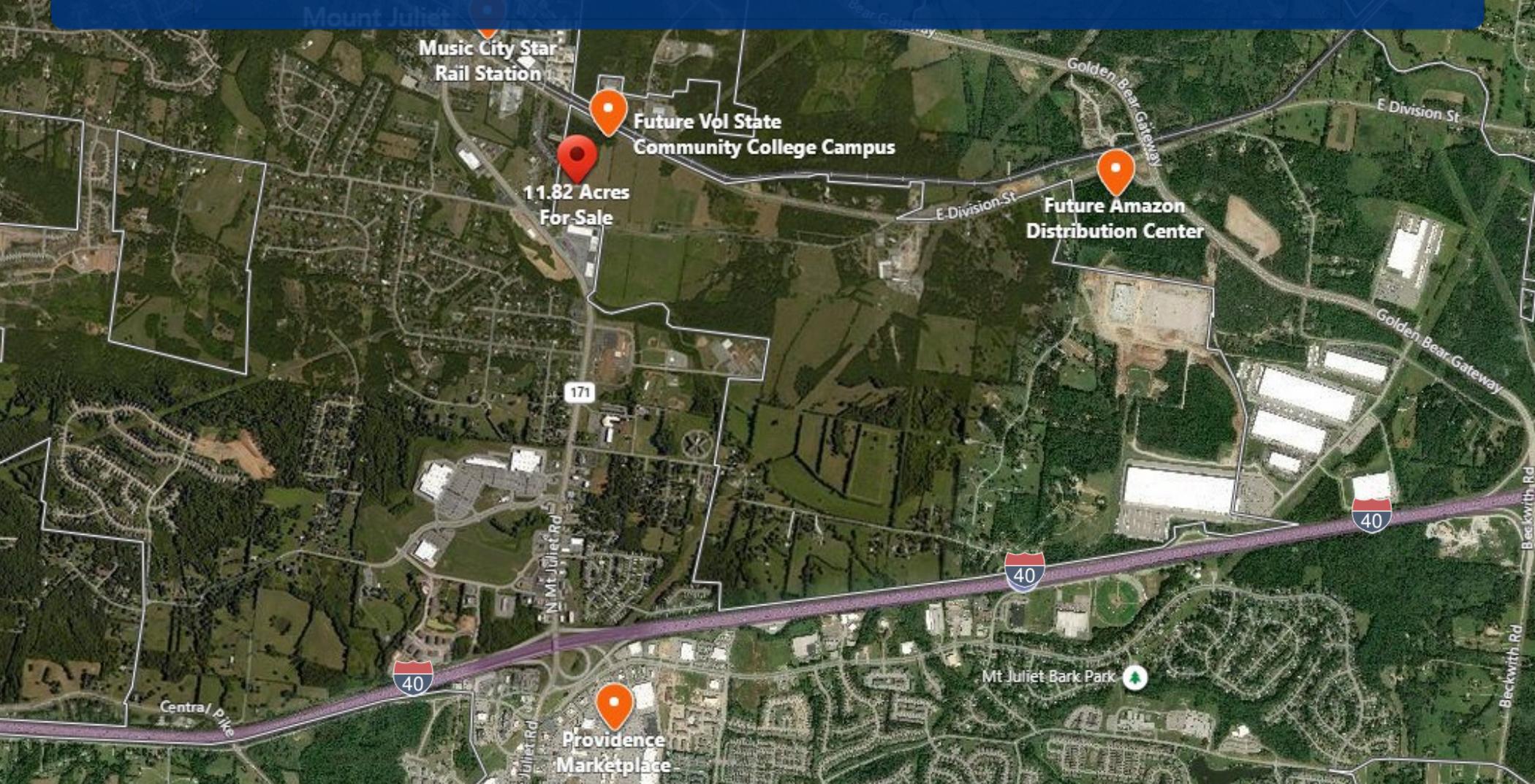


11.82 AC PRIME DEVELOPMENT LAND IN MT JULIET



[Old Lebanon Dirt Rd | Mt Juliet, TN 37122](#)



ANDERSON COMMERCIAL BROKERAGE
2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
Rita Anderson, Broker | License: 214959

Email: rita.acb@outlook.com
Office: (615) 742-2442 Fax: (615) 754-7043
www.andersoncommercialbrokerage.com

