

39.50 AC PRIME DEVELOPMENT LAND MT JULIET



5025 OLD LEBANON DIRT RD | MT JULIET, TN 37122



ANDERSON COMMERCIAL BROKERAGE

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PARCEL #: 077 Parcel 001.00 | WILSON COUNTY

CROSS STREET: N. MT JULIET RD

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

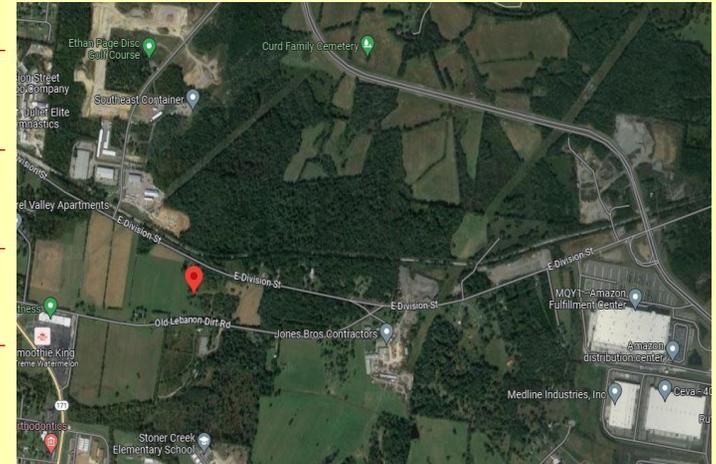
TRAFFIC COUNT: 23, 624 - N. MT JULIET RD @ CREEKWOOD DRIVE

ACRES / SF: 39.50 +/- ACRES

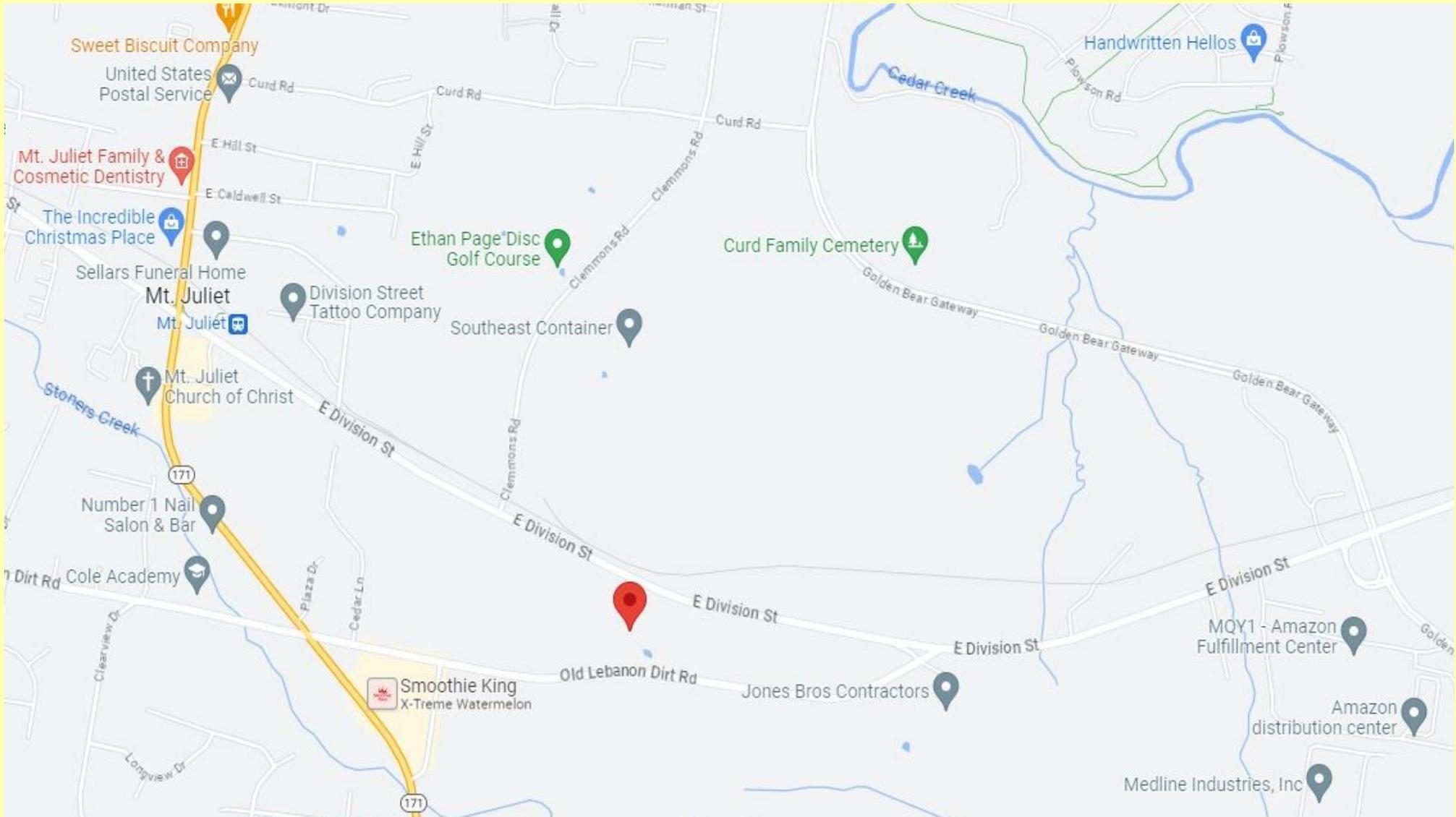
APPROX. 4290 TOTAL FT ROAD FRONTAGE: 2240' RF OLD LEBANON DIRT RD AND 2050' RF on E. Division

