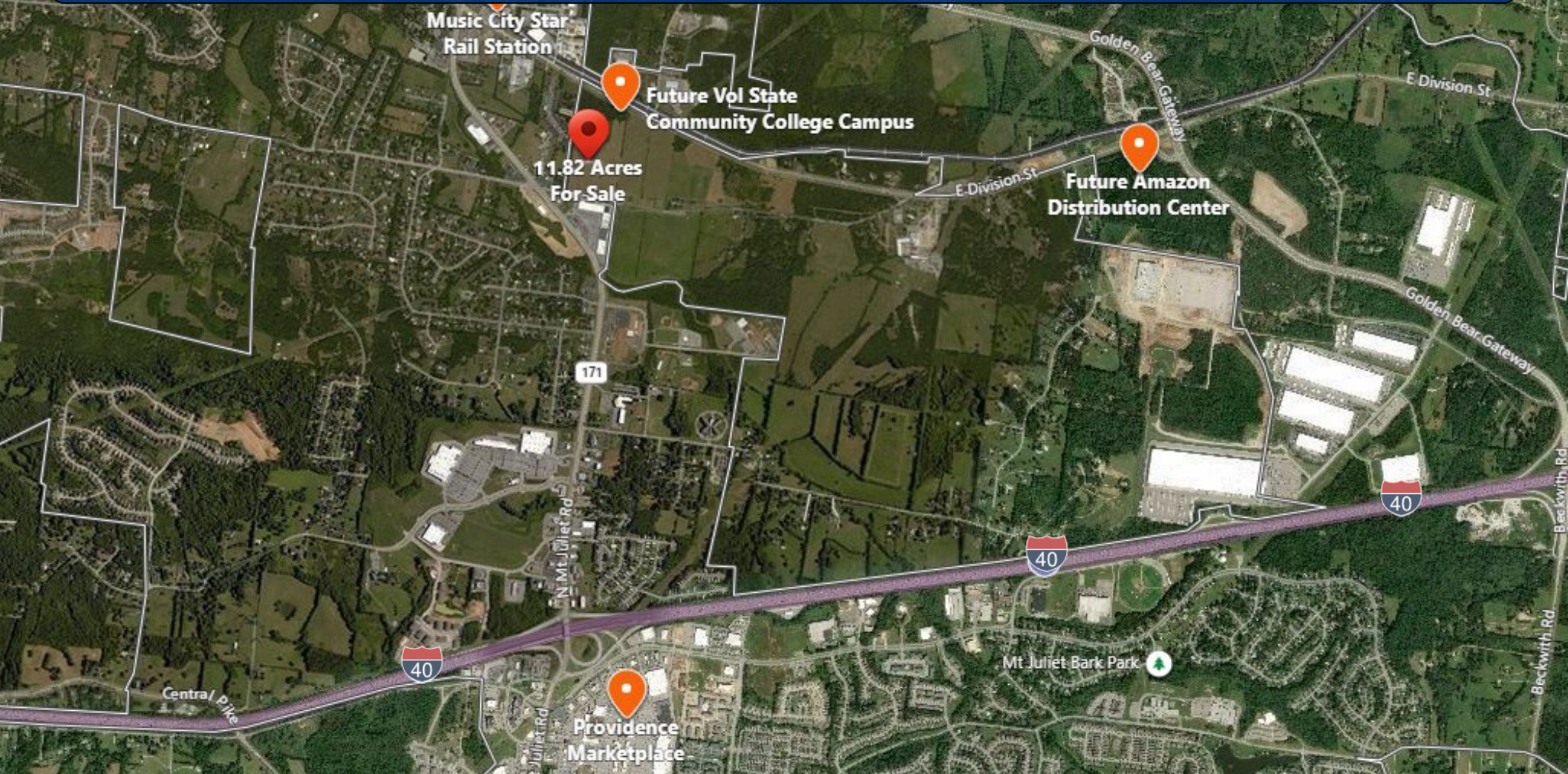


# 11.82 AC PRIME DEVELOPMENT LAND IN MT JULIET



Old Lebanon Dirt Rd | Mt Juliet, TN 37122



**ANDERSON COMMERCIAL BROKERAGE**

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PARCEL #: 077 Parcel 001.001 | WILSON COUNTY