PARCEL #: 077 Parcel 001.001 | WILSON COUNTY

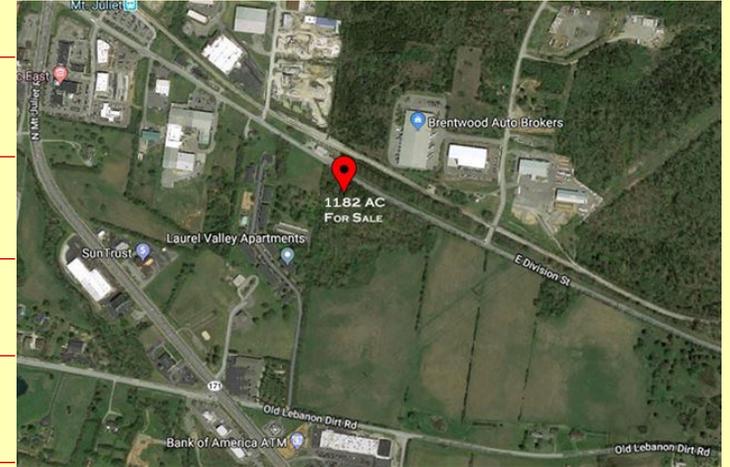
CROSS STREET: N. MT JULIET RD

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

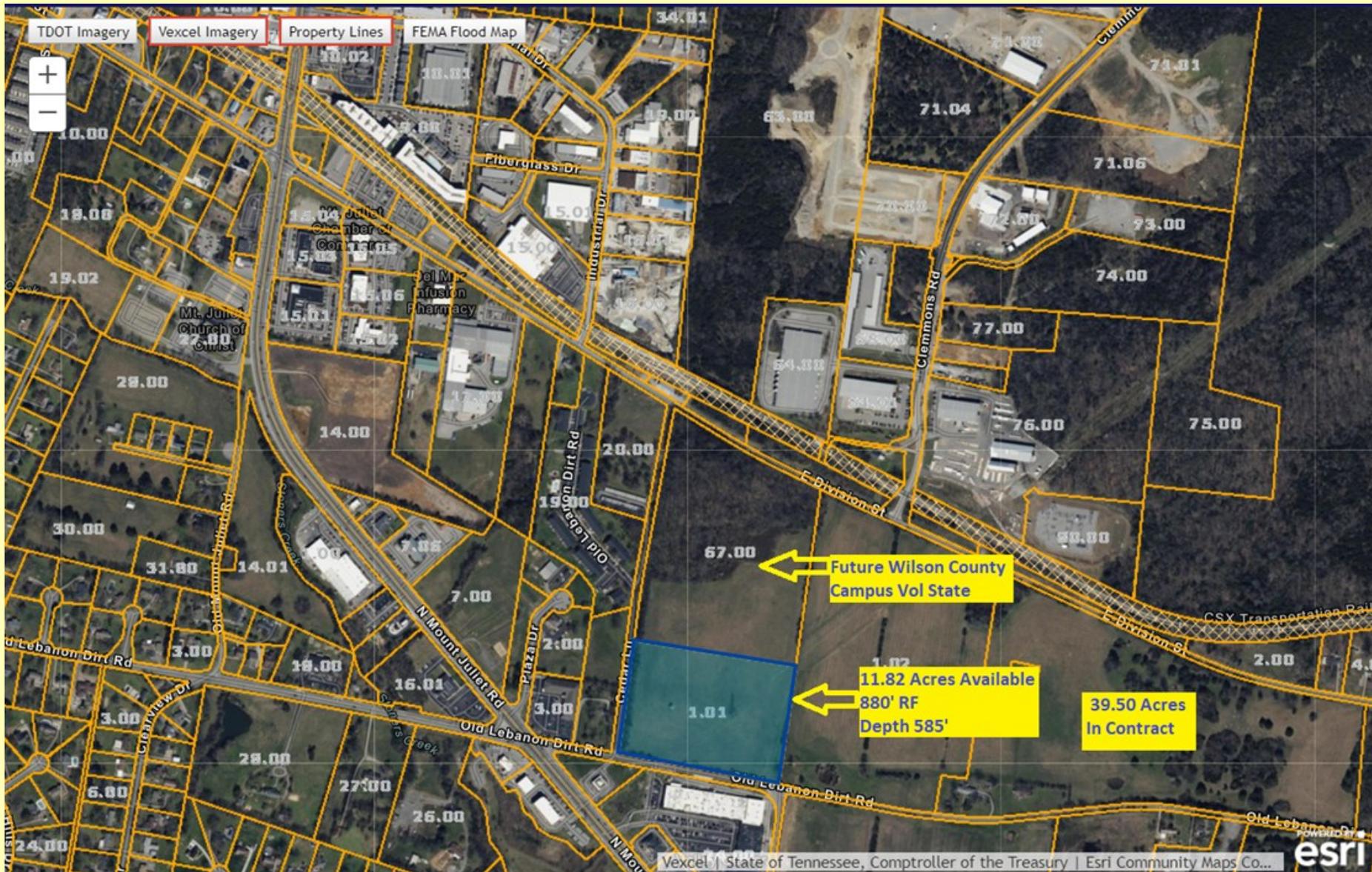
APPROX. 880 FT RD FRONTAGE: OLD LEBANON DIRT RD
LOT DIMENSION 880 X 587 DEPTH TOPOGRAPHY LEVEL



