



500 VALOR WAY



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COMMERCIAL**

LEGACY
GROUP



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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



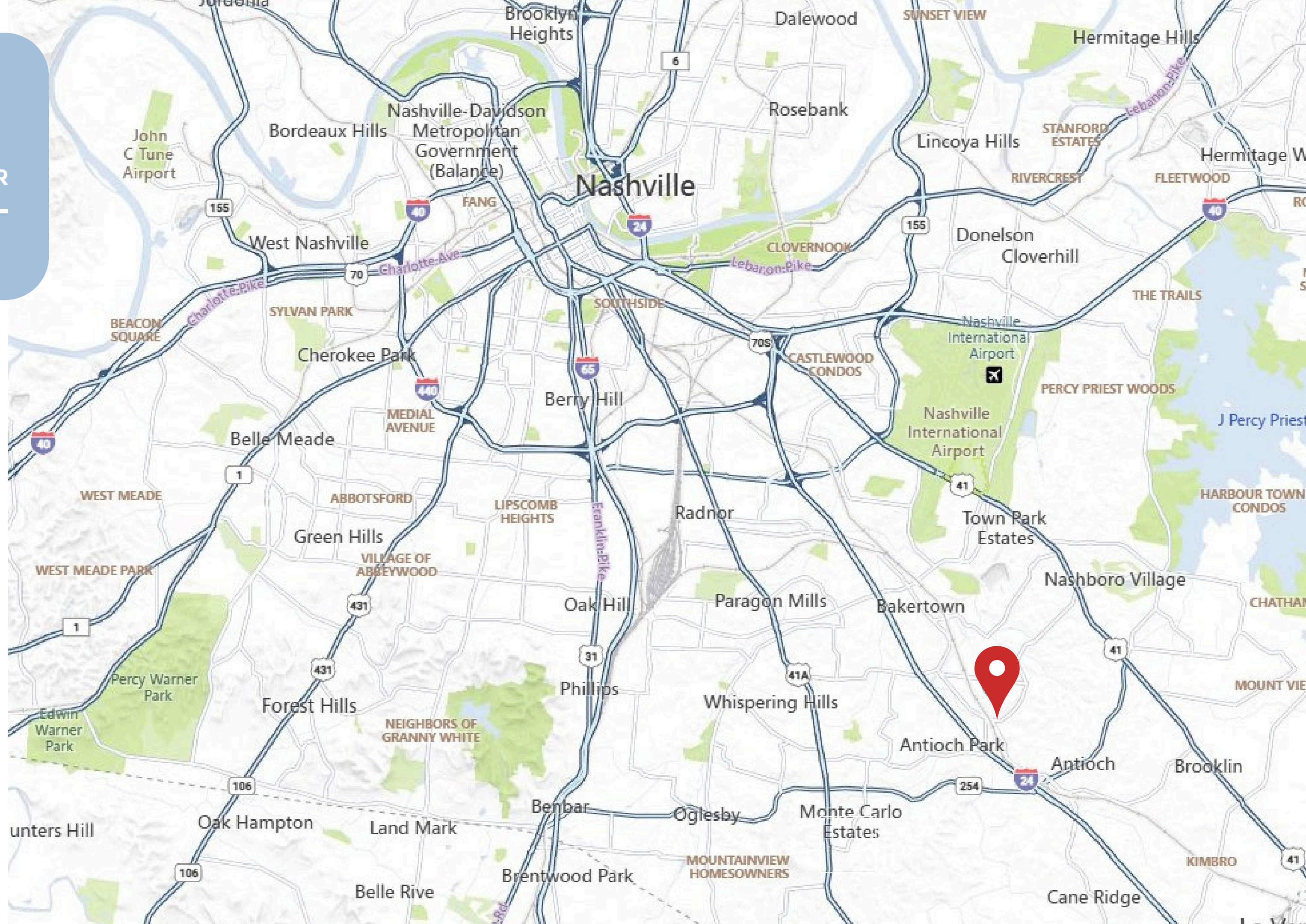
Map



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Antioch, TN

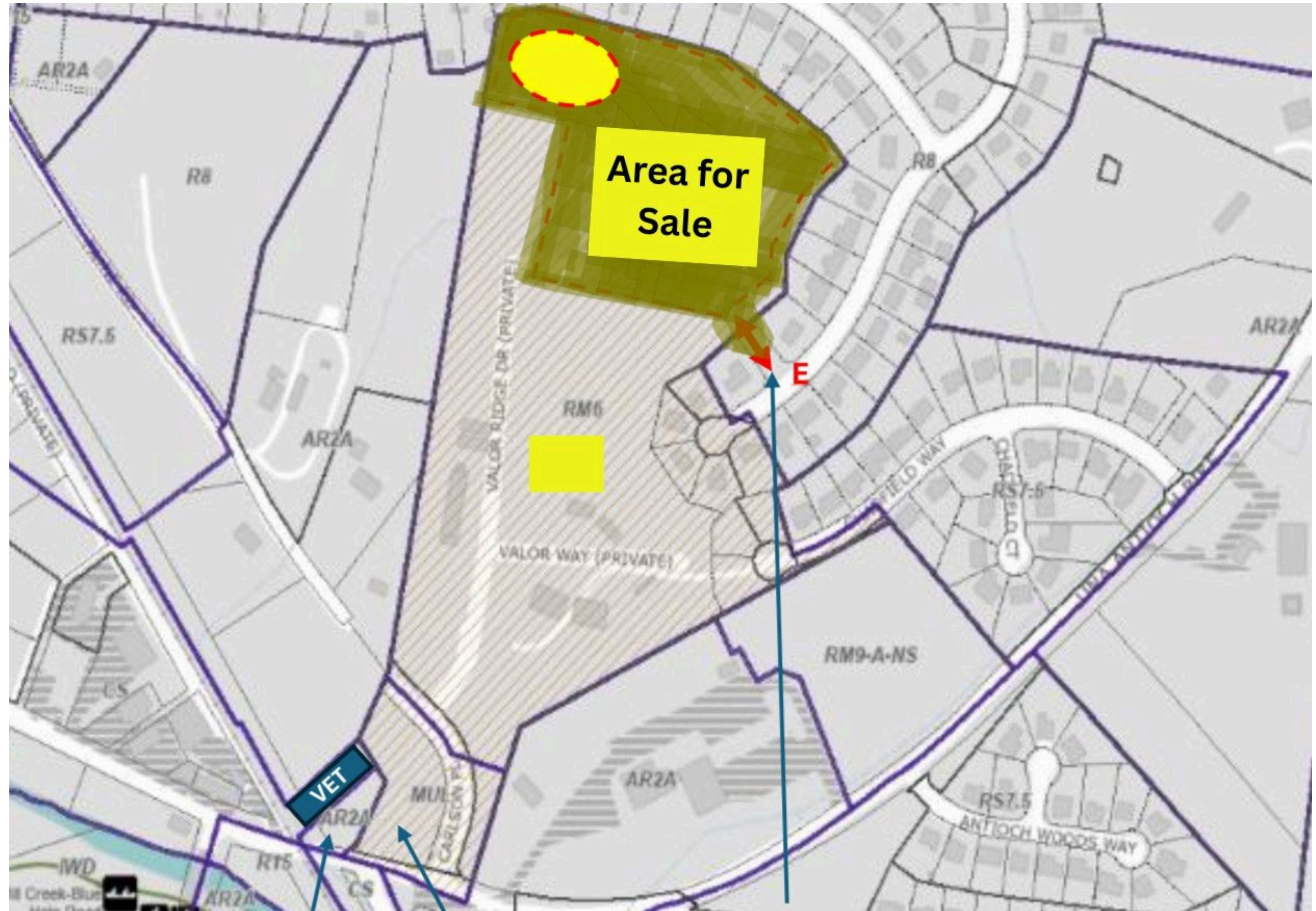
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Site Plan



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Concepts





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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



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For More Info **Connect!**

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Over \$1
Billion

