

# 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 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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**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

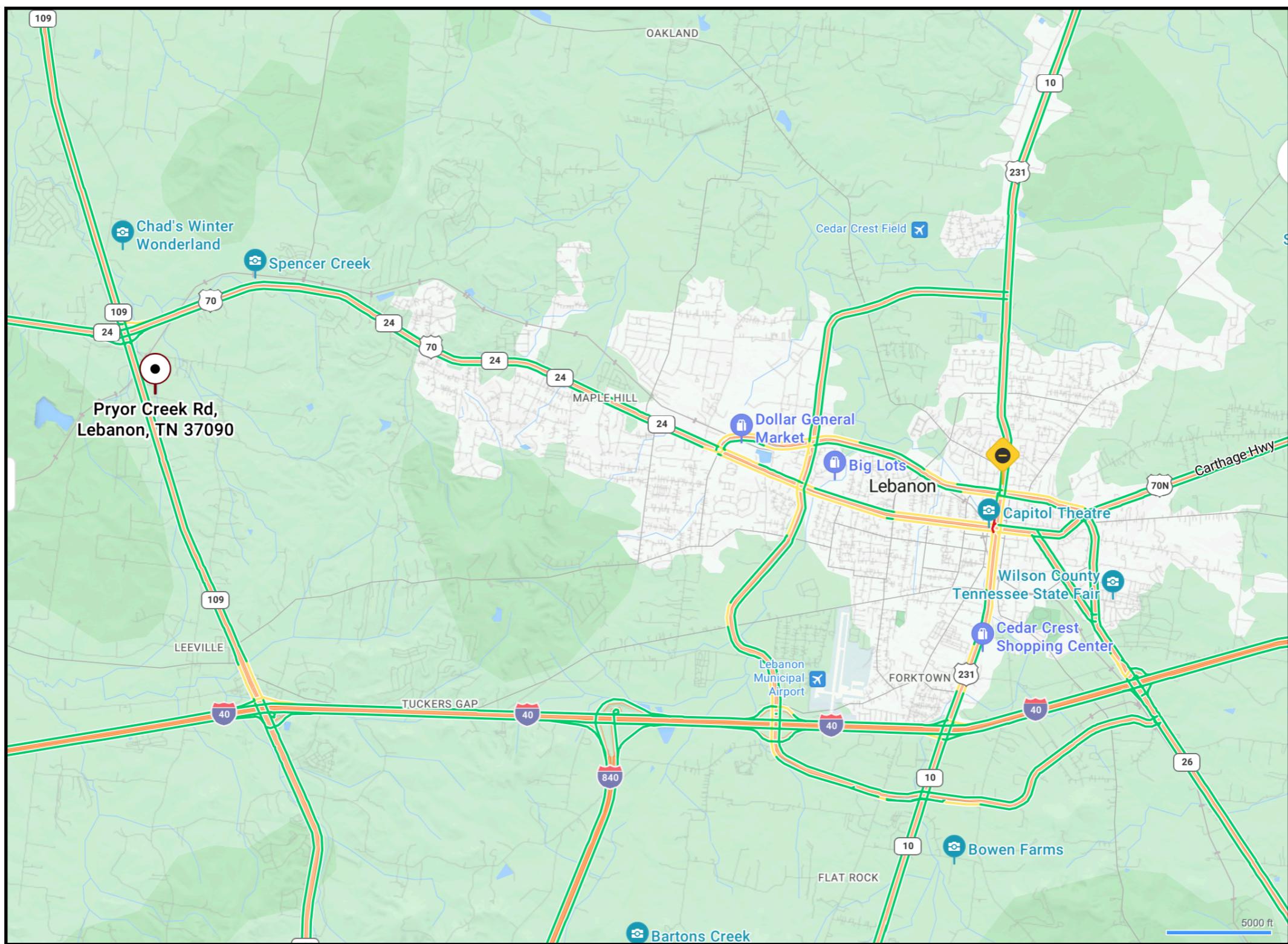
### RETAIL SALES

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

Source: Tennessee Department of Revenue



\* Historic Lebanon, Tennessee



### 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.

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



**Aycock Realty Group LLC**

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