



GROUND LEASE OR BUILD TO SUIT

1.25 AC Commercial Lot

Murfreesboro Pike & Mt. View Rd
Antioch, TN 37013

ParkTrust
COMMERCIAL

John Harney
615.542.0715 Cell
615.234.5020 Office
john@parktrust.com
TNLIC# 221569

- PRICE: \$70,000 NNN
- Adjacent to a Coming Soon Wawa
- Zoned Commercial
- All Utilities

1225 GARRISON DRIVE, SUITE 202 MURFREESBORO, TN 37129



1.25 Ac
SITE

Wawa

3332 Murfreesboro Pike

Thorntons

Publix

PETCO

**LOUISIANA
POPEYES**

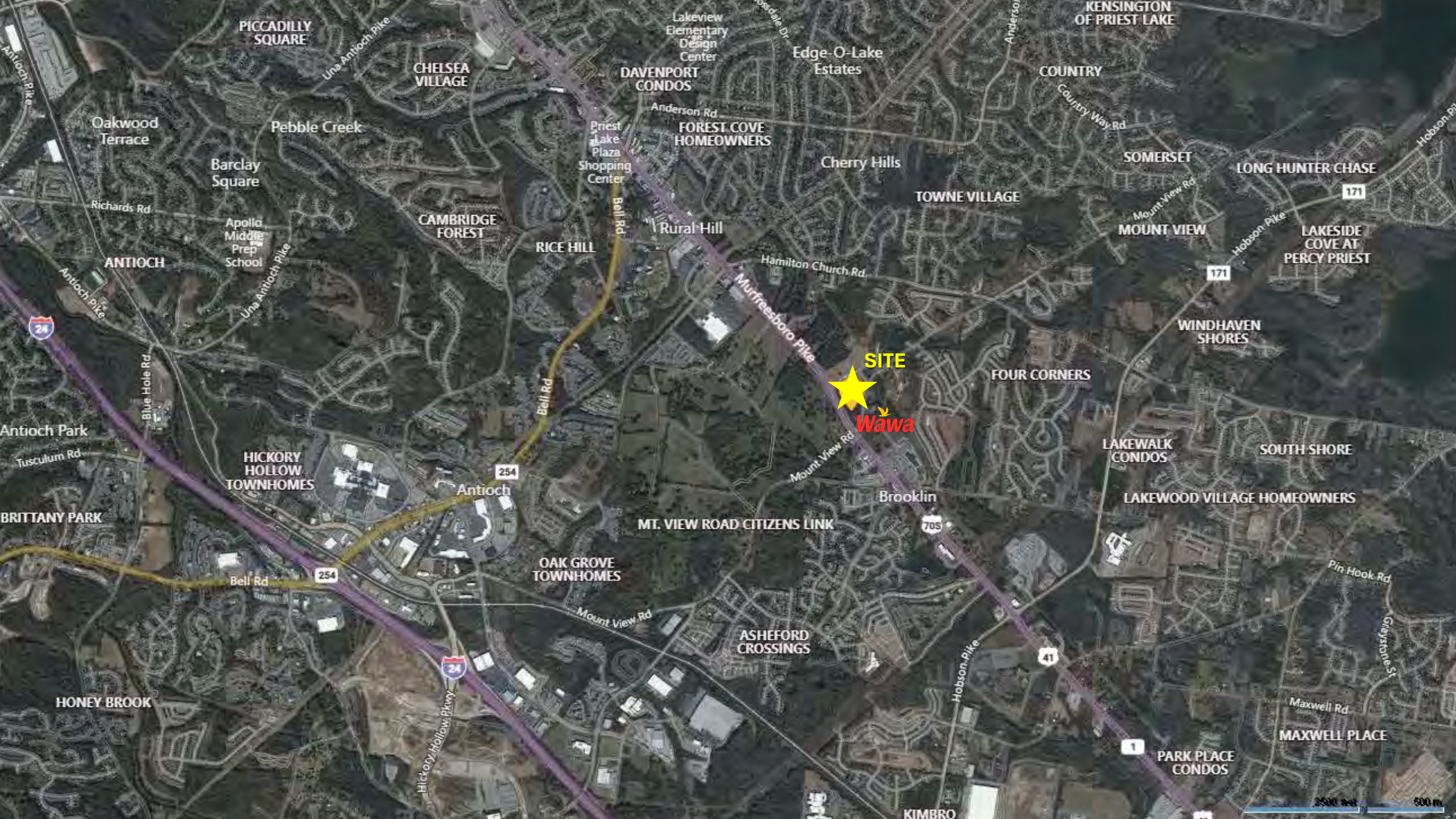
SLE Equipment

Debbie's School of Dance

Anglican Church of the Epiphany, Antioch TN

Faith Hope & Love Fellowship





PICCADILLY SQUARE

CHELSEA VILLAGE

DAVENPORT CONDOS

Edge-O-Lake Estates

COUNTRY

KENSINGTON OF PRIEST LAKE

Oakwood Terrace

Pebble Creek

Barclay Square

Apollo Middle Prep School

CAMBRIDGE FOREST

RICE HILL

FOREST COVE HOMEOWNERS

Cherry Hills

TOWNE VILLAGE

SOMERSET

LONG HUNTER CHASE

MOUNT VIEW

LAKESIDE COVE AT PERCY PRIEST

WINDHAVEN SHORES

FOUR CORNERS

LAKEWALK CONDOS

SOUTH SHORE

LAKEWOOD VILLAGE HOMEOWNERS