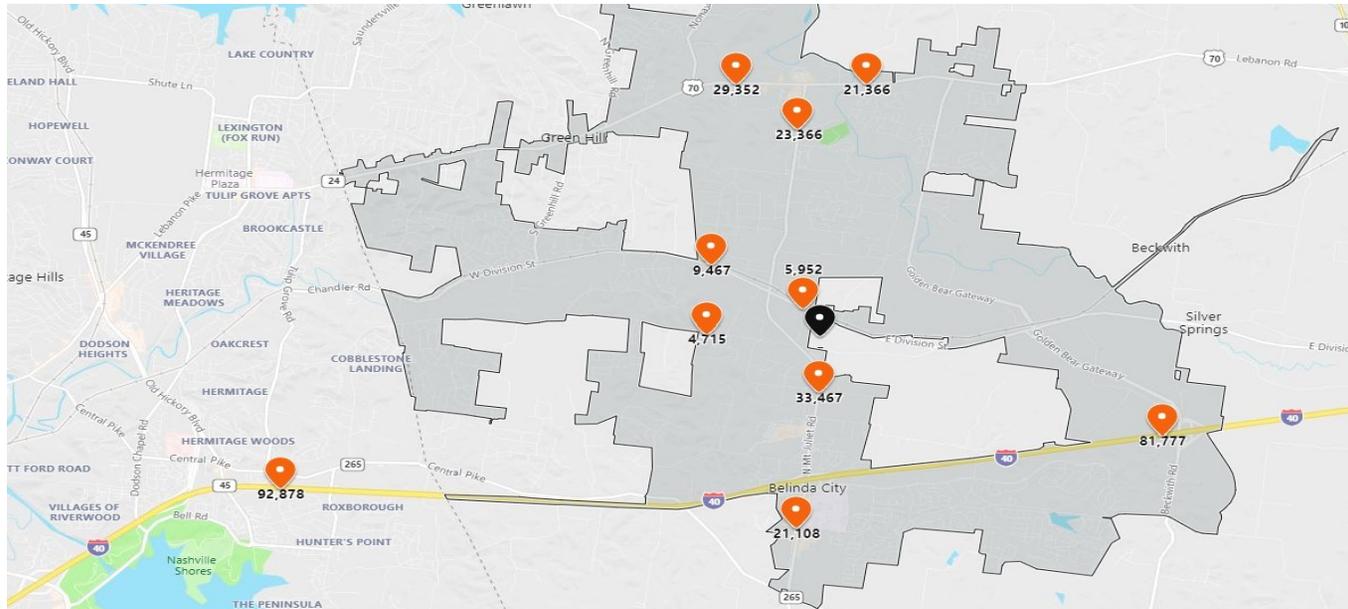
HIGHLIGHTS:

