

16 ACRES

Highway 109 South & Callis Road
Lebanon, TN 37090

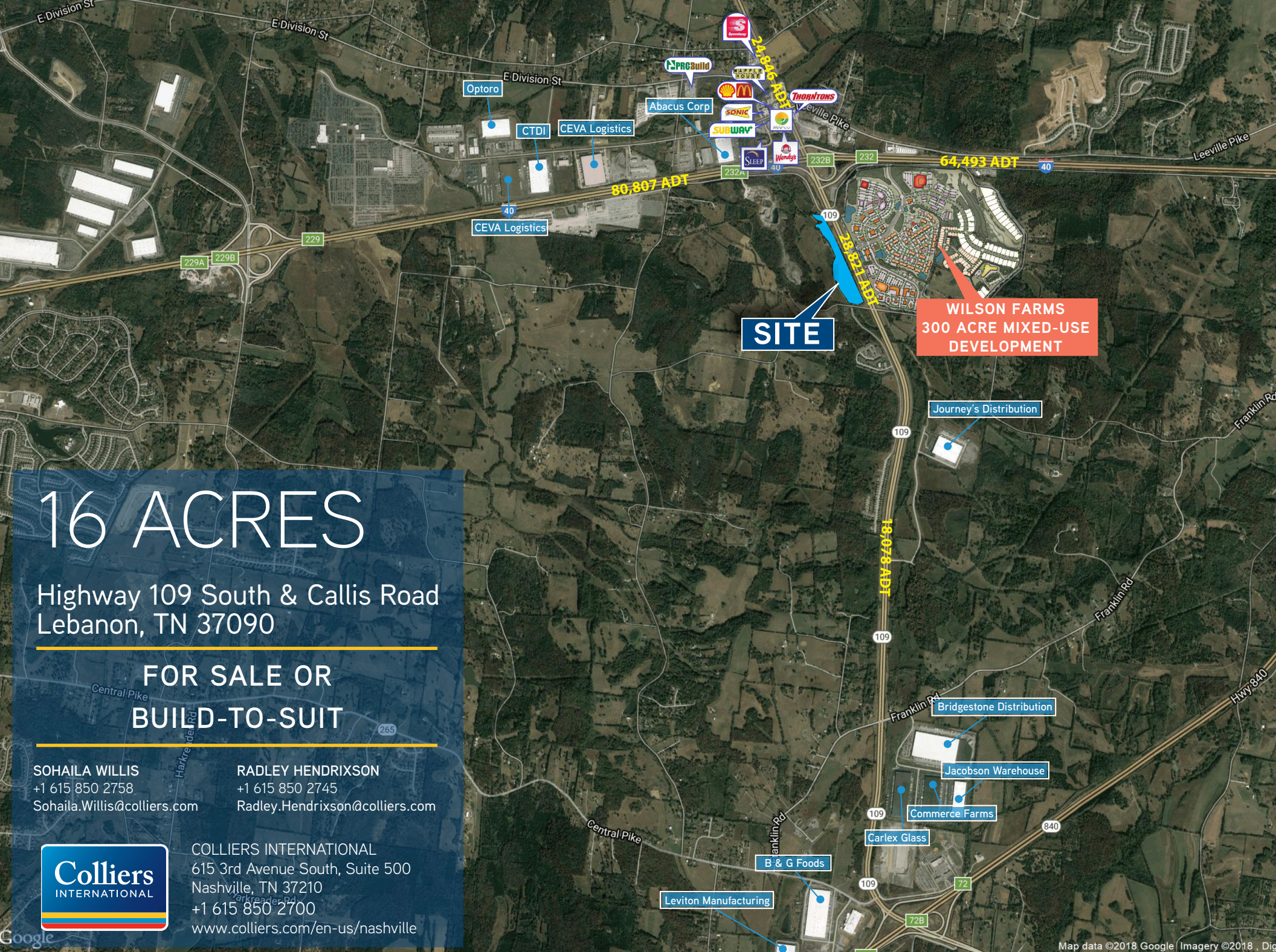
FOR SALE OR
BUILD-TO-SUIT

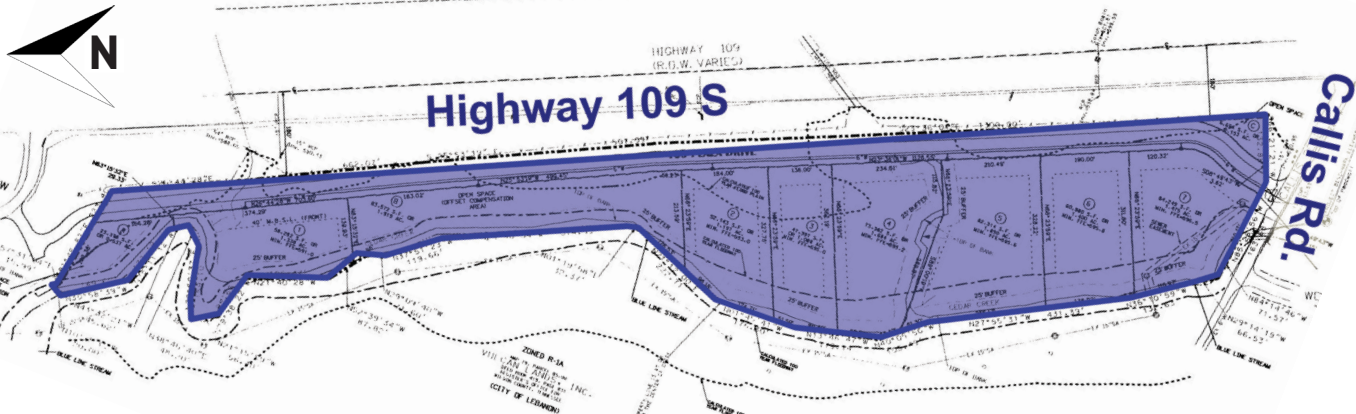
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FOR SALE

Site Features

- › 16 AC - directly across from Wilson Farms, a 300 acre mixed-use development
- › Located in one of the fastest growing counties in TN
- › Site offers excellent access to I-40 and 840/ Central Pike
- › Only minutes from Eastgate Boulevard
- › Great frontage and visibility on Highway 109
- › Access from Safari Camp Road and Callis Road
- › Zoned commercial
- › Land can be subdivided, 0.5 to 2 acre lots
- › Excellent corner lot for gas station / convenience store
- › Hotel site

Sales Price:

Negotiable - Contact Agent

Area Projects Under Development

- *Nashville East Logistics Center*: 500 Acre Park Under Construction
- *Commerce Farms*: Includes Bridgestone/Firestone & Visteon
- *Highway 109 Business Park 840*: 62 Acre Park Under Construction, 3.2 Million SF, Amazon Fulfillment occupying 1 million SF
- *840 Park East*: Permobaol Inc, Mars Petcare
- *Wilson Farms*: multi-use project with retail, multi-family, office and single-family homes

Existing Projects

- *Baird Industrial Park*: Includes Cracker Barrel, Toshiba and Hartmann Luggage
- *South Perimeter Industrial Park*: Includes Lochinvar Corp, Famous Footware, Lifeway, Genesco/Journey's, Nissan Park Redistribution and Export
- *Eastgate Business Park*: Includes Dell, Nashville Auto Auction and others

2017 Demographics

	1 MILE	3 MILE	5 MILE
Population	1,009	5,092	26,542
Households	402	1,934	10,074
Annual HH Growth 2010 - 2018	40.4%	6.4%	5.4%
Median HH Income	\$68,377	\$82,288	\$77,799



Contact Us

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