HICKORY HOLLOW TOWNHOMES

Antioch

OAK GROVE TOWNHOMES

MT. VIEW ROAD CITIZENS LINK

ASHEFORD CROSSINGS

Brooklin

KIMBRO

PARK PLACE CONDOS

MAXWELL PLACE

HONEY BROOK

BRITTANY PARK

Antioch Park

Tusculum Rd

Bell Rd

Mount View Rd

Mount View Rd

Murfreesboro Pike

Hamilton Church Rd

Anderson Rd

Priest Lake Plaza Shopping Center

Rural Hill

Richards Rd

Una Antioch Pike

Antioch Pike

24

254

254

24

70S

41

1

171

171

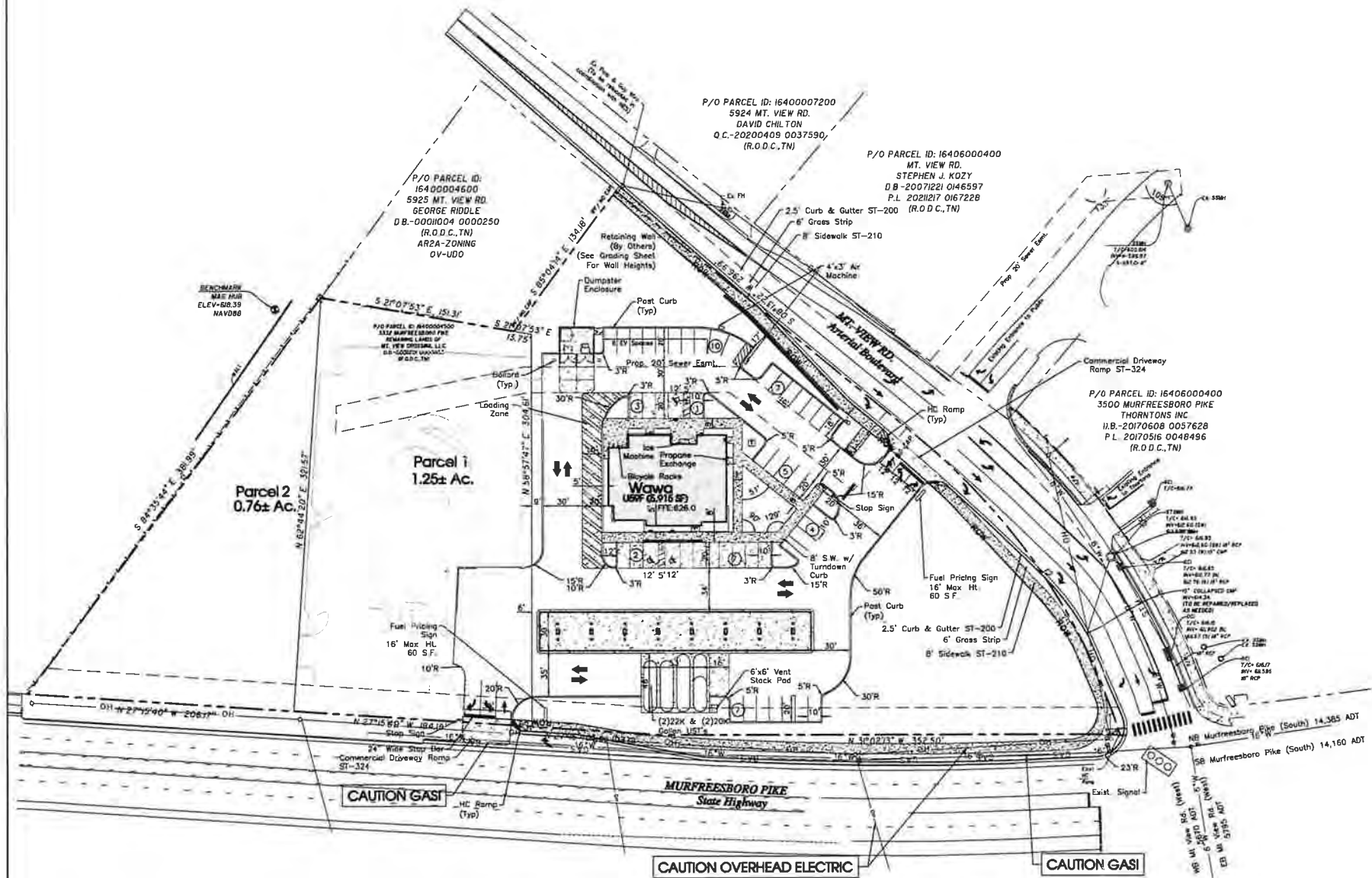
Pin Hook Rd

Maxwell Rd

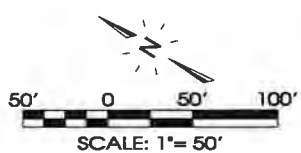
Greystone St

2500 feet

500 m



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING DELTA ANGLE
C1	150.65'	267.78'	263.65'	S 24°38'06" W 132°43'19"



Legend:	
	EXIST. CONCRETE MONUMENT
	IRON PIN SET (P.S.)
	IRON PIN FOUND (P.F.)
	EXIST. SIGN POST
	EXIST. SEWER CLEANOUT
	EXIST. MANHOLE (SEWER & PHONE)
	EXIST. CATCH BASIN (STORM SEWER)
	EXIST. WATER/GAS VALVE
	EXIST. TELEPHONE RISER
	EXIST. GAS RISER
	ELECTRICAL ENCLOSURE
	EXIST. WATER METER
	EXIST. UTILITY POLE
	EXIST. FIRE HYDRANT
	POST INDICATOR VALVE
