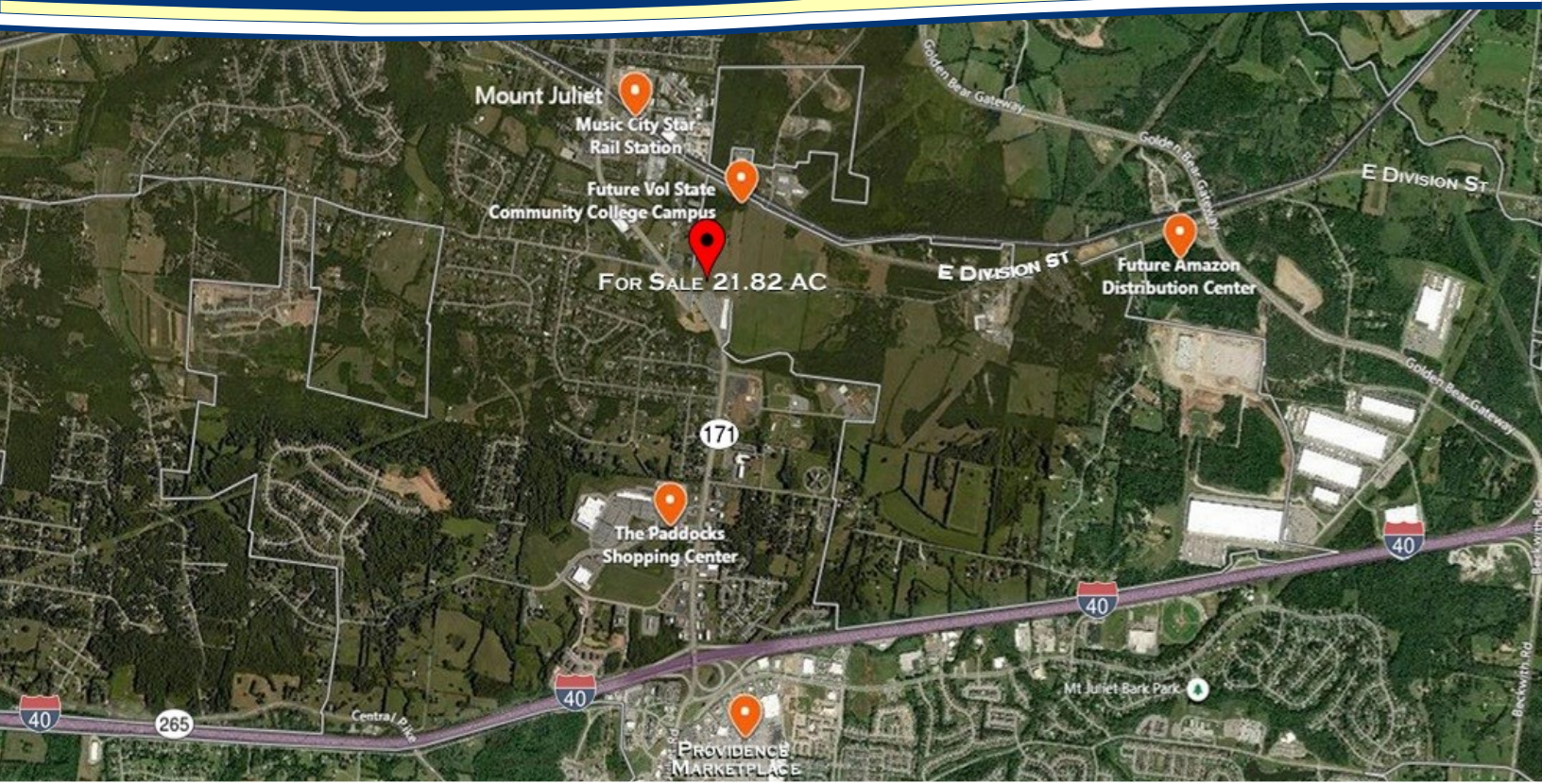


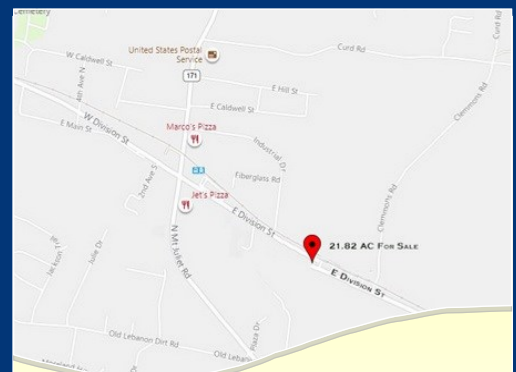
21.82 AC PRIME DEVELOPMENT LAND IN MT JULIET



