

# 500 VALOR WAY

An aerial photograph of a residential area during sunset. The sky is filled with warm orange and yellow hues. In the foreground, there are several houses with green lawns. A river curves through the middle ground, and a range of mountains is visible in the background under the sunset sky.

COLDWELL BANKER  
**COMMERCIAL**

LEGACY  
GROUP



COLDWELL BANKER  
**COMMERCIAL**  
LEGACY GROUP

# Summary

## Land to Build

- 7.4 acres
- Zoned RM6
- Build 6 units/acre by right
- Cleared land
- Multifamily Townhome Build Site
- Antioch, TN
- Area of Growth and Development



# Map

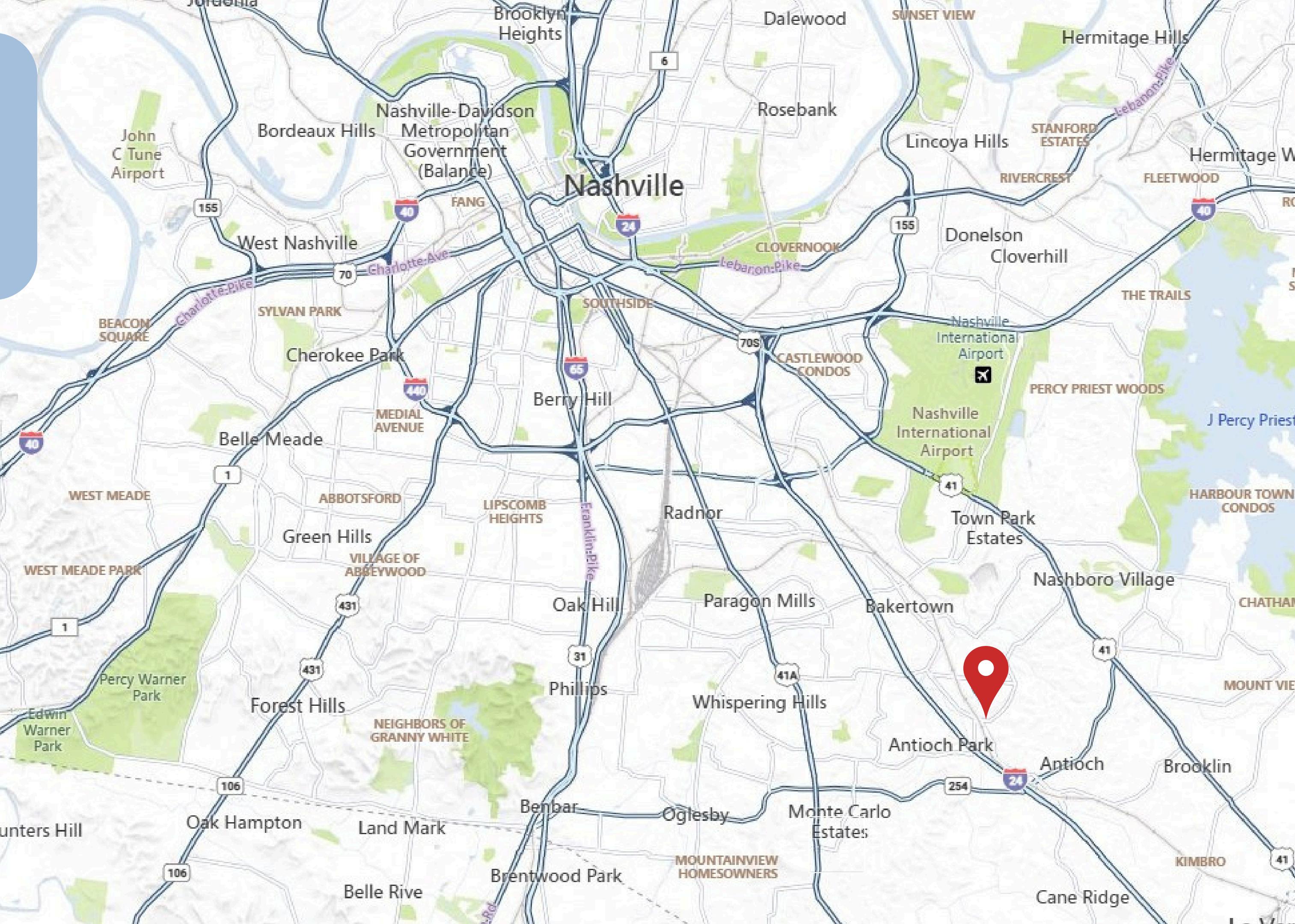


# COLDWELL BANKER COMMERCIAL

---

## LEGACY GROUP

# Antioch, TN



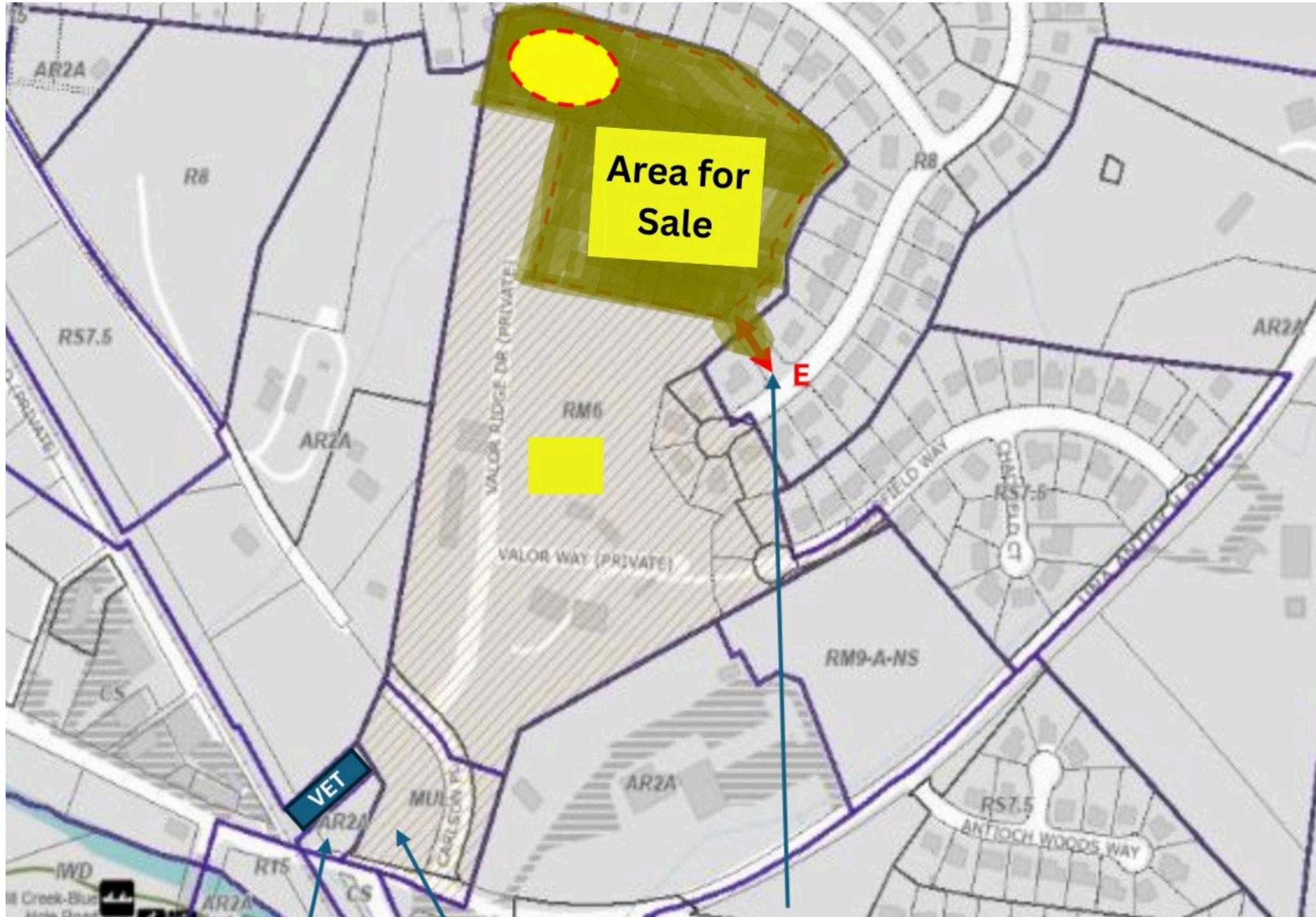
# Site Plan



# COLDWELL BANKER COMMERCIAL

---

## LEGACY GROUP





COLDWELL BANKER  
**COMMERCIAL**  
LEGACY GROUP

# Concepts





COLDWELL BANKER  
COMMERCIAL  
LEGACY GROUP





## Nashville – Economy & Top Employers

- **Key industries:** healthcare, education, government, professional/business services, trade & transportation, manufacturing.
- **Rapid growth** in tech and health-tech sectors (e.g. Oracle's planned campus) leveraging Nashville's healthcare cluster.

Major Employers (Nashville area)