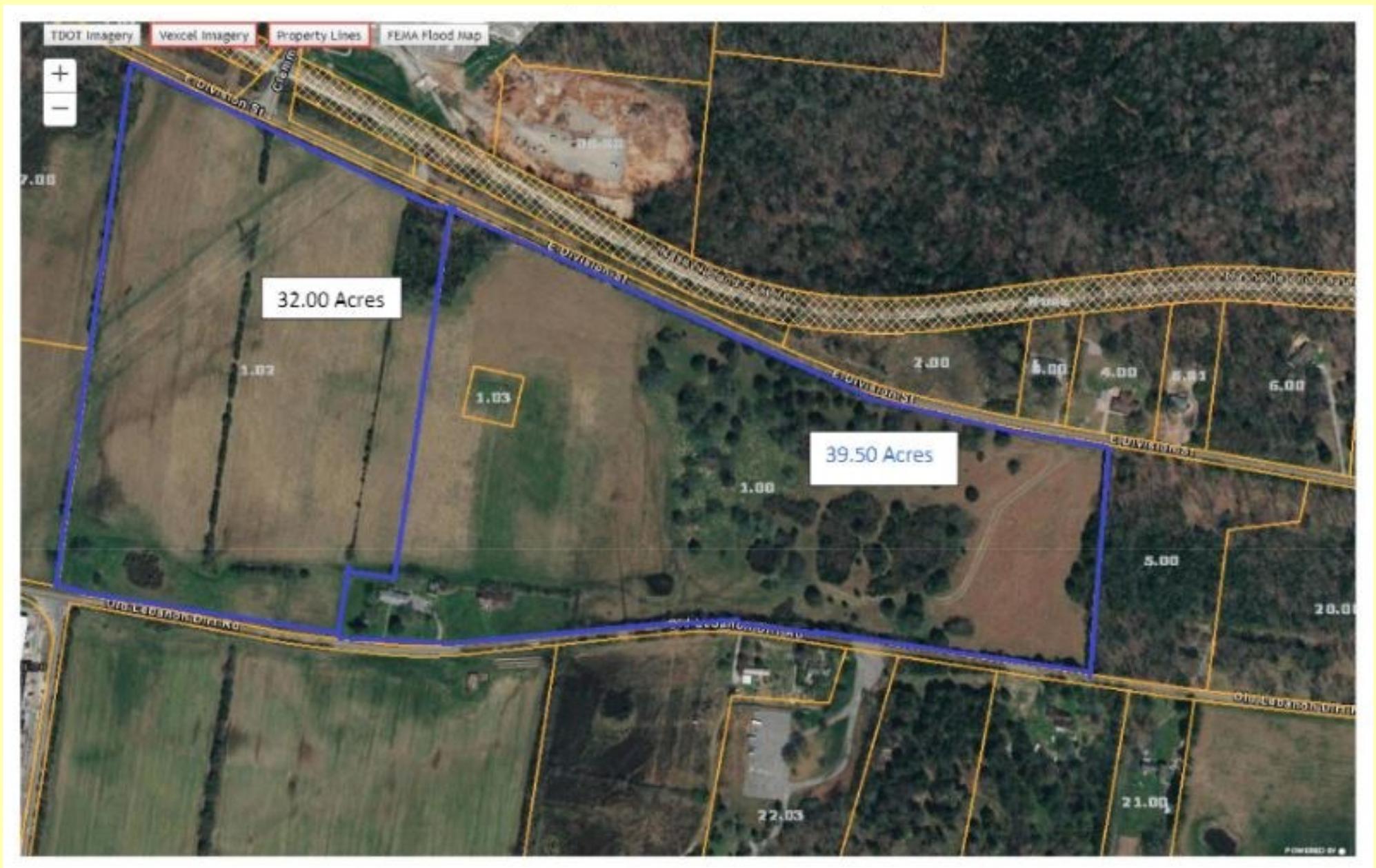
HIGHLIGHTS:

