

20 UNIT APARTMENT BUILDING

Located Just off I-24 at Joelton Exit 35



220 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE

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

Rita Anderson, Broker

Email: rita.acb@outlook.com

Office : (615) 754-2442

www.andersoncommercialbrokerage.com

©2025 Anderson Commercial Brokerage

PARCEL #: 022 00 0 201.00 | DAVIDSON COUNTY

CS - COMMERCIAL PUD

AC / SF: 1.30 ACRES | 15,400 SF | ALL MASONRY BLDG.-TWO STORY | BUILT: 2001

20 APARTMENTS: 18-600 SF UNITS | 2-500 SF UNITS

HVAC: P-TAC UNITS | SPRINKLER SYSTEM: ALL APARTMENTS

ELEVATOR | COVERED ENTRANCE AND EXTERIOR CORRIDORS

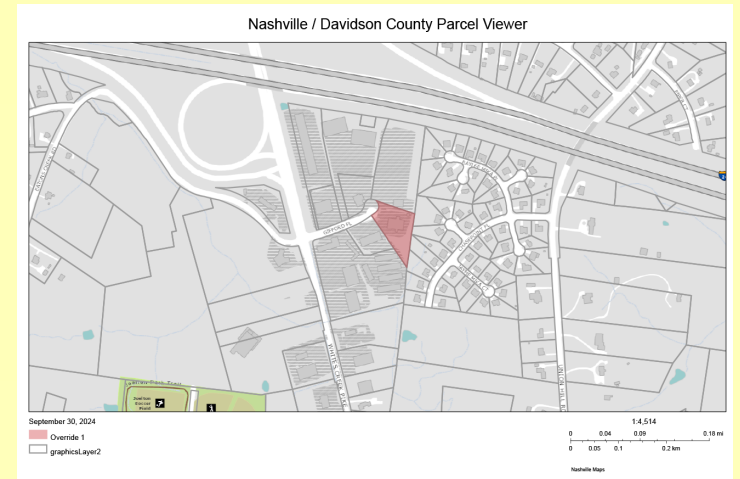
ROAD FRONTAGE: GIFFORD PLACE



INVESTMENT SUMMARY

Apartment building is located in the NE quadrant of 1-24 & Whites Creek Pike. Excellent location for Nashville commute. Multiple covered access ingress/egress areas. Rents are below market rate, offering an upside to future ownership. The Apartments are owned and operated by the Gifford Partnership. Ample parking. Located in Joelton, Tennessee.

Convenient to Downtown Nashville, 14 miles with proximity to: Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.



Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering; The Gifford Family Portfolio of Properties located at Exit 35 Interstate 24 and White Creeks Pike. The properties are situated on 22.12+ - acre site with eight separate contiguous parcels. The parcels are located in Joelton, Tennessee approximately 14.4 miles to Downtown Nashville.