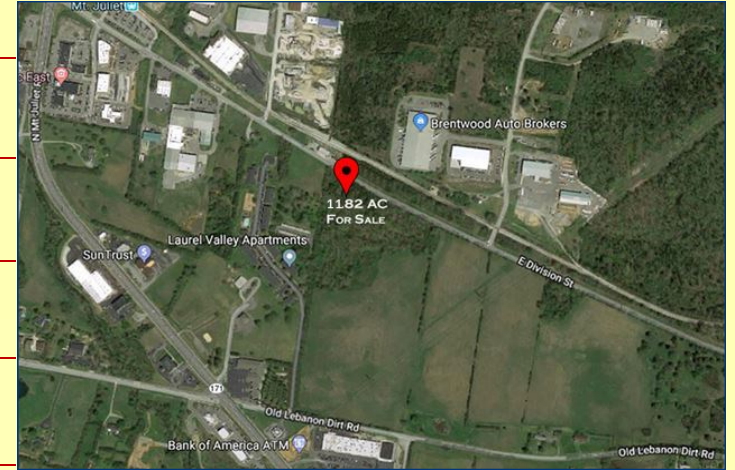
CROSS STREET: N. MT JULIET RD

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

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

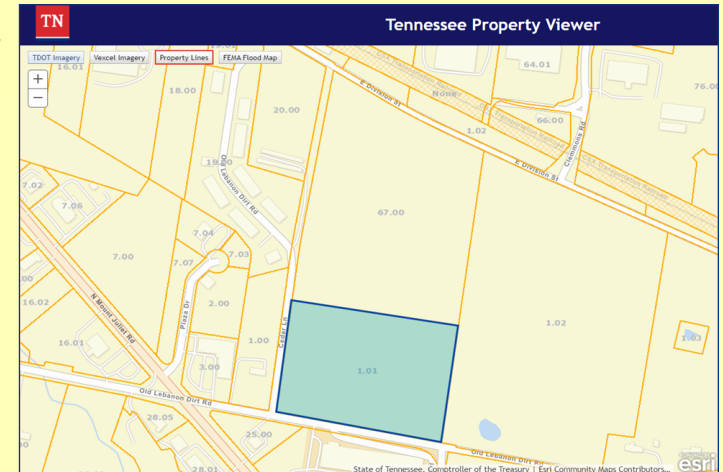
ACRES / SF: 11.82 +/- ACRES