	BLOW OFF VALVE
	REDUCER
	REMOTE FIRE DEPT. CONNECTION
	CONCRETE THRUST BLOCK
	DOUBLE DETECTOR CHECK VALVE
	FIRE DEPT. CONNECTION
	FIRE HYDRANT
	GATE VALVE & BOX
	WATER METER
	GAS METER
	GREASE TRAP
	EXTERIOR CLEANOUT ECD
	MANHOLE
	EXISTING PHONE
	EXISTING ELECTRIC
	PROPERTY LINE
	EASEMENTS
	RIGHT OF WAY
	EROSION CONTROL SILT FENCE
	EROSION EEL
	EXISTING TREE LINE
	EXISTING FENCE LINE
	MINIMUM BUILDING SETBACK LINE
	PHASE BOUNDARY
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING STORM
	PROPOSED STORM
	EXISTING CONTOUR LINES
	PROPOSED CONTOUR LINES
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER
	PROPOSED WATER

Owner: Mt View Crossing, LLC
3332 Murfreesboro Pike
Antioch, TN 37013

Developer: Unicom National Developments, Inc.
7640 Via Delgado Way Suite 200
Orlando, FL 32819
Contact: Jay Adams

Dead Reference:
C88-00011 (P) 5000853

Yard Requirements:
Front 0 min-80 Max
Side 20'
Rear 5'

Intended Use: Gas Station

Land Use Data:
Zoned: C8
1-Story Building
Building Ht: 23'-11"
Total Floor Area: 5,915 Sq Ft
1 Lot on 2.815 Acres