- All Utilities At Site, Level Topography
- Located 1.5 +/- Miles From Amazon Warehouse and Distribution Center
- Access From North Mt. Juliet Road Via 2 Signalized Intersections or Golden Bear Gateway
- 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

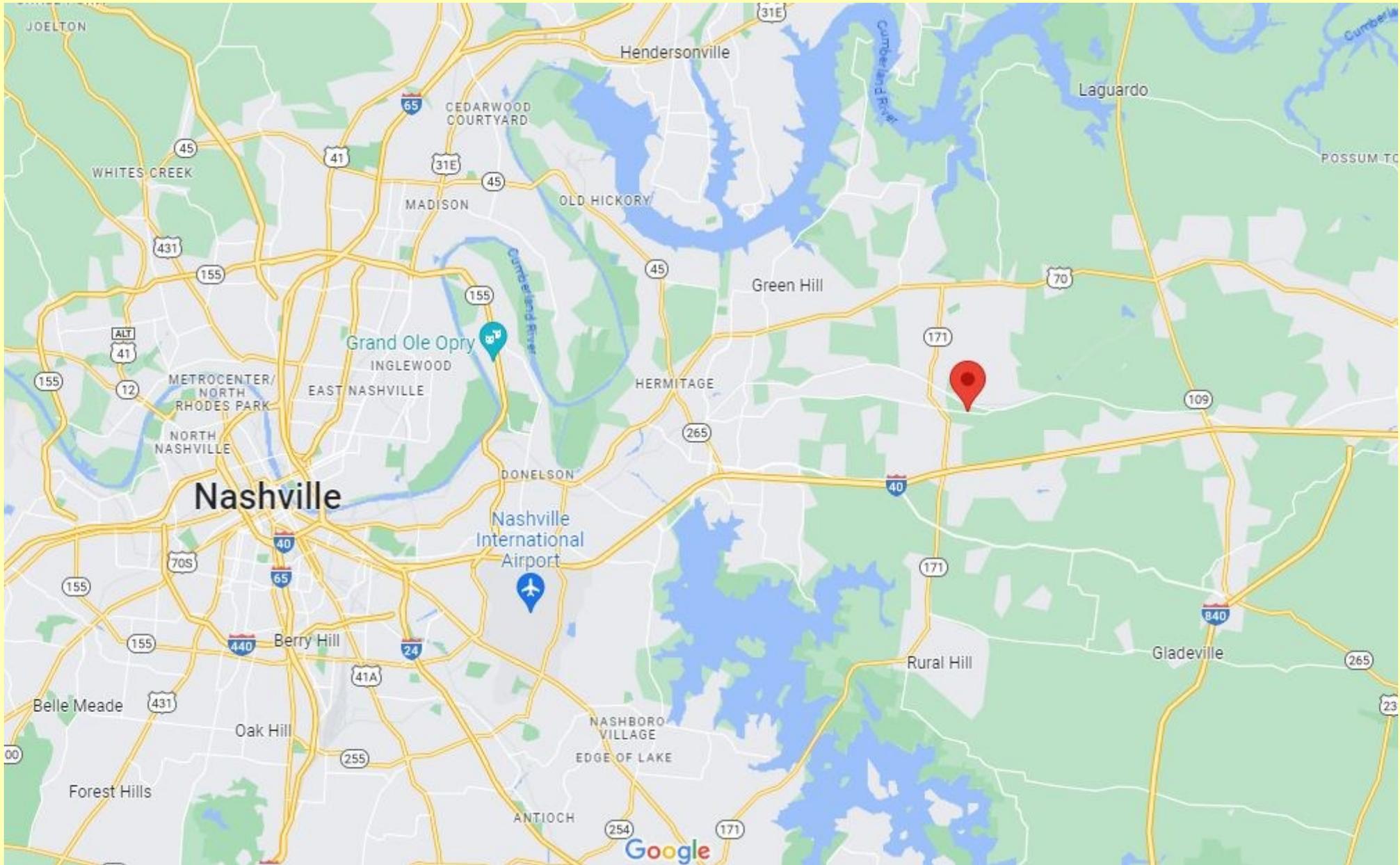


5025 Old Lebanon Dirt Road | Mt. Juliet, TN 37122 | Street Map





5025 Old Lebanon Dirt Road | 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 optimal 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