- 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



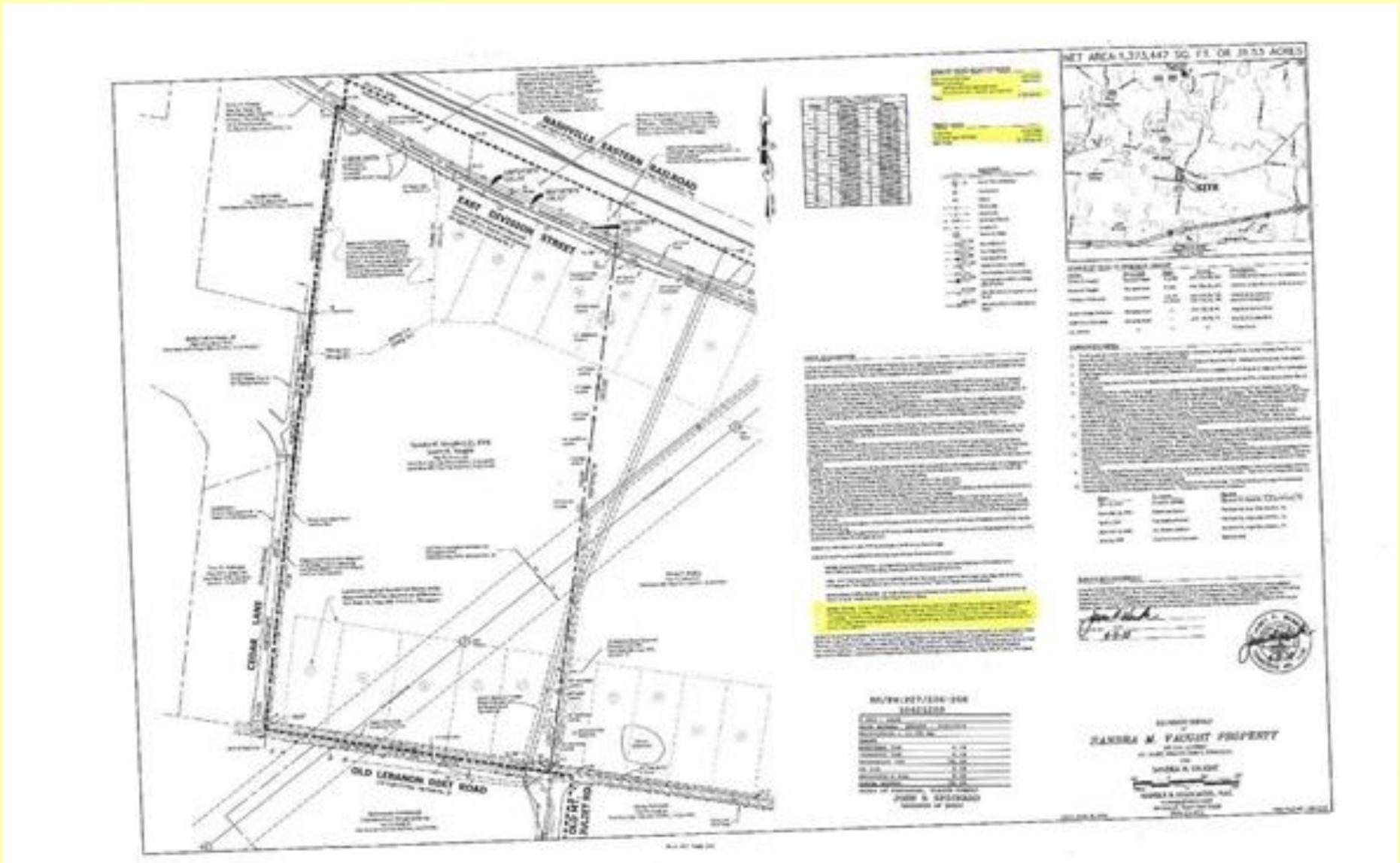


Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Select Average Daily Traffic Counts - Mt Juliet, TN

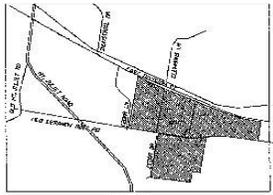


Counting Sta #	# VPD	Main Rd	Cross Street	Date of Sample
108	21,366	Lebanon Road	East of N Mt Juliet Road @ Park Glen Dr	2018
109	29,352	Lebanon Road	West of N Mt Juliet Road @ W Sunset Dr/Morningside Dr	2017
014	23,366	North Mt Juliet Road	Creekwood Dr	2018
015	9,467	West Division St	East Main St	2017
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