Parking Requirement:
5,915 Sq Ft x 1 Space = 46 Spaces Required
Provided: 46 Regular + 3 H.C. = 49 Total Spaces Provided

Flood Map No.
This site lies within Zone X, not in the
100 Year Floodplain per Community Panel
47037CD411J dated February 25, 2022

Council District: 33
Council Member: Antwanette Lee

SEC, Inc.
ENGINEERING • SURVEYING • LAND PLANNING
838 MIDDLE TENNESSEE BOULEVARD
MURFREESBORO, TENNESSEE 37129
PHONE: (615) 401-7911
FAX: (615) 895-2567
E-MAIL: MTAYLOR@SEC-CIVIL.COM
WWW.SEC-CIVIL.COM
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The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the responsibility of the owner/developer to ensure that the construction of the site as shown on these construction drawings is in accordance with the design criteria and objectives. It is the responsibility of the engineer to ensure that the construction of the site is in accordance with the design criteria and objectives.

REVISED: 2-19-2023, Revised Access Easement

Wawa
Murfreesboro Pike
& Mt. View Rd
Antioch, Tennessee

Site Plan

C2.0



Nashville Region Economic Overview



Nashville is Growing

Representing 60,000 businesses that serve more than 2 million residents over 10 counties, the Nashville region is the modern blueprint for regional economic prosperity. Nashville and its surrounding counties have emerged as the nation’s top places to live, work, and play.

With its dynamic economic landscape, Nashville was named one of the Hottest Job Markets in the Country by the Wall Street Journal in 2024. This highlights the region’s exceptional opportunities for career advancement and its vibrant, inclusive community.

As Nashville continues to expand, it solidifies its reputation as a premier location for both personal and professional growth.

The Last 10 Years of Growth

Population Growth
[2013 - 2023]

21.13%

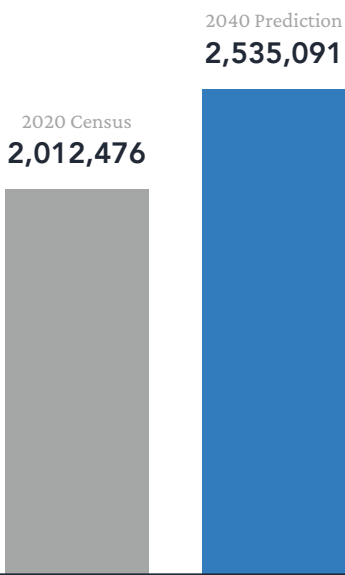
Job Growth
[2013 - 2023]

30.65%

GDP Growth
[2012 - 2022]

42.4%

Projections predict that the amount of people living in the Nashville area will grow from **2 million** in 2020 to **2.5 million** by 2040.