- **Vanderbilt University & Medical Center** – one of the largest employers (~28,300+ employees)
- **HCA Healthcare** – headquartered in Nashville, large health system operations
- **Nissan North America** – automotive & manufacturing presence in region
- **Amazon** – tech, fulfillment & corporate operations in Nashville area
- **Ascension Saint Thomas** (healthcare network)
- **Bridgestone Americas** & other manufacturing / corporate firms

Strategic advantages

**Nashville serves as a major regional hub for healthcare, education, and government, providing stable employment base.**

**Its connectivity (airport, rail, road) supports logistics and corporate growth.**

### Commute & Connectivity: Mt. Juliet → Nashville

**Approximate drive time:** 25 minutes under normal traffic conditions.

**Distance:** ~ 20 miles / ~ 32 km

**Also possible:** commuter train (WeGo / Line 90) from Nashville to Mt. Juliet takes ~ 26 minutes.



# Antioch Lifestyle Highlights

## Convenient Location

- ~12–15 minutes to Downtown Nashville
- Easy access to I-24, I-65, and Nashville International Airport

## • Outdoor & Active Living

- Mill Ridge Park (622 acres of green space, trails, and recreation)
- Percy Priest Lake & Smith Springs Recreation Area for boating, fishing, and lakeside activities
- Cane Ridge Park with playgrounds, sports courts, and biking trails

## • Shopping & Dining

- New Tanger Outlets Nashville for major brands and retail
- Global Mall at the Crossings – diverse shopping, cultural events, and community hub
- Wide range of restaurants: from local Southern comfort food to international cuisines (Hispanic, Middle Eastern, Asian, African)

## • Family-Friendly

- Close to schools, community centers, and Nashville Zoo
- Recreational facilities like Ford Ice Center for skating and hockey
- Affordable housing options compared to central Nashville

## • Cultural Diversity

- One of the most diverse neighborhoods in Middle Tennessee
- Rich mix of cultural festivals, food, and community experiences

## • Growing Economy

- Surrounded by major employers in healthcare, logistics, and tech within a short commute
- Steady investment in retail and infrastructure development

## • Entertainment & Lifestyle

- Local movie theaters, bowling, and family entertainment venues
- Quick drive to Nashville's music, nightlife, and professional sports



# COLDWELL BANKER COMMERCIAL

For More Info **Connect!**



LeslieLi.CRE@gmail.com  
615.969.6684

LEGACY  
GROUP

Over \$1  
Billion