APPROX. 880 FT RD FRONTAGE: OLD LEBANON DIRT RD  
LOT DIMENSION 880 X 587 DEPTH TOPOGRAPHY LEVEL



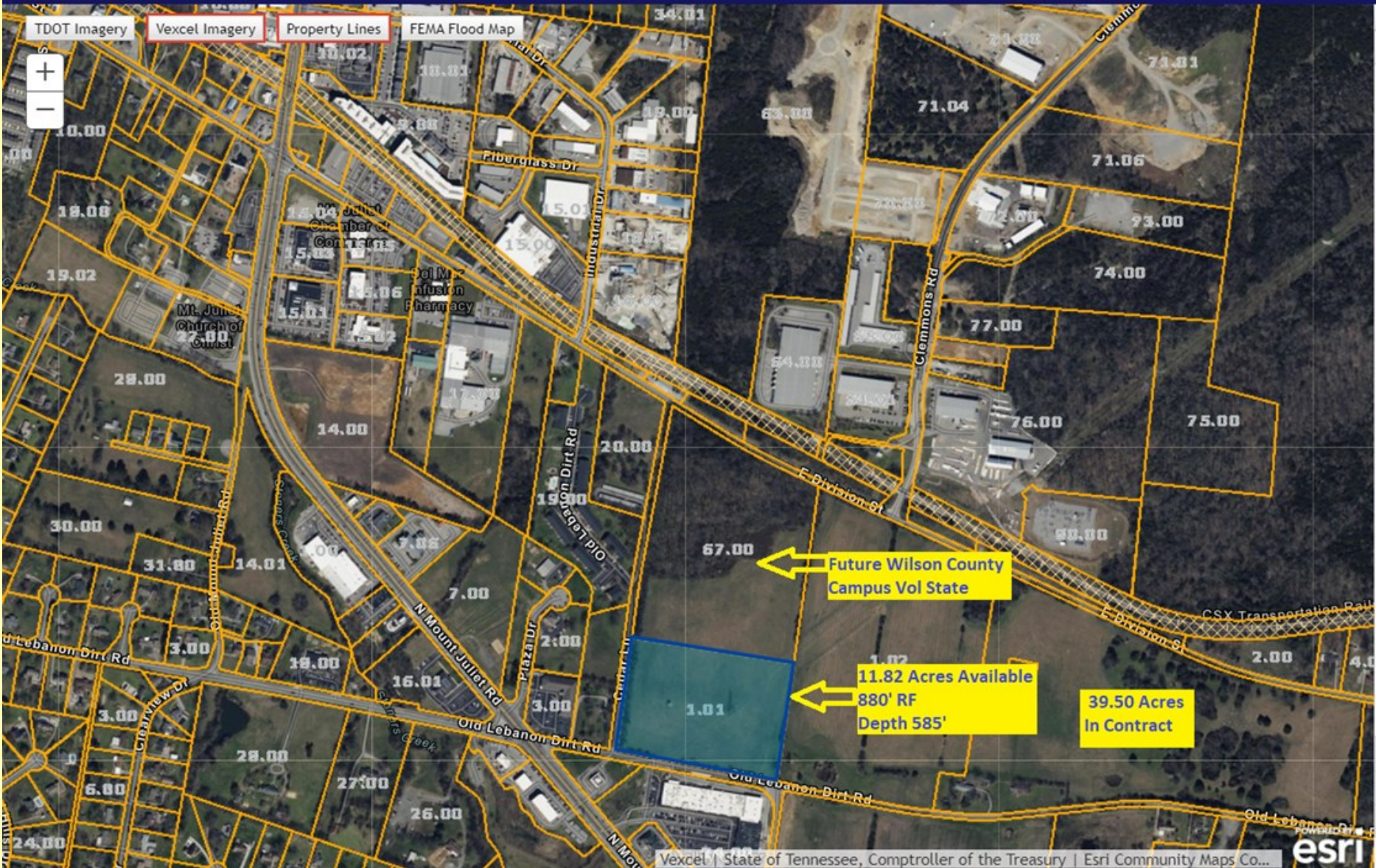
**HIGHLIGHTS:**

- 11.82 +/- 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



