



LAND FOR SALE

S DICKERSON CHAPEL RD
LEBANON, TN 37087

Melanie Yates
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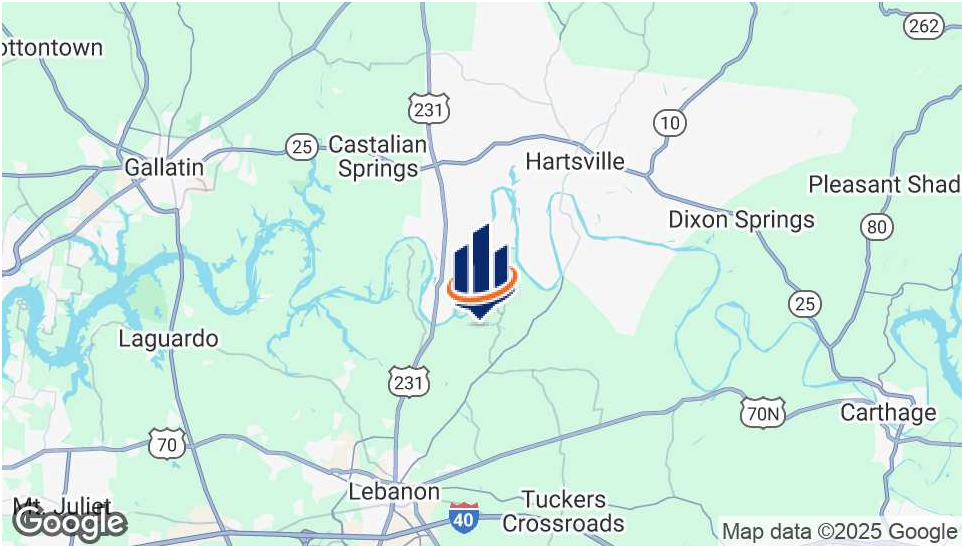


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Property Summary



LOCATION DESCRIPTION

Situated just minutes from downtown Lebanon, the property benefits from easy access to retail centers, dining options, and recreational areas, including the picturesque Cedars of Lebanon State Park and the historic Lebanon Public Square. With its convenient location and promising growth trajectory, this area presents a compelling opportunity for investors looking to capitalize on the burgeoning real estate market in Lebanon.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	740,517 SF

PROPERTY DESCRIPTION

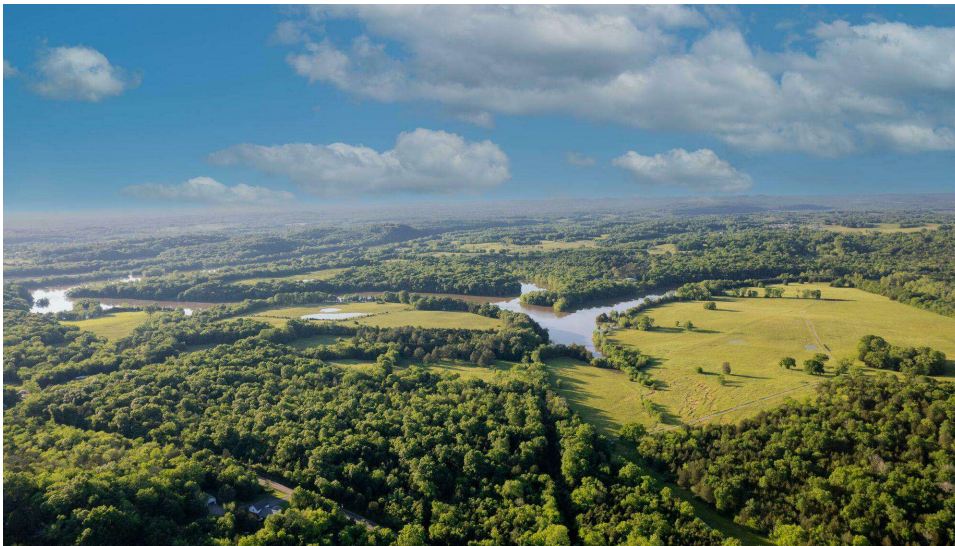
Introducing a prime investment opportunity! This expansive property, zoned A1, offers endless potential for a savvy land investors and developers. Situated in a tucked off Lebanon area, this parcel presents a rare chance to own a strategic piece of real estate. Don't miss out on the chance to secure a valuable asset in area that has yet to demand high real estate cost.