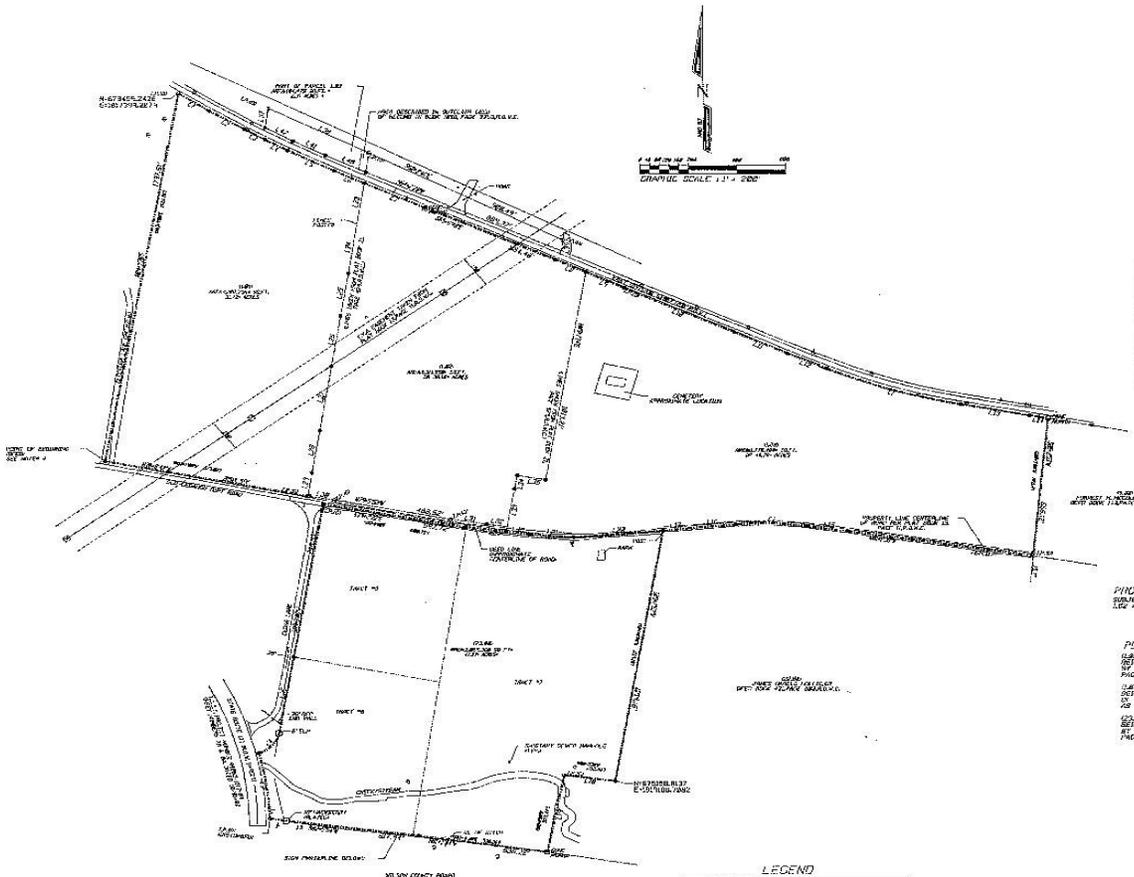


Old Lebanon Dirt Rd | Mt Juliet, TN 37122 | Plat - Entire Original McFarland Property Survey



UTILITY NOTE
 THE REPORTER HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITY LINES SHOWN ON THIS SURVEY. THE REPORTER HAS REVIEWED THE RECORDS OF THE LOCAL UTILITY COMPANIES AND HAS FOUND THAT THE UTILITY LINES SHOWN ON THIS SURVEY ARE IN ACCORDANCE WITH THE RECORDS OF THE LOCAL UTILITY COMPANIES. THE REPORTER HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITY LINES SHOWN ON THIS SURVEY. THE REPORTER HAS REVIEWED THE RECORDS OF THE LOCAL UTILITY COMPANIES AND HAS FOUND THAT THE UTILITY LINES SHOWN ON THIS SURVEY ARE IN ACCORDANCE WITH THE RECORDS OF THE LOCAL UTILITY COMPANIES.

LINE NUMBER	TYPE	DATE
1	UTILITY	1985
2	UTILITY	1985
3	UTILITY	1985
4	UTILITY	1985
5	UTILITY	1985
6	UTILITY	1985
7	UTILITY	1985
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45	UTILITY	1985
46	UTILITY	1985
47	UTILITY	1985
48	UTILITY	1985
49	UTILITY	1985
50	UTILITY	1985



DEED REFERENCE
 1851 McFARLAND, JR.
 1852 McFARLAND, JR.
 1853 McFARLAND, JR.
 1854 McFARLAND, JR.
 1855 McFARLAND, JR.
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 1895 McFARLAND, JR.
 1896 McFARLAND, JR.
 1897 McFARLAND, JR.
 1898 McFARLAND, JR.
 1899 McFARLAND, JR.
 1900 McFARLAND, JR.

