

GROUND LEASE OR BUILD TO SUIT

1.25 AC Commercial Lot

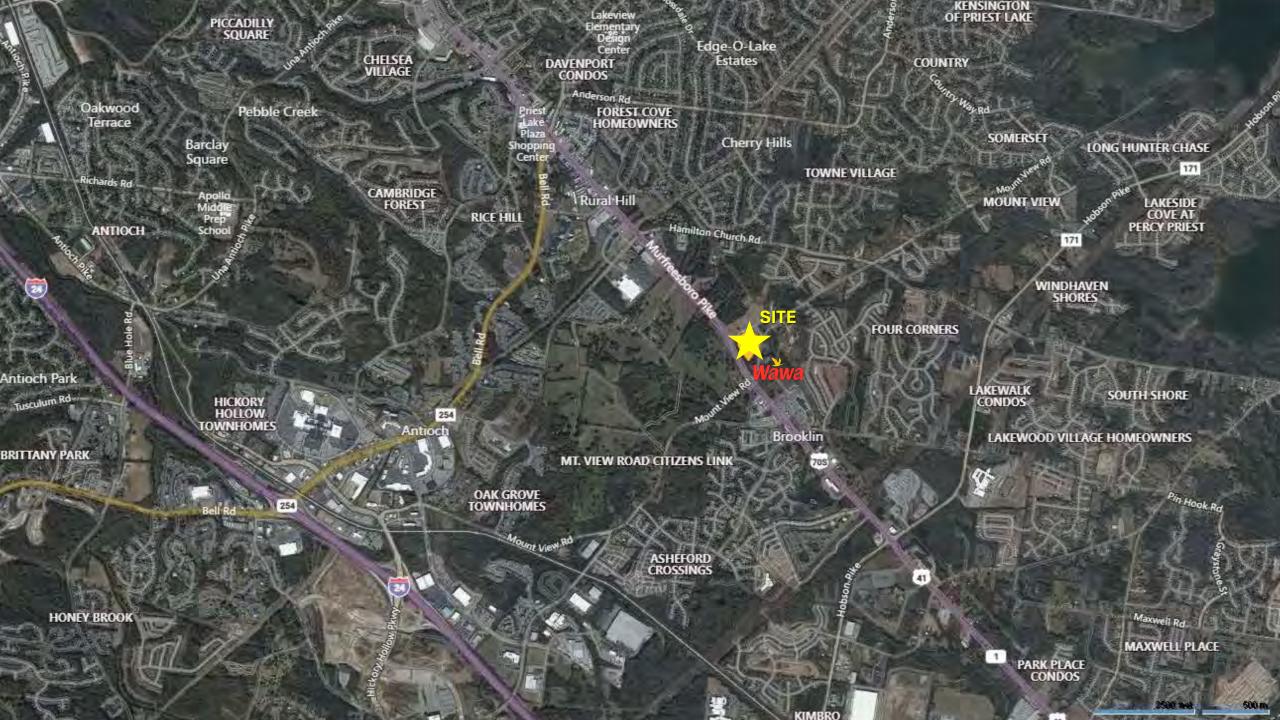
Murfreesboro Pike & Mt. View Rd Antioch, TN 37013