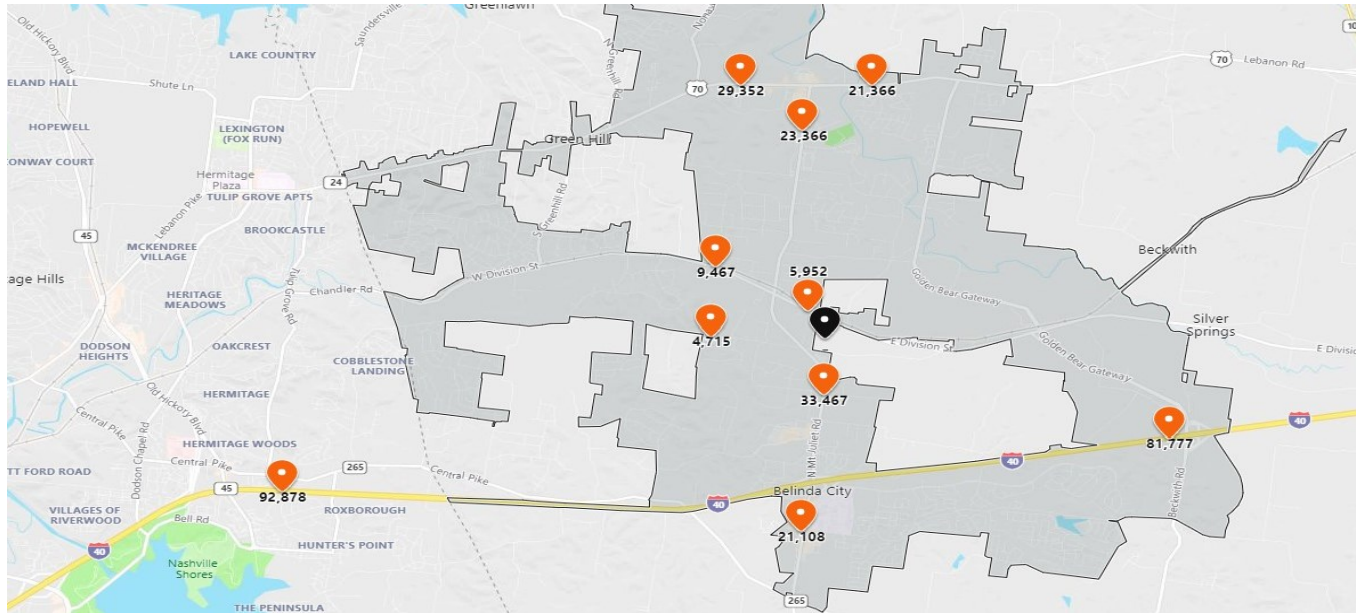


Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Tax Map #077 001.01





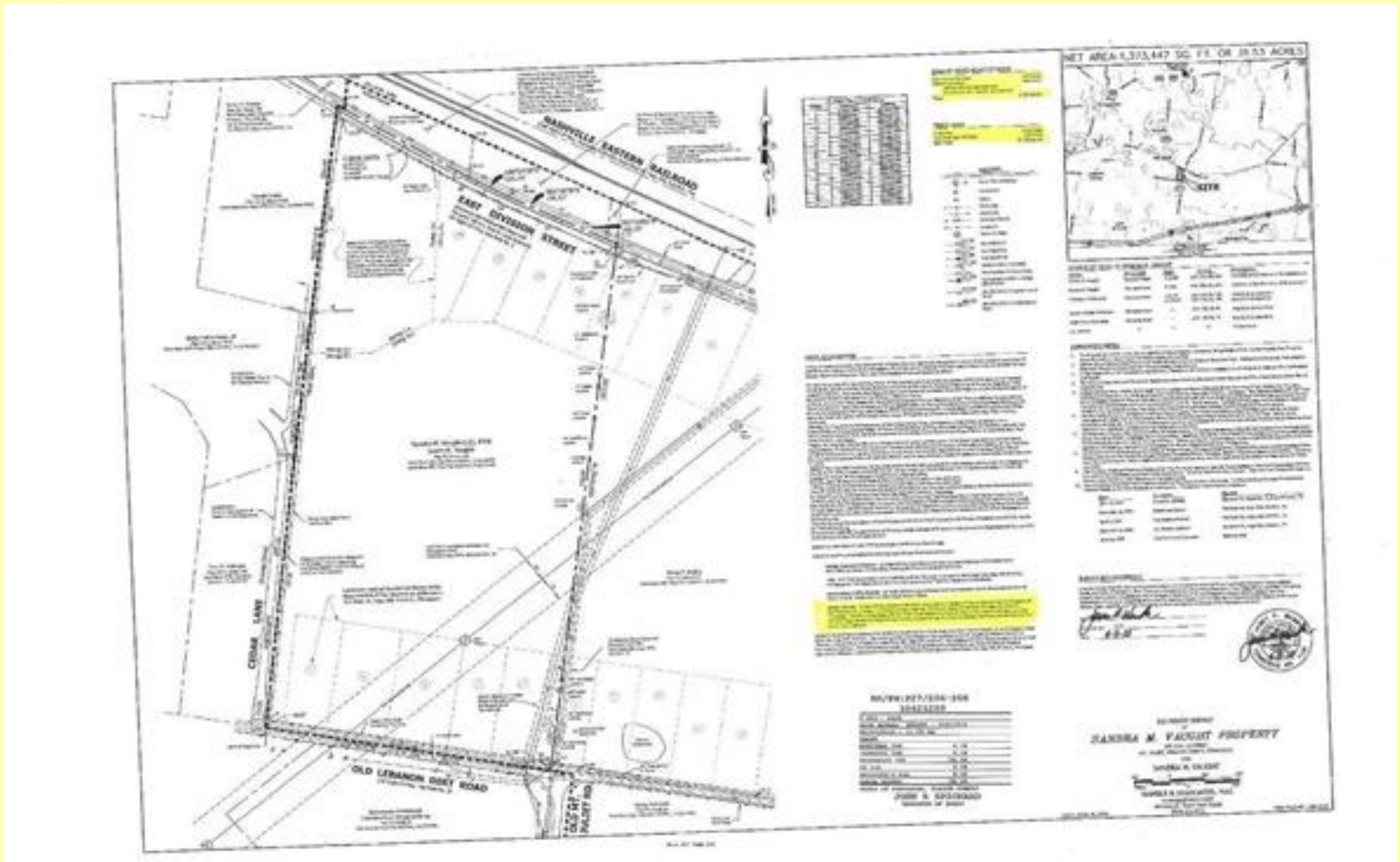
Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Select Average Daily Traffic Counts - Mt Juliet, TN