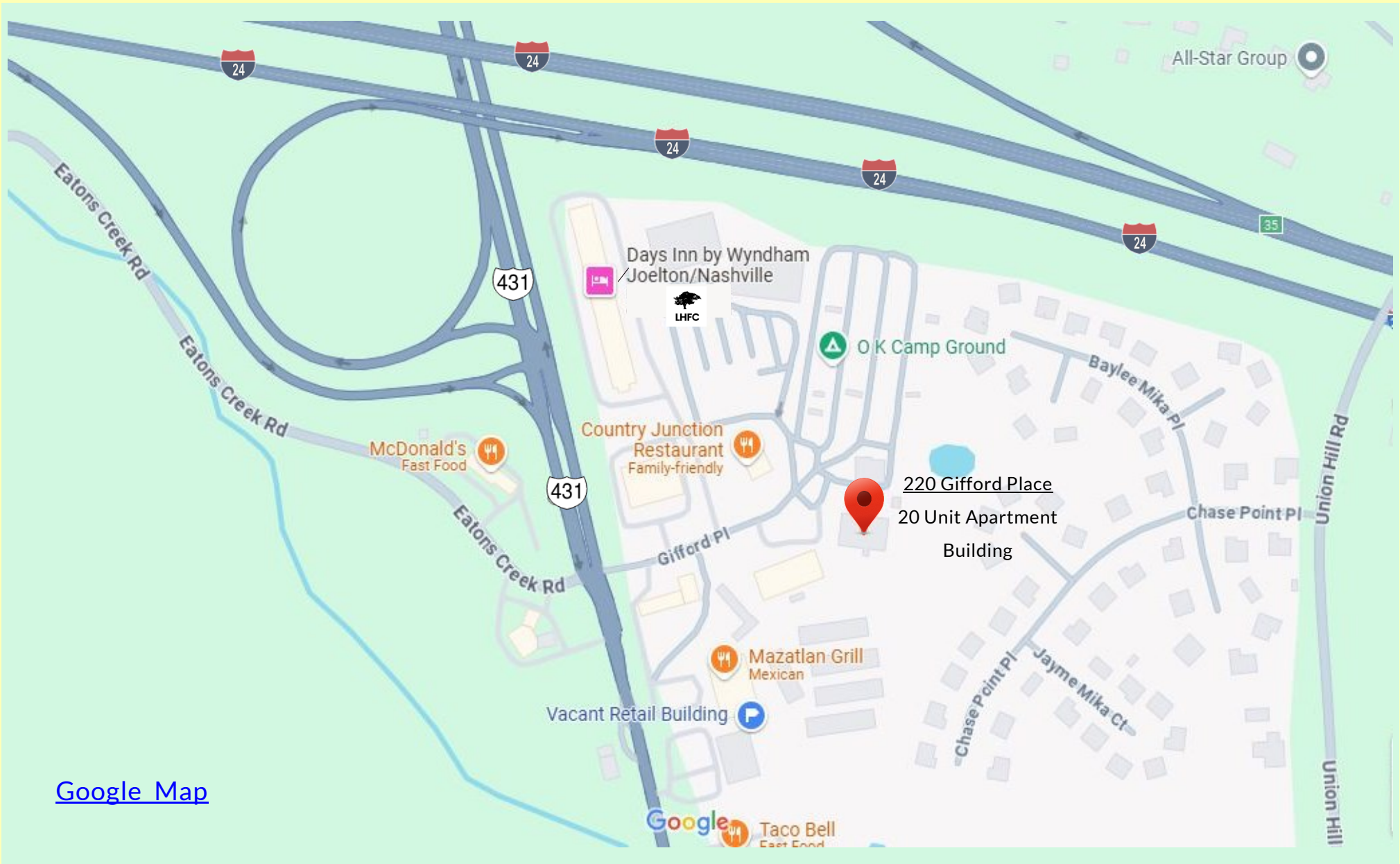




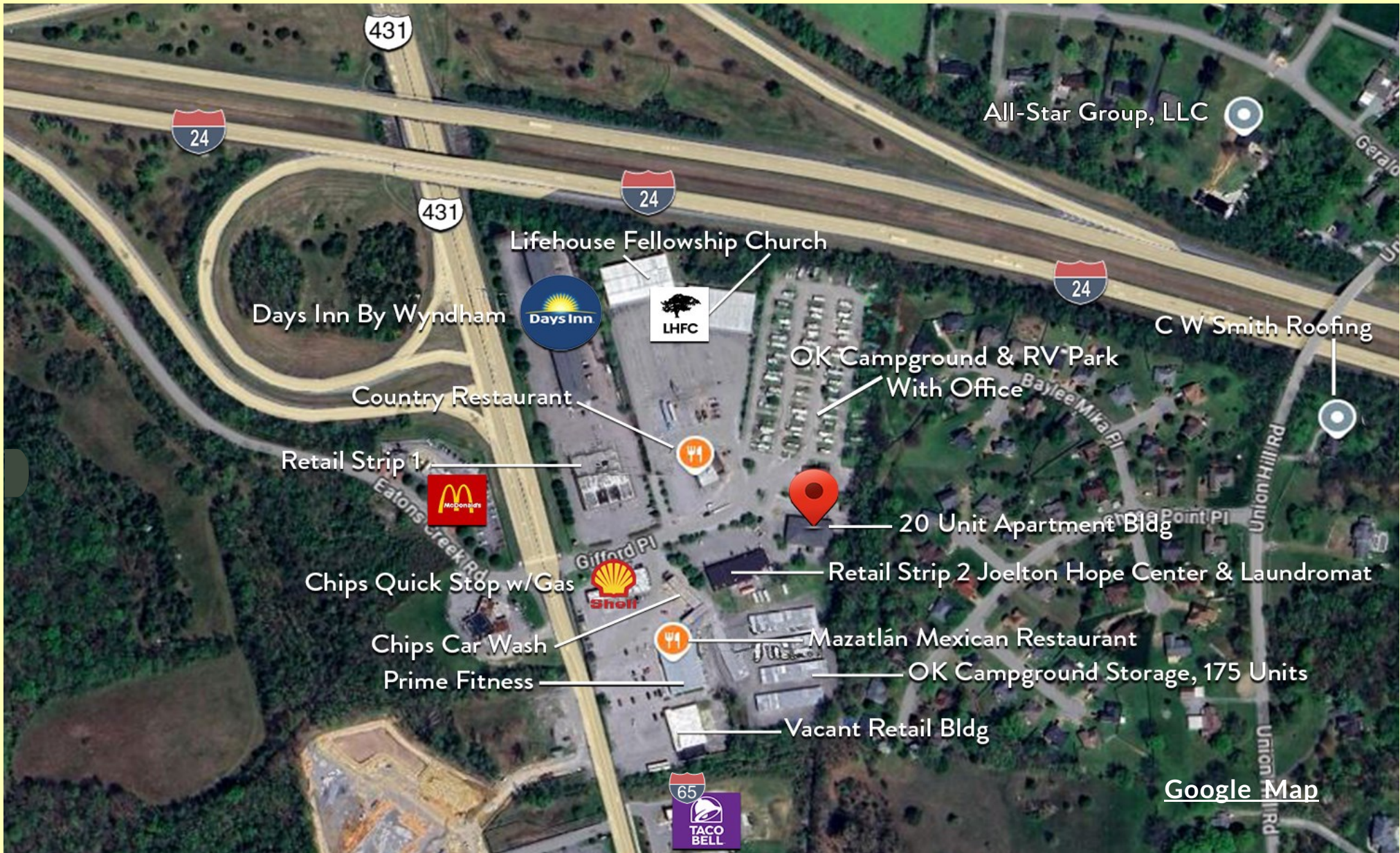
20 Unit Apartment Building
220 Gifford Place | Joelton, TN 37080