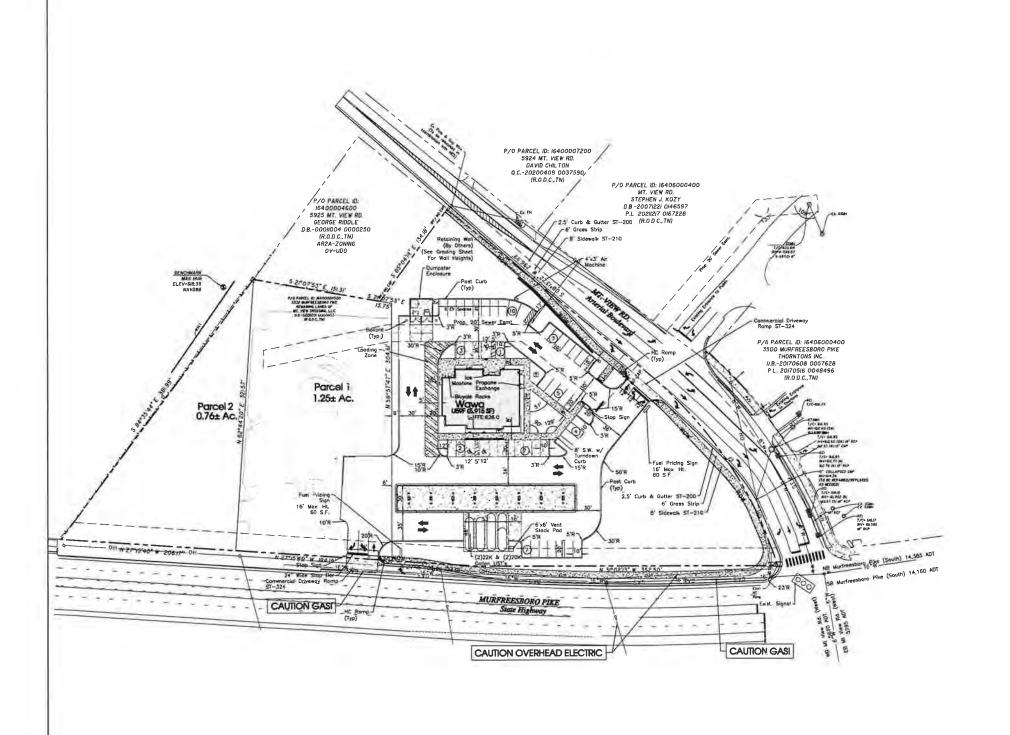


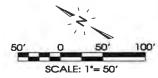
John Harney 615.542.0715 Cell 615.234.5020 Office john@parktrust.com TNLIC# 221569

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











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	EXIST. CONCR NONUMENT	ETE	*	BENCHMARK	ENGINEERING CONSULTAN BIGINEERING - SURVEYING - LAND PLANDING LANDSCAPE ARCHITECTINE	371 29 895-2567 OF S.E.C. INC	Ings is interded to exhibite specific adquesting design retinates and ethertuse. It is assure that the construction of the alla shown on those construction designs as a fearer than the construction of the alla shown on those construction designs as a fearer than the alla service and illustrated. The engineer assures to admitteditive the ability of
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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

21.13%

Job Growth

30.65%

GDP Growth [2012 - 2022]

