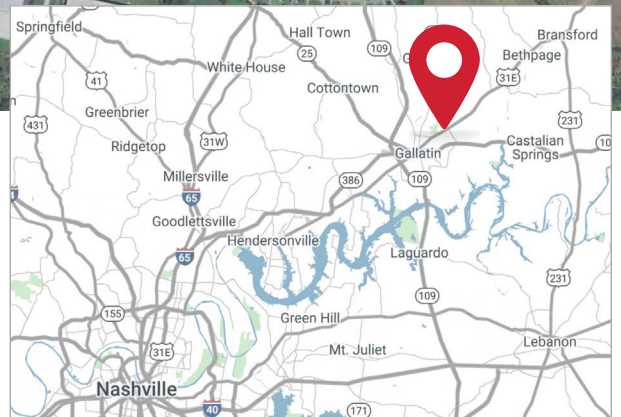


# FOR SALE

## Large Industrial Tracts Up to 142 Acres in Gallatin, TN



### PROPERTY SUMMARY

ADDRESS	175 Airport Road, Gallatin, TN 37066
SITE SIZE	142.49 Total
ZONING	IR - Allows for Warehouse and Distribution
ASKING PRICE	\$250,000/Acre

### HIGHLIGHTS

**Up to 142 Acres - WILL SUBDIVIDE (Min 5.29 AC)**

- Adjacent to existing industrial park
- Basic subdivision and siteplan approval by Seller to ensure future road connectivity
- Utilities available - Public water and sewer located on, and directly adjacent to Airport Road ROW

### LOCATION HIGHLIGHTS

- Surrounded by Industrial Parks, including Meta Data Complex and Barette Arms Manufacturing
- Strategic position at the gateway to Gallatin (Sumner County), fully within city limits
- Excellent visibility and access to Highway 31 East (13,736 CPD) and Airport Road (6,295 CPD)