E. Division St & Old Lebanon Dirt Rd | Mt Juliet, TN 37122

PROPERTY HIGHLIGHTS

- 21.82 +/- AC adjacent to future home of The Wilson County Campus of Volunteer State Community College
- All Utilities at Site, Topo Level with 361' RF on E. Division St. and 845' RF on Old Lebanon Dirt Rd with Music City Rail Access
- Located 1.5 +/- miles from Amazon's 3.6 Million SF Fulfillment Center with 1000 employees to start and will hire up to 3000
- Access from North Mt Juliet Road via 2 signalized intersections or the New Golden Bear Gateway
- Walking distance to Mt. Juliet Town Center & downtown Mt. Juliet's mixed use retail, medical & offices
- Easy access to / from I-40, via exit 226B
- Wilson County land use plan: Mixed Use
- Tax map parcel 077 parcel 001.01



DRIVING FROM NASHVILLE:

I-40 Eastbound to Exit 226B. Continue on North Mt Juliet Rd approx. 1.5 miles to traffic light with East Division Street and turn right. Property is 0.45 mile on your right.

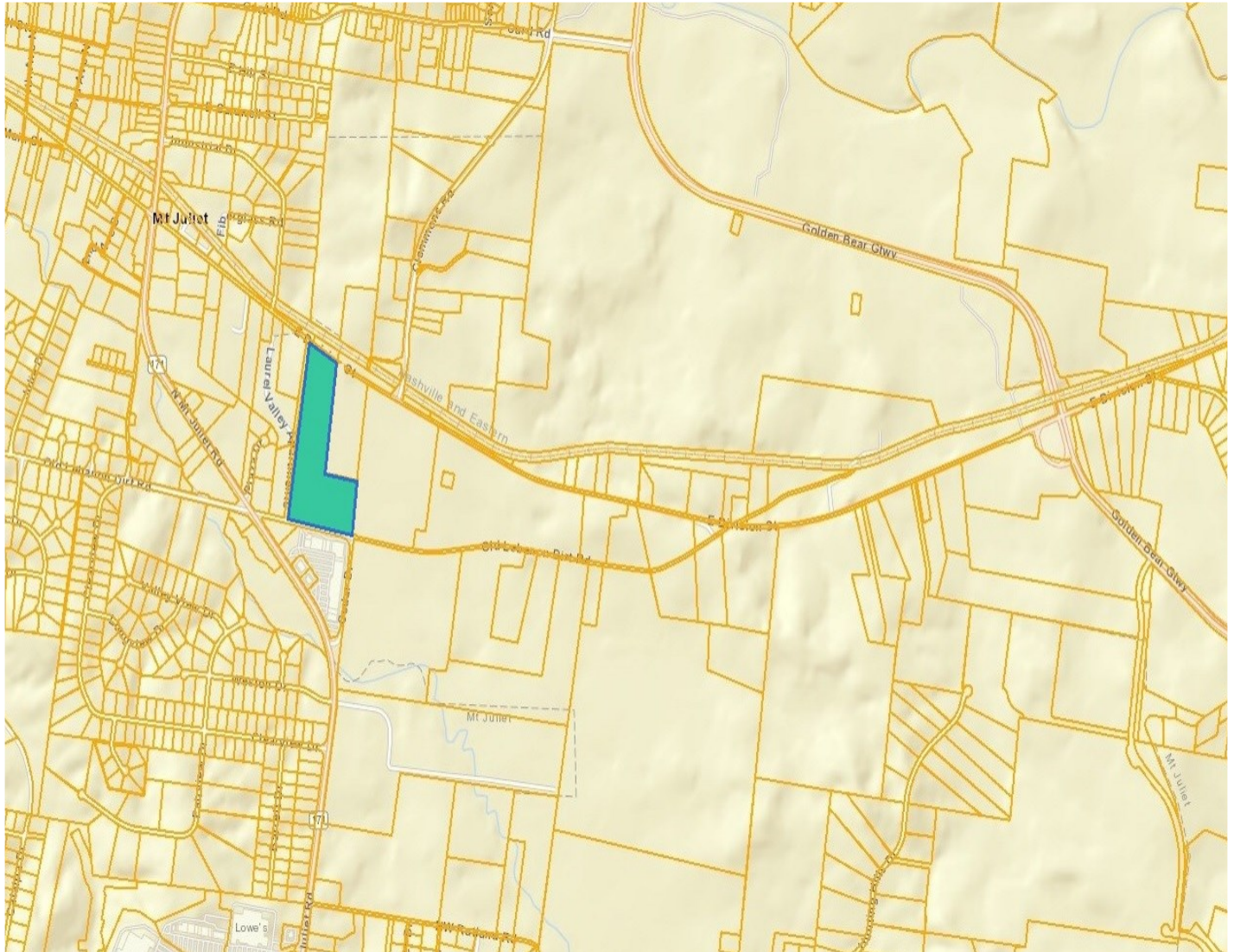
[Google Map Link](#)