Counting Sta #	# VPD	Main Rd	Cross Street	Date of Sample
108	21,366	Lebanon Road	East of N Mt Juliet Road @ Park Glen Dr	2018
109	29,352	Lebanon Road	West of N Mt Juliet Road @ W Sunset Dr/Morningside Dr	2017
014	23,366	North Mt Juliet Road	Creekwood Dr	2018
015	9,467	West Division St	East Main St	2017
016	5,952	East Division St	Industrial Dr	2017
017	21,108	South Mt Juliet Road	Providence Pkwy	2018
089	33,467	North Mt Juliet Road	Clearview Dr	2018
169	4,715	Old Lebanon Dirt Rd	Jackson Trail	2018
198	92,878	I-40	West of N Mt Juliet Road @ OHB /New Hope Rd	2018
990	81,777	I-40	East of N Mt Juliet Road @ Beckwith Road	2018



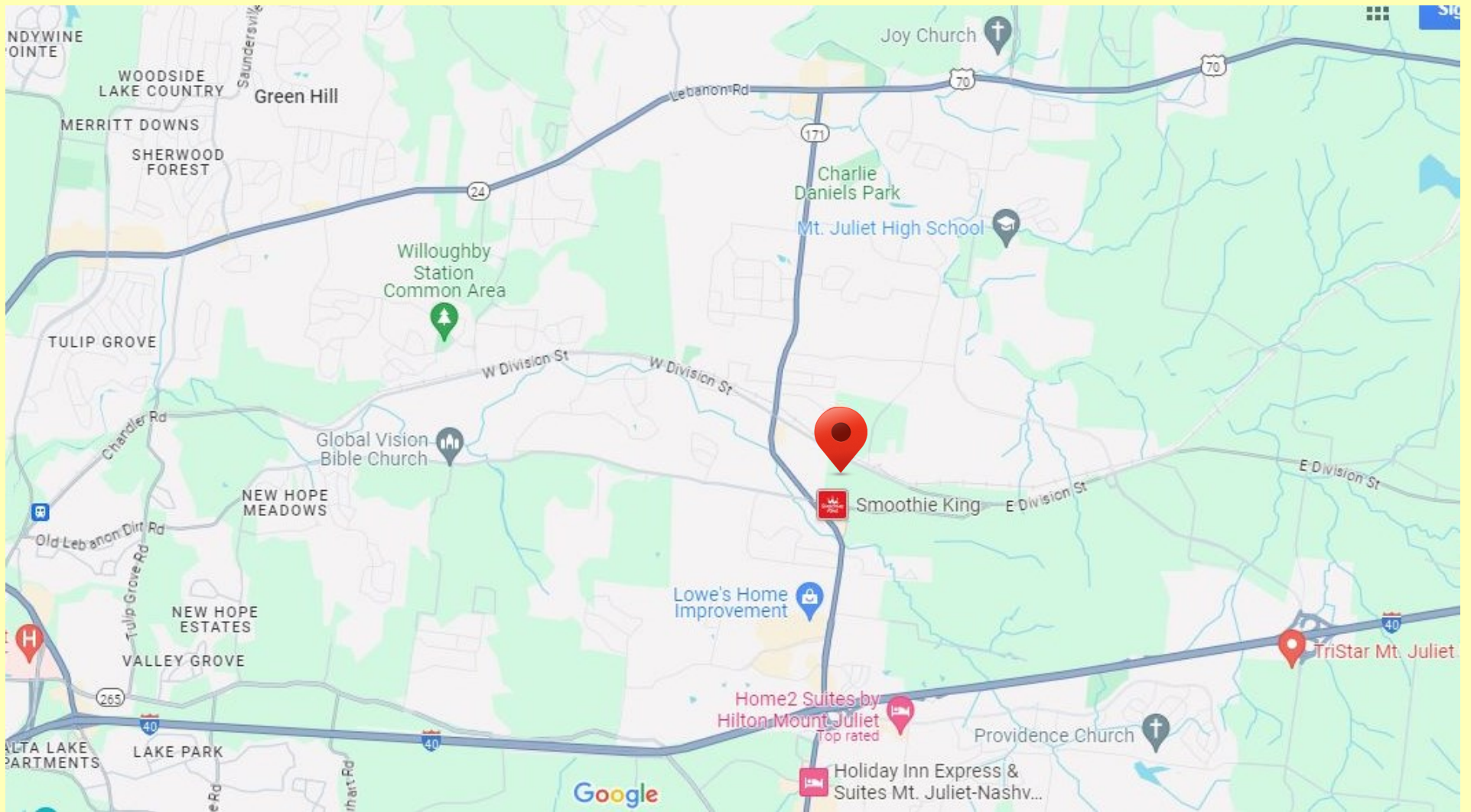






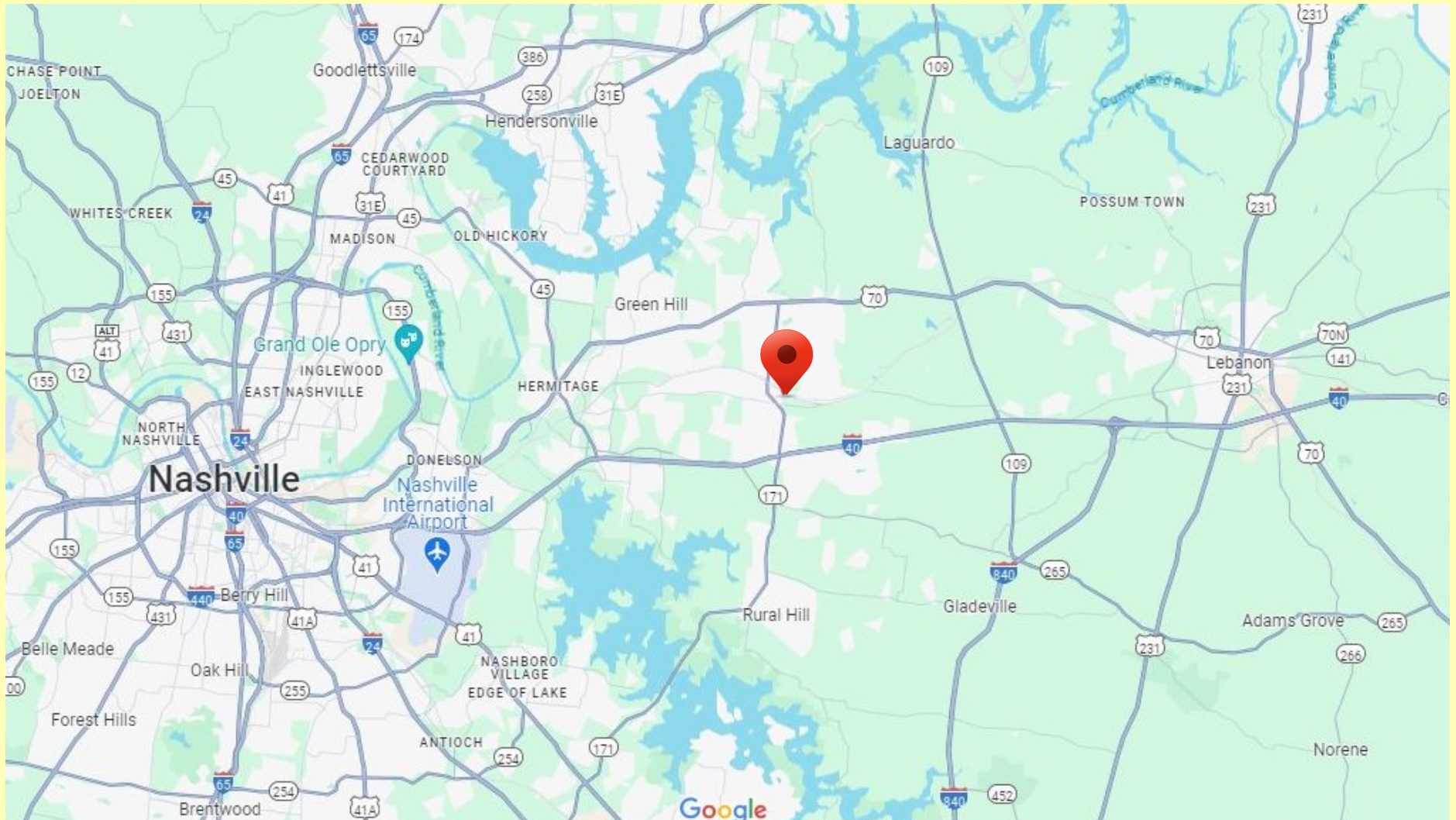


Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Street Map





Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Regional Map









Our company success was earned from relationships and trust we achieved from our clients. ACB was established 27 years ago and I have been leading with 39 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*

