

FOR SALE

8.95 ACRES OF PRIME DEVELOPMENT LAND IN LEBANON, TN

Pryor Creek Rd., Lebanon, TN Wilson County

- Approximately 8.95 ACRES
- IP - ZONING = Planned Business/Industrial Park
- Multiple potential uses
- Approximately 22 minutes from Nashville International Airport
- Just South of Lebanon Rd and off Hwy. 109N
- Less than 3 miles to I-40
- Minutes to Martha Station (commuter rail)
- Available now - "as is"
- Site plans and environmental reports available
- Full set of plans for a proposed 8,925sf building (auto servicing/sales)
- Contact agent for pricing*



***AYCOCK REALTY GROUP LLC**
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PLEASE CONTACT: BONNIE GALLO
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This information has been obtained from sources believed reliable Aycock Realty Group LLC and its associates have not verified nor make guarantee, warranty or representation regarding any information supplied either in print or verbal.



AYCOCK
REALTY GROUP

WILSON COUNTY TENNESSEE

Thriving Downtown, Lebanon's Historic Square is the vibrant heart of Lebanon. The area is a bustling spot for shopping, dining, entertainment, tasting local and regional brews, and exploring heritage tourism. These assets continue to make Lebanon a special place for the people who call it home. They can also make it a special place for you to invest in your business; in your quality of life; and in this community. This 200-year history has been a thriving business community. Lebanon looks forward to a stronger business future. This has been the place for hundreds of successful businesses, and it is the place for any great business investment.

SELECTED ECONOMIC INDICATORS

2024 ANNUAL AVERAGES (AGE 16+)		
Labor Force	County	Labor Market Area*
Population	132,361	1,045,718
Employed	82,343	688,464
Unemployed	2,677	23,193
Unemployment Rate	3.1%	3.3%

*Drive Time: 45 minute radius from Lebanon (County seat)
Source: ESRI

2024 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY	
Agriculture/Mining	0.3%
Construction	7.0%
Manufacturing	10.4%
Wholesale Trade	2.8%
Retail Trade	12.0%
Transportation/Utilities	7.8%
Information	2.0%
Finance/Insurance/Real Estate	7.9%
Services	45.7%
Public Administration	4.1%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2024)	
Number of Units	193
Ann. Avg. Employment	4,857
Ann. Avg. Weekly Wage	\$1,271

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME	
Year	2024
Amount	\$43,999

Source: ESRI

MEDIAN HOUSEHOLD INCOME	
Year	2024
Amount	\$93,684

Source: ESRI

AVERAGE HOME SALES	
Year	2024
Number of Homes Sold	2,508
Average Cost	\$502,719
2024 Median Home Value	\$399,667

Source: Tennessee Housing Development Agency

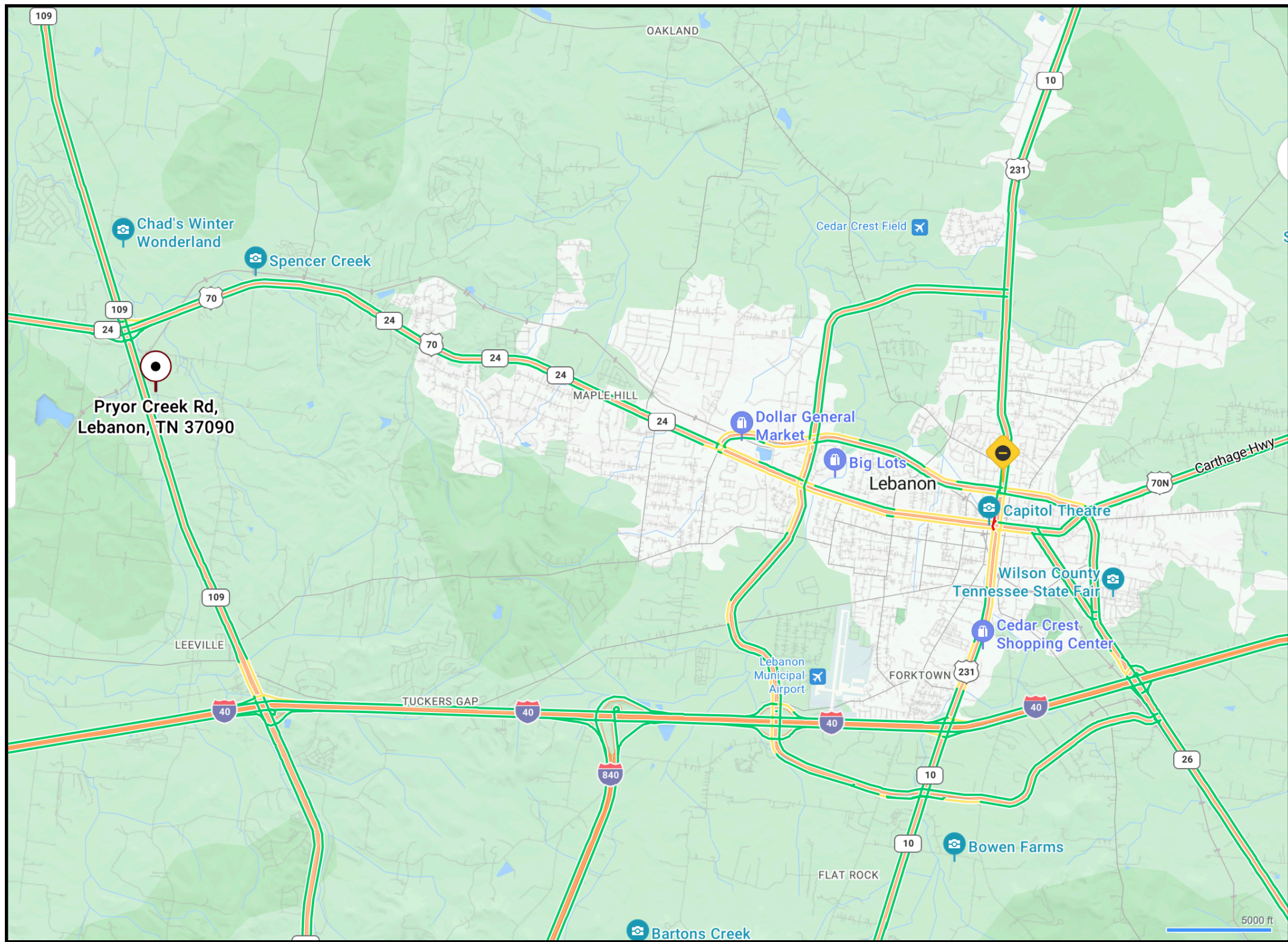
RETAIL SALES	
Year	2024
Amount	\$3,530,073,893

Source: Tennessee Department of Revenue



* Historic Lebanon, Tennessee

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CITY OF LEBANON ZONING CODE

IP - Planned Business/Industrial Park

USES PERMITTED: Administrative Services, Animal Care & Veterinarian Services, Automotive Parking, Automotive Servicing, Auto Repair and Cleaning (excluding car wash), Building Materials and Farm Equipment, Commercial, Community Assembly, Consumer Repair Services, Convenience, Cultural and Recreation Services, Entertainment & Amusement Services, Extended Stay, Financial-Consultative and Administrative, Food & Beverage Services, General Business & Communication Services, General Retail Trade, Hotel/Motel, Light Construction Service, Light Industrial, Medical Services, Medium Construction Service, Personal & Group Care, Transport & Warehousing, Vehicular-Craft & Related Sales, Wholesale Sales.

ALLOWED as a CONDITION USE: Heavy Construction Service, Medium Industry, Intermediate Impact, Car Wash.

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