PROPERTY MAP REFERENCE
 SUBJECT TRACTS ARE SHOWN ON THE PROPERTY MAP OF THE COUNTY OF WILSON, TENNESSEE, PLAT BOOK 12, PAGE 12.

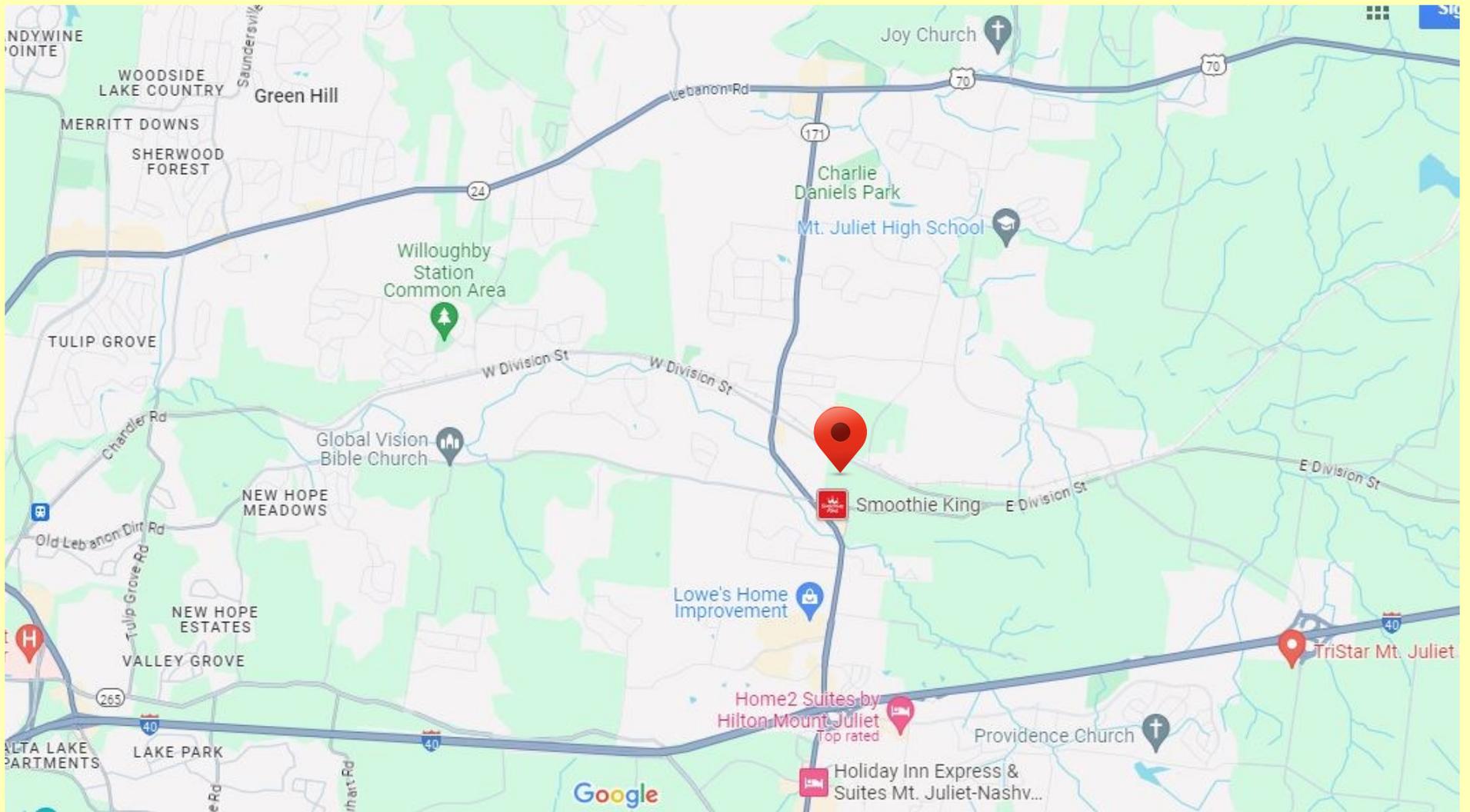
PLAT REFERENCE
 THIS PLAT IS PART OF TRACT 1 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 2 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 3 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 4 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 5 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 6 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 7 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 8 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 9 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.
 THIS PLAT IS PART OF TRACT 10 ON THE MAP OF LAND OWNED BY McFARLAND, JR. AS SHOWN ON PLAT BOOK 12, PAGE 12.