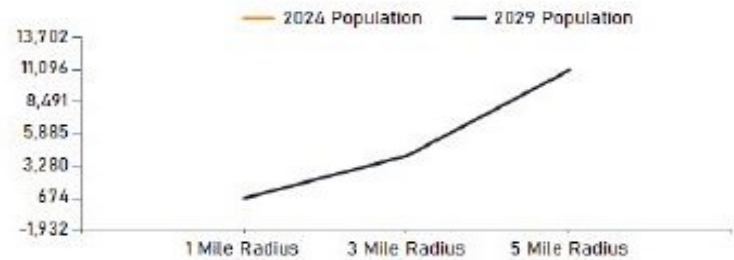
[Google Map](#)



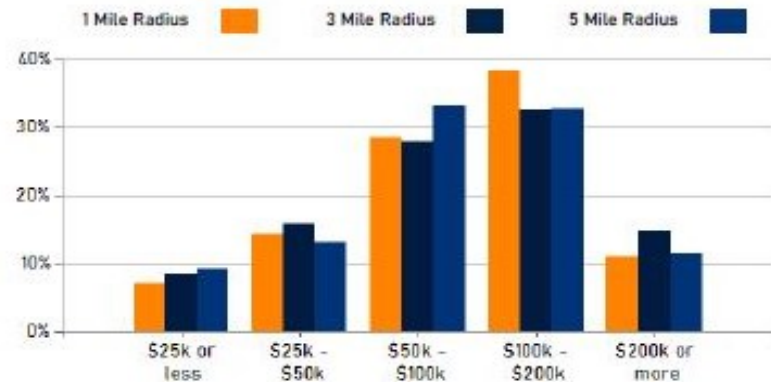
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	661	4,005	10,060
2010 Population	636	3,918	10,250
2024 Population	683	4,148	11,096
2029 Population	674	4,106	11,080
2024-2029: Population: Growth Rate	-1.30%	-1.00%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9	66	197
\$15,000-\$24,999	11	85	222
\$25,000-\$34,999	11	75	139
\$35,000-\$49,999	29	201	451
\$50,000-\$74,999	44	279	854
\$75,000-\$99,999	35	207	630
\$100,000-\$149,999	66	321	915
\$150,000-\$199,999	40	245	558
\$200,000 or greater	31	257	513
Median HH Income	\$99,085	\$93,402	\$88,212
Average HH Income	\$120,439	\$125,887	\$116,409

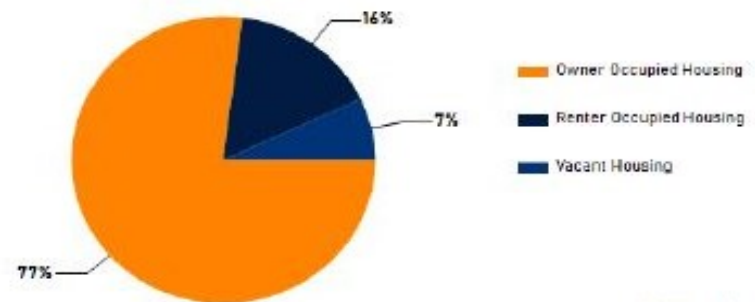
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	267	1,646	4,021
2010 Total Households	256	1,639	4,104
2024 Total Households	277	1,736	4,479
2029 Total Households	273	1,718	4,487
2024 Average Household Size	2.47	2.39	2.48
2024-2029: Households: Growth Rate	-1.45%	-1.05%	0.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