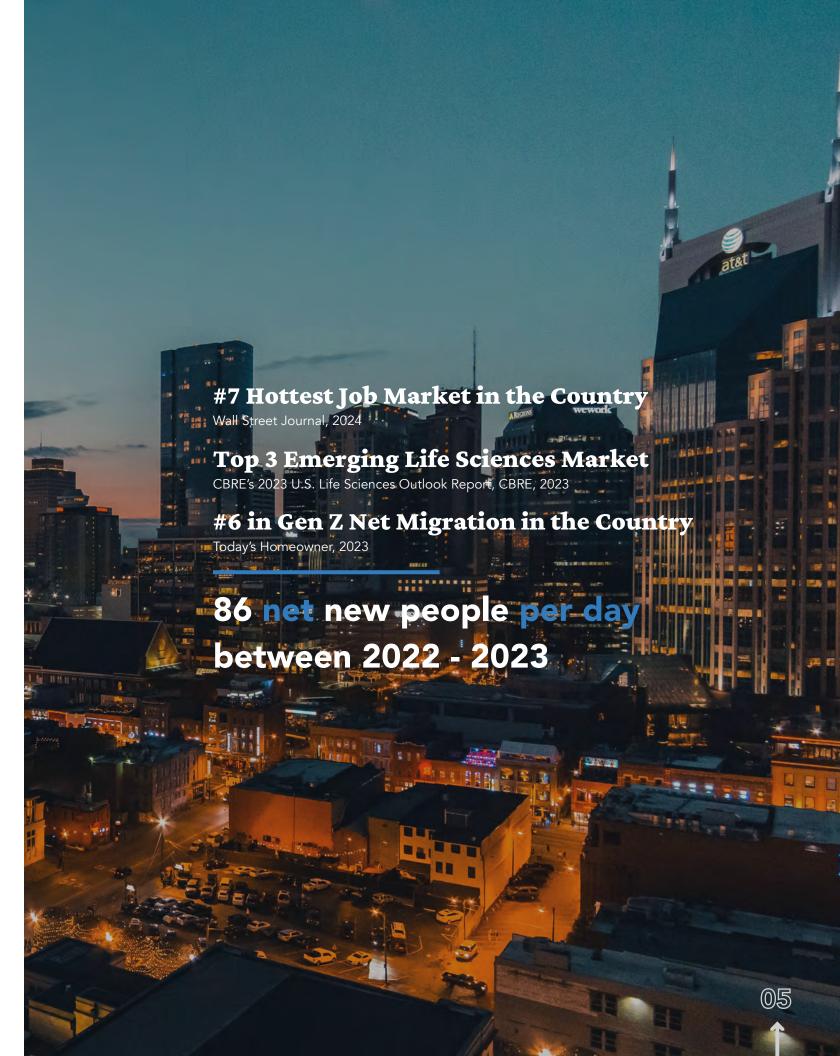
42.4%

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.

2040 Prediction **2,535,091**

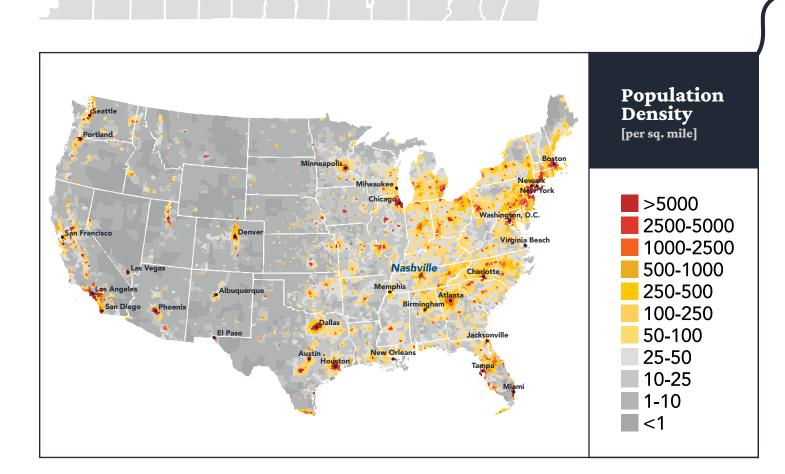
2020 Census **2,012,476**





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.



Robertson **Montgomery** Sumner Cheatham Davidson Dickson Wilson Williamson Rutherford Maury

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

50% of U.S. population within 650 miles

Know the Region



Davidson

Population: **712,334** Median Income: \$72,561 GDP: **\$85,468,316** Top Employers: Vanderbilt University Medical Center, HCA Healthcare, Ascension St. Thoma



Robertson

Population: **76,776** Median Income: \$77,326 GDP: \$2,532,155 Top Employers: Electrolux Home Products, Macy's Logistics, Northcrest Medical Center



Cheatham

Population: **42,254** Median Income: \$78,437 GDP: \$1,279,600 Top Employers: A.O. Smith Water Products, Caymas Boats,



GDP: **\$20,367,932** Top Employers: Nissan

Population: **367,101** Median Income: \$77,320 Tennessee State University



Montgomery

Population: 239,872 Median Income: \$67,478 GDP: \$6,608,140 Top Employers: Trane, Agero,



Sumner

Population: 207,994 Median Income: \$87,453 GDP: \$8,425,032 Top Employers: Gap, Inc., **Medical Center**



Wilson

Population: **163,674** Median Income: \$88,462 GDP: \$6,833,539 Top Employers: CEVA Logistics, FedEx Supply Chain,



Maury

Population: 110,769 Median Income: \$70,225 GDP: \$4,932,361 Top Employers: GM Spring Hill

Health, Ryder Logistics



Dickson

Population: 56,729 Median Income: \$70,192 GDP: \$2,100,186 Top Employers: Tennsco Corporation, Nemak, Masonite International Corp.



Williamson

Population: **264,460** Median Income: \$133,486 GDP: \$28,843,963 Top Employers: United Center, Community Health System