#7 Hottest Job Market in the Country

Wall Street Journal, 2024

Top 3 Emerging Life Sciences Market

CBRE's 2023 U.S. Life Sciences Outlook Report, CBRE, 2023

#6 in Gen Z Net Migration in the Country

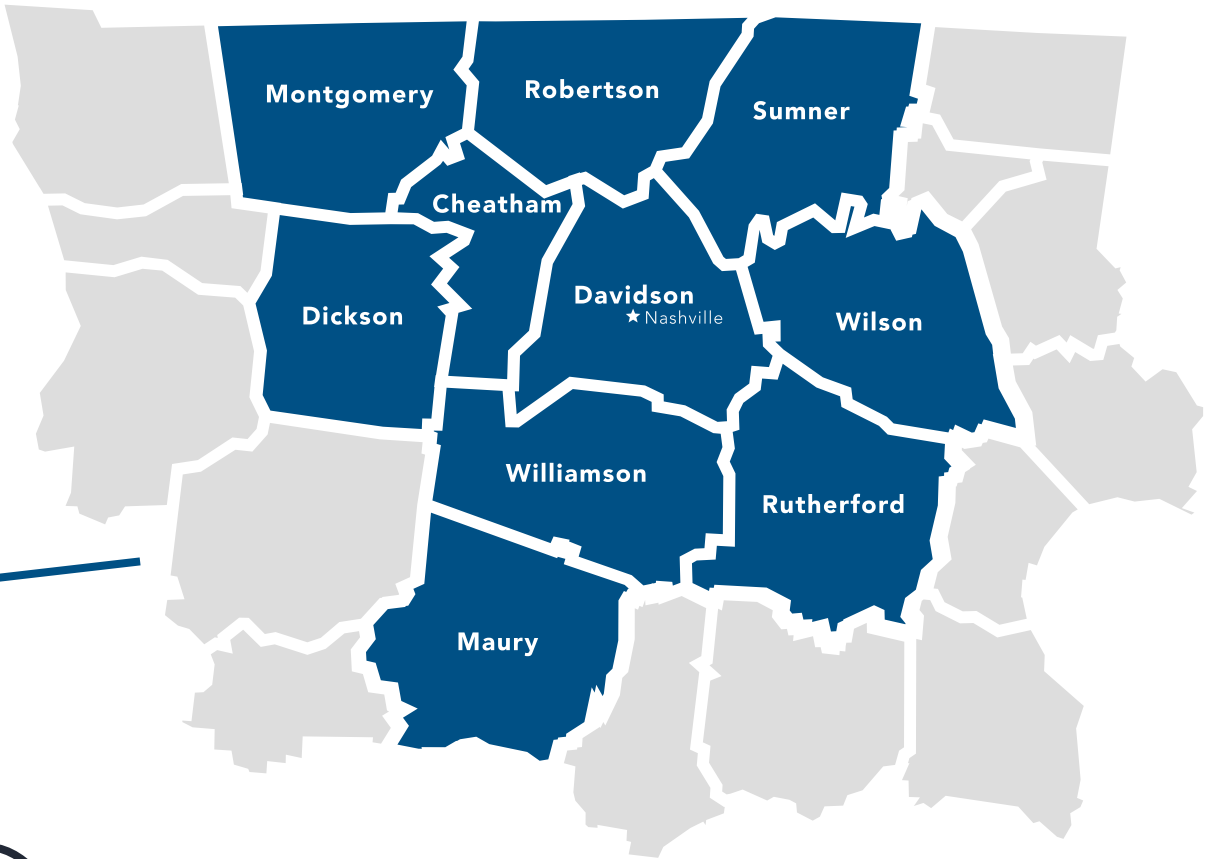
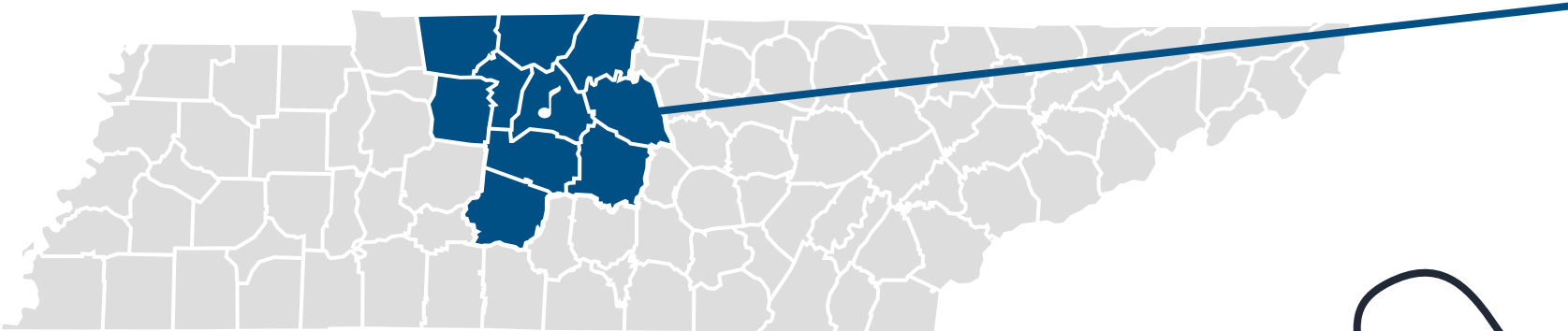
Today's Homeowner, 2023

86 net new people per day
between 2022 - 2023



Location, Location, Location

The Nashville region’s central placement in the United States provides businesses a uniquely competitive edge. Nashville is one of only six U.S. cities where three major interstates converge (I-24, I-40, and I-65), facilitating extensive market access across the region and beyond. The area’s rail network includes several short line railroads and two major CSX rail yards, while Nashville International Airport now connects to over 100 non-stop destinations, including expanded routes to Canada and Europe. The Cumberland River also enhances the region’s shipping capabilities, providing a reliable waterway for freight transport.