LEGEND

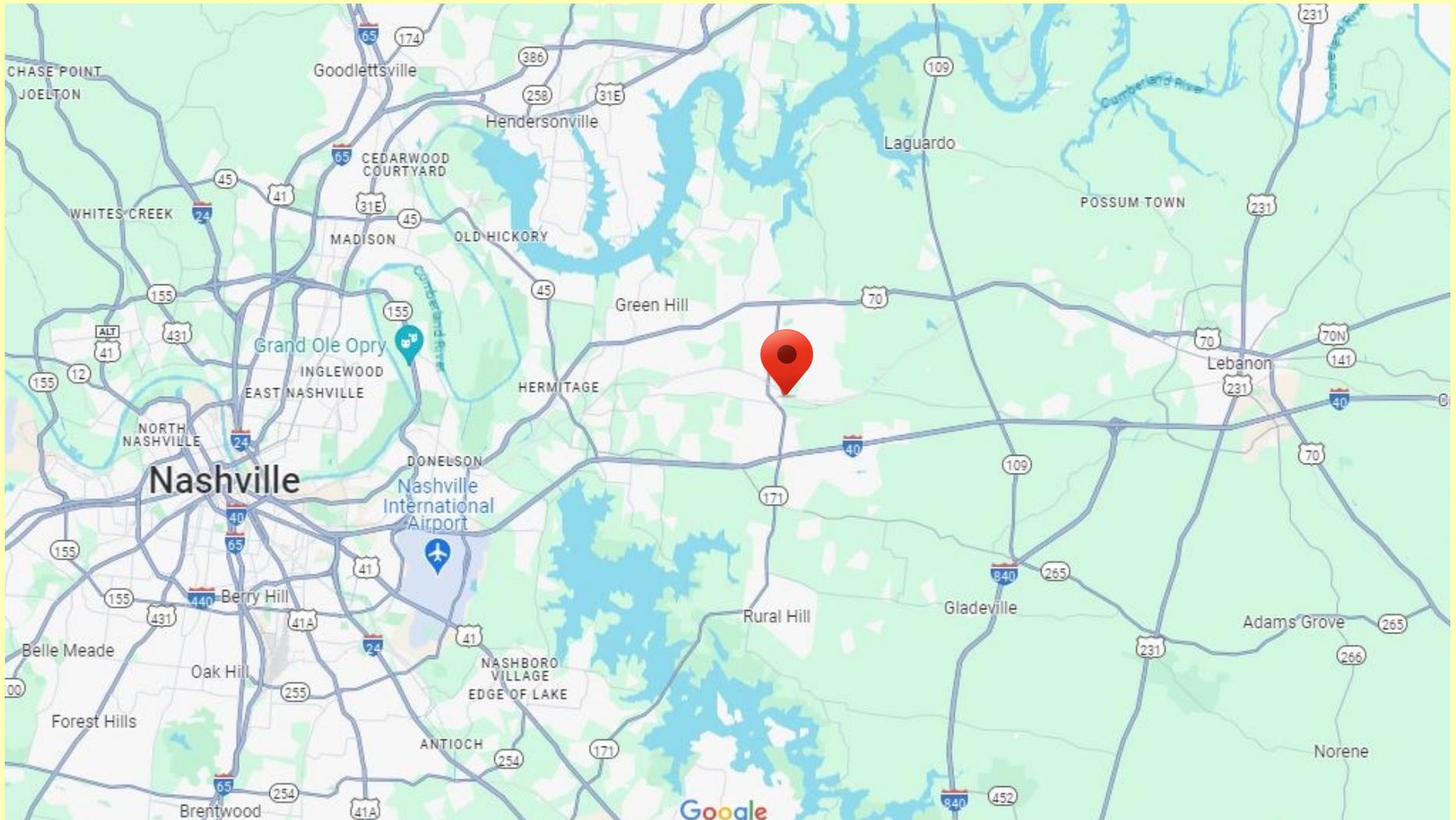
1	BOUNDARY	1/8" = 1'
2	UTILITY	1/8" = 1'
3	ROAD	1/8" = 1'
4	WATER	1/8" = 1'
5	SETBACK	1/8" = 1'
6	ENCLOSURE	1/8" = 1'
7	ENCLOSURE	1/8" = 1'
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50	ENCLOSURE	1/8" = 1'

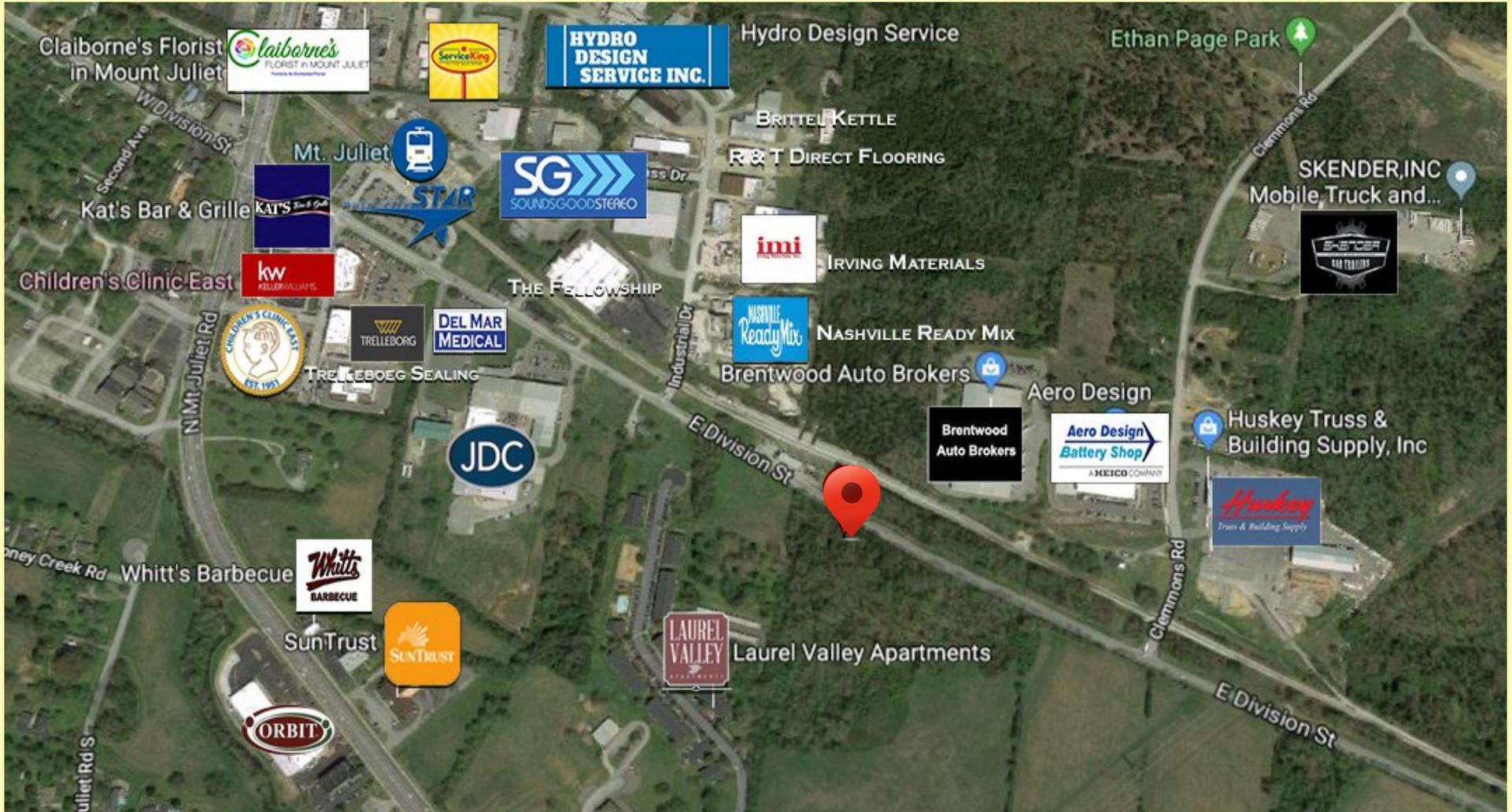
McFARLAND
 BOUNDARY SURVEY
 McFARLAND PROPERTY
 1ST CIVIL DISTRICT
 MT. JULIET, WILSON COUNTY
 TENNESSEE
 DATE: JUNE 23, 2007

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 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