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TAX MAP #077 001.01

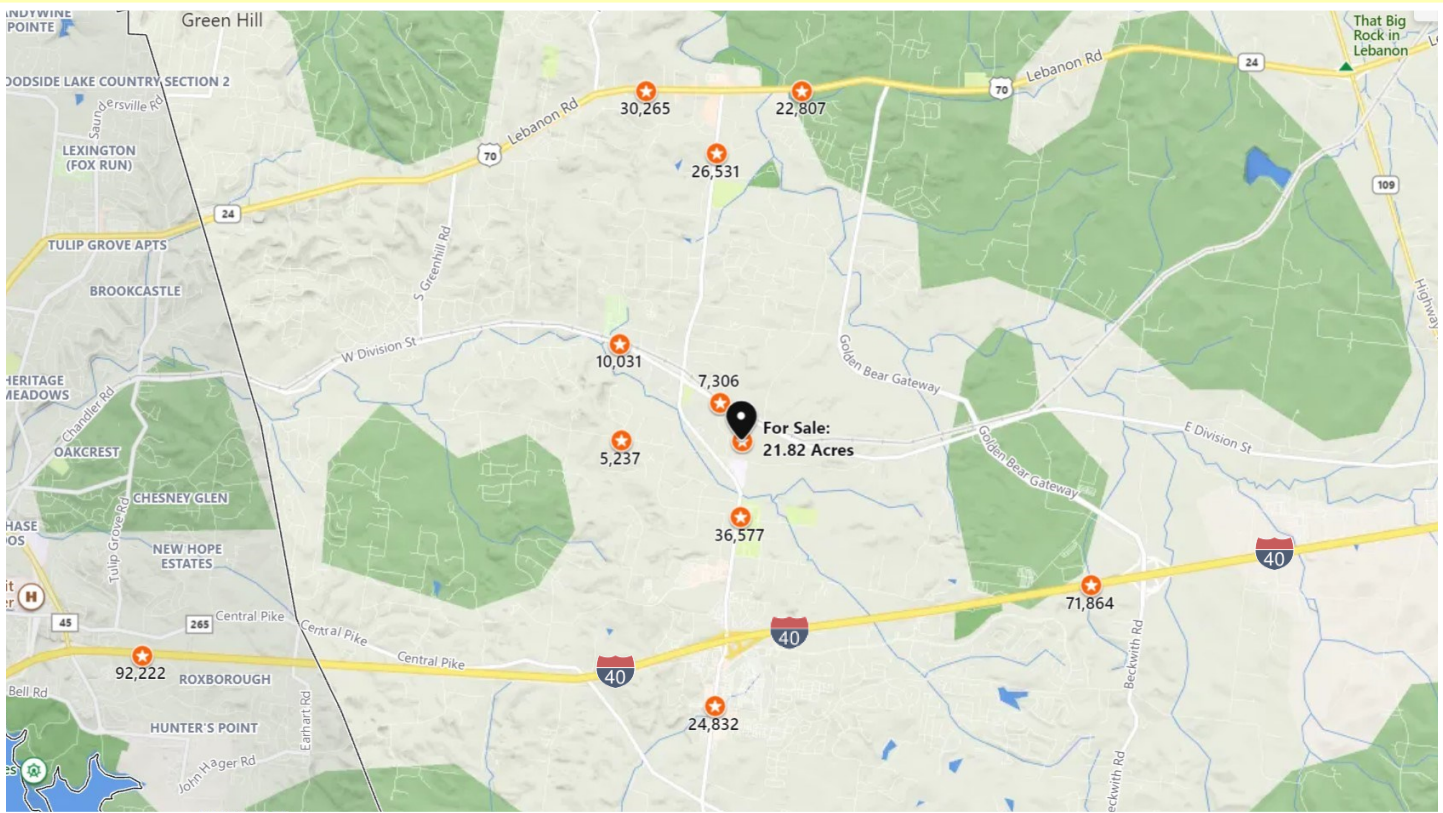
EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122



Note: Map for representation purposes only and not an official government record. ALTA survey recommended.

SELECT AVERAGE DAILY TRAFFIC COUNTS - MT JULIET, TN

EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122



Traffic Counts

Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
014	26,531	North Mt. Juliet Road	Creekwood Drive	2021
015	10,031	West Division Street	East Main Street	2021
016	7,306	East Division Street	Industrial Drive	2021
017	24,832	South Mt. Juliet Road	Providence Parkway	2021
089	36,577	North Mt. Juliet Road	Clearview Drive	2021
108	22,807	Lebanon Road	East of N. Mt. Juliet Rd @Park Glen Drive	2021
109	30,265	Lebanon Road	West of N. Juliet Road @W Sunset Dr/Morningside Dr	2021
169	5,237	Old Lebanon Dirt Road	Jackson Trail	2021
Interstate 40 AVD				
198	92,222	I-40 Eastbound	West of New Hope Road @OHB/New Hope Road	2020
034	71,864	I-40 Eastbound	West of Golden Bear Gateway	2020

EXHIBIT "C"
TRANSACTION NUMBER 18-02-010

25/11/20

EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122



SAMPLE AREA BUSINESS - GOOGLE MAPS

EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122