Complete Highlights



PROPERTY HIGHLIGHTS

- Zoned A1
- Versatile development opportunities
- Expansive parcel with multiple
- Ideal for land investors seeking strategic acquisitions
- Potential for lucrative returns on investment
- A1 zoning allows for multiple uses
- Rare opportunity to secure valuable real estate not far from the Nashville market



Demographics Map & Report

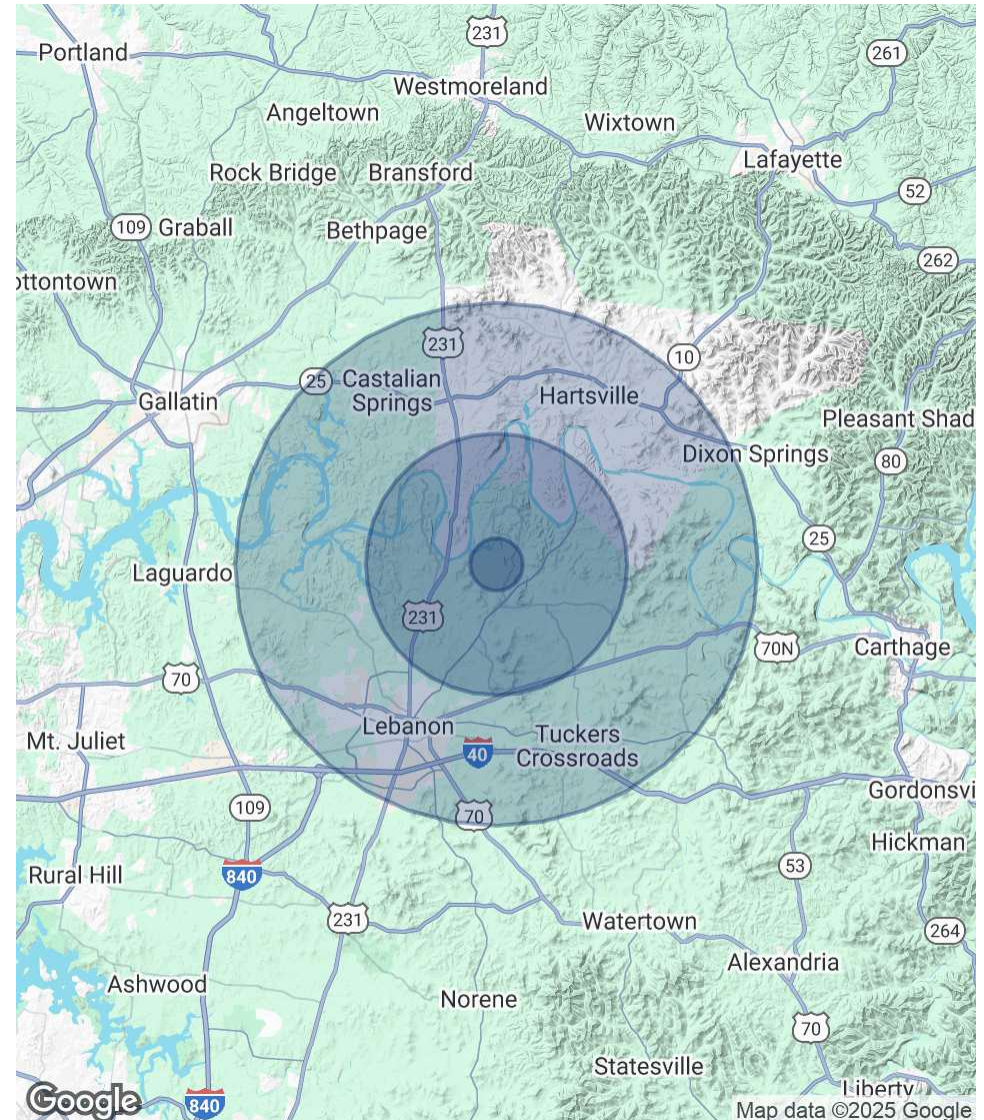
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	346	8,088	58,128
Average Age	45.1	44.6	39.5
Average Age (Male)	45.1	42.9	38.3
Average Age (Female)	43.0	44.8	40.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	128	3,053	22,571
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$101,930	\$92,979	\$75,797
Average House Value	\$233,421	\$244,905	\$231,461

2020 American Community Survey (ACS)





MELANIE YATES

Advisor

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Direct: **615.671.4544** | Cell: **901.500.1461**



PROFESSIONAL BACKGROUND

I'm a Memphis native, dually licensed in both Tennessee and Georgia, with a passion for helping others succeed. After earning a Bachelor's in Psychology from the University of Tennessee at Chattanooga, I moved to Nashville to pursue new opportunities. It wasn't long before I followed my calling into Real Estate, launching my career in 2018.

While I began in residential Real Estate, my focus quickly shifted to Commercial Real Estate – a decision that's proven to be one of the most rewarding of my career. Over the years, I've honed my expertise in retail, office spaces, and land development, dedicating myself to understanding the complexities of the commercial market and educating my clients along the way.

I specialize in working with business owners, landlords, and startups, helping them navigate the world of Commercial Real Estate with confidence. My approach is built on integrity, dedication, and a commitment to providing long-term solutions that allow my clients to thrive.

At the core of my work is a simple but powerful motto: "Making connections for a lifetime, not just a transaction." My clients are my priority, and I'm dedicated to being a trusted advisor for them every step of their journey.

EDUCATION

University of Tennessee at Chattanooga- B.S Psychology

MEMBERSHIPS

Greater Nashville Association of Realtors

Young Professional Network