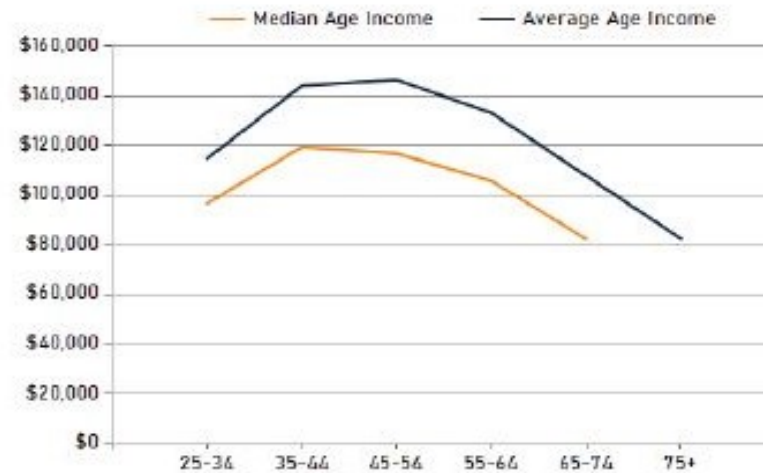
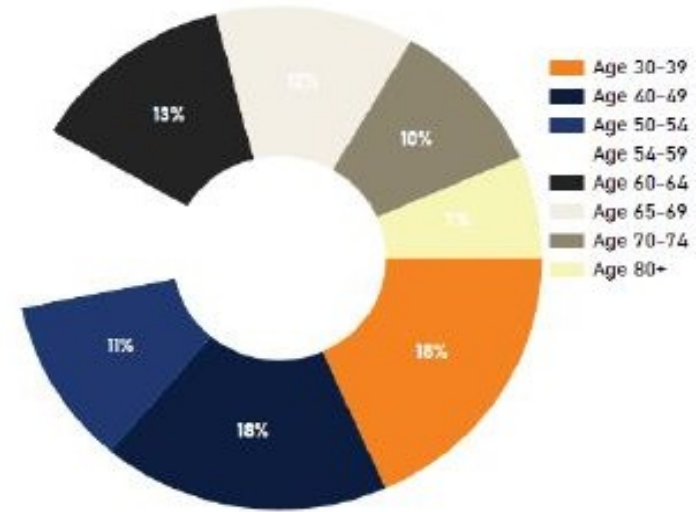


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	41	255	689
2024 Population Age 35-39	43	264	706
2024 Population Age 40-44	42	237	699
2024 Population Age 45-49	39	232	664
2024 Population Age 50-54	49	286	746
2024 Population Age 55-59	53	321	805
2024 Population Age 60-64	58	362	916
2024 Population Age 65-69	56	349	862
2024 Population Age 70-74	46	272	662
2024 Population Age 75-79	30	195	501
2024 Population Age 80-84	18	109	270
2024 Population Age 85+	17	104	229
2024 Population Age 18+	563	3,400	8,962
2024 Median Age	48	48	46
2029 Median Age	48	48	46

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,748	\$95,582	\$94,953
Average Household Income 25-34	\$114,842	\$124,848	\$118,936
Median Household Income 35-44	\$119,447	\$123,113	\$112,921
Average Household Income 35-44	\$144,188	\$169,294	\$144,253
Median Household Income 45-54	\$116,888	\$119,388	\$108,226
Average Household Income 45-54	\$146,551	\$162,981	\$135,804
Median Household Income 55-64	\$105,773	\$101,050	\$93,757
Average Household Income 55-64	\$133,203	\$136,959	\$124,590
Median Household Income 65-74	\$82,458	\$79,146	\$74,086
Average Household Income 65-74	\$107,895	\$110,697	\$101,648
Average Household Income 75+	\$82,629	\$79,633	\$77,331



The information contained herein does not provide a complete summary of the Property or any documents related thereto. Additional information and an opportunity to inspect the Property will be made available only to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their Agents or principals has made or will make any representations or warranties express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment shall arise by reason of its contents. Analysis and verification of the information contained herein is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any expressions of interest or offer to purchase the Property with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package unless approved by Owner in its sole discretion, and a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Marketing Package and its contents, except such information which is a matter of public record or provided in sources available to the public, are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat its Contents in the strictest confidence, that you will not photocopy or duplicate any contents; you will not disclose any of the Contents to any other entity (except in the case of a principal, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



Our company success was earned from relationships and trust we achieved from our clients. ACB was established 29 years ago and I have been leading with 40 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 optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mount 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

