

LAKEFRONT DEVELOPMENT PROPERTY FOR SALE

3150 Nonaville Road

MT JULIET, TN 37122



JAMIE BRANDENBURG, SIOR

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THE ———
INDUSTRIAL
——— GROUP

COMPASS COMMERCIAL

4031 ASPEN GROVE DRIVE, SUITE 400, FRANKLIN TN 37067 | O 615.475.5616

PROPERTY DESCRIPTION

Rare opportunity! 21.06 acres in Mt Juliet along Old Hickory Lake. Prime for development - potential for approximately 45 lot development based on Seller design. Close proximity to Cedar Creek Yacht Club.

PROPERTY DETAILS	
Lot Size	21.06 Acres
Sales Price	\$5,950,000
Zoning	Residential

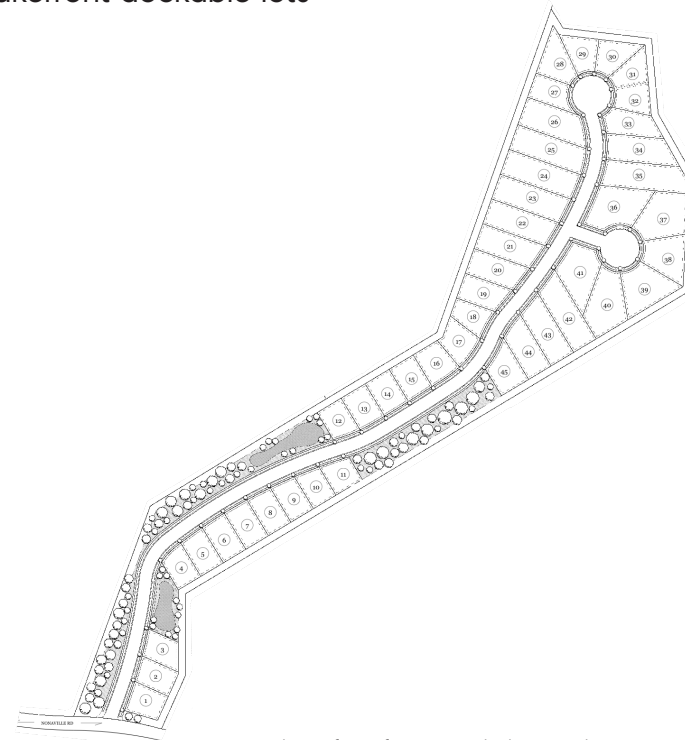
POPULATION	2 MILE	5 MILE	10 MILES
2010	6,050	64,187	238,093
2023	6,815	81,784	294,570

HOUSEHOLDS	2 MILE	5 MILE	10 MILES
2010	2,318	24,758	94,475
2023	2,602	31,602	115,236

INCOME	2 MILE	5 MILE	10 MILES
Avg. HHI	\$120,510	\$108,642	\$95,446

PROPERTY FEATURES

- All utilities at the street including gas, water, electric
- Public sewer at the street
- Lakefront dockable lots



Plat is for reference only, has not been approved

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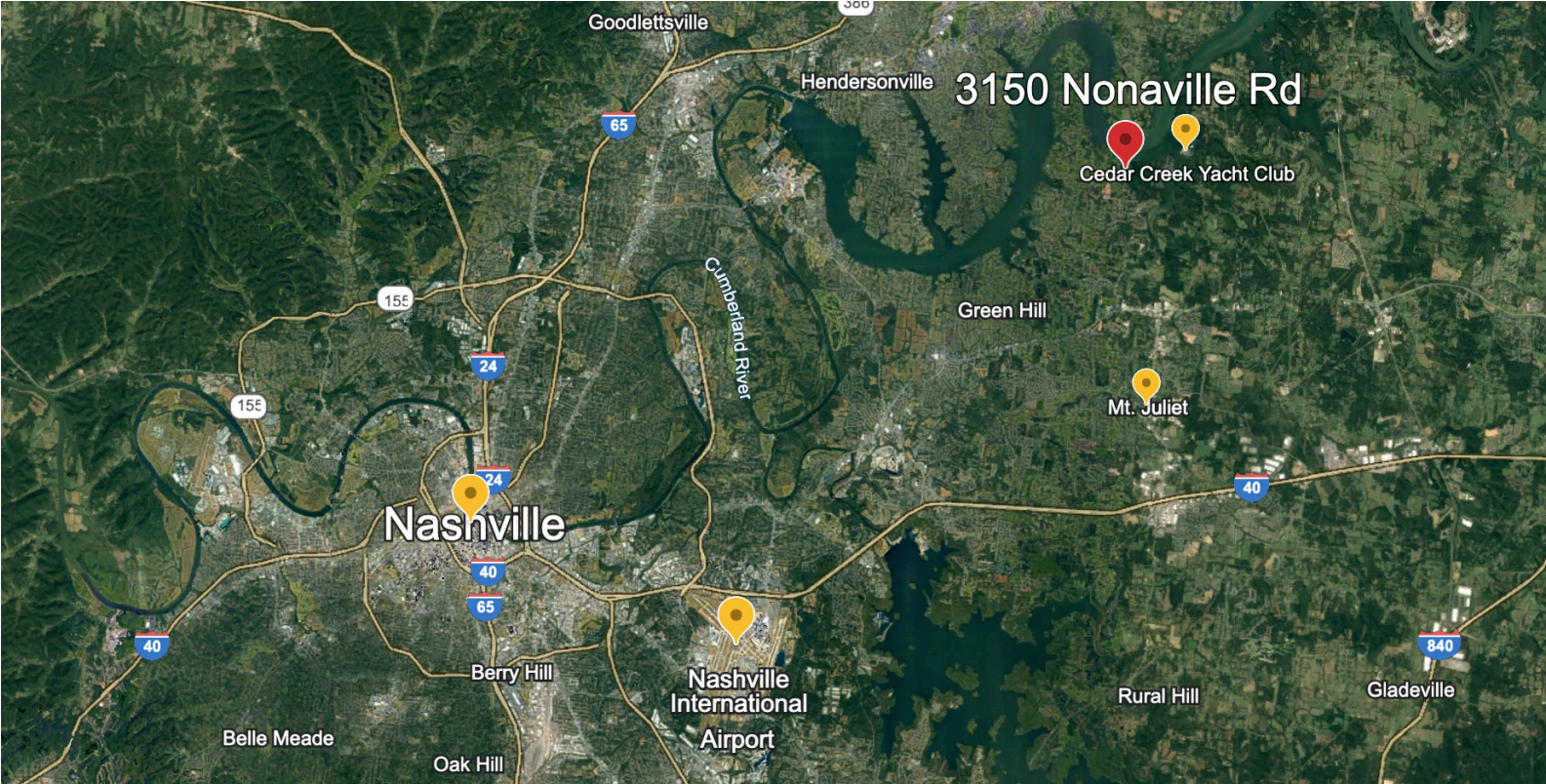
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