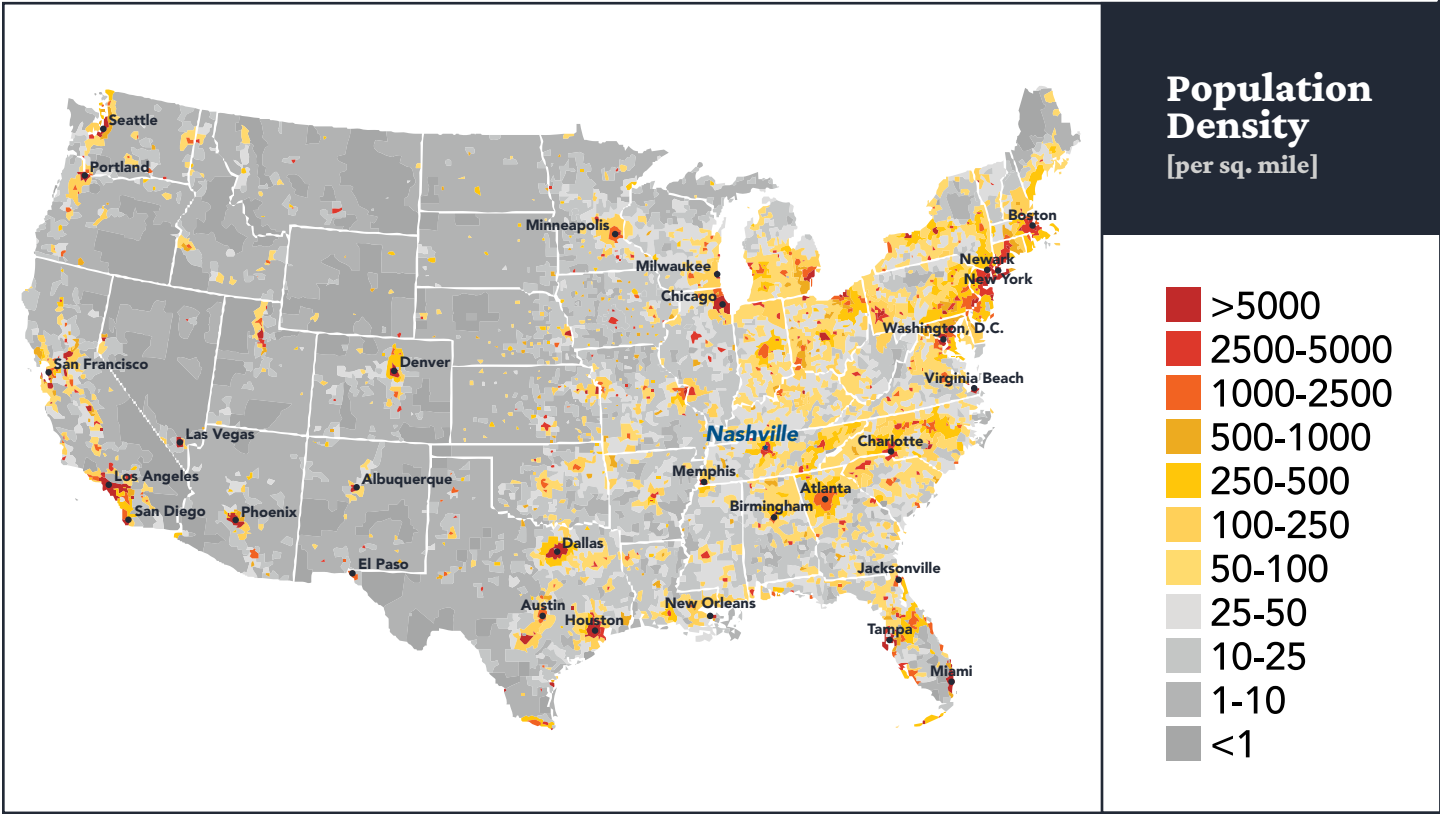
2
day trucking
distance to
majority of
U.S. market

75%
of U.S. market
within a 2 hour
flight

12M
people within a
3 hour drive

3
major interstates
converge in
Nashville

50% of U.S. population within 650 miles



Know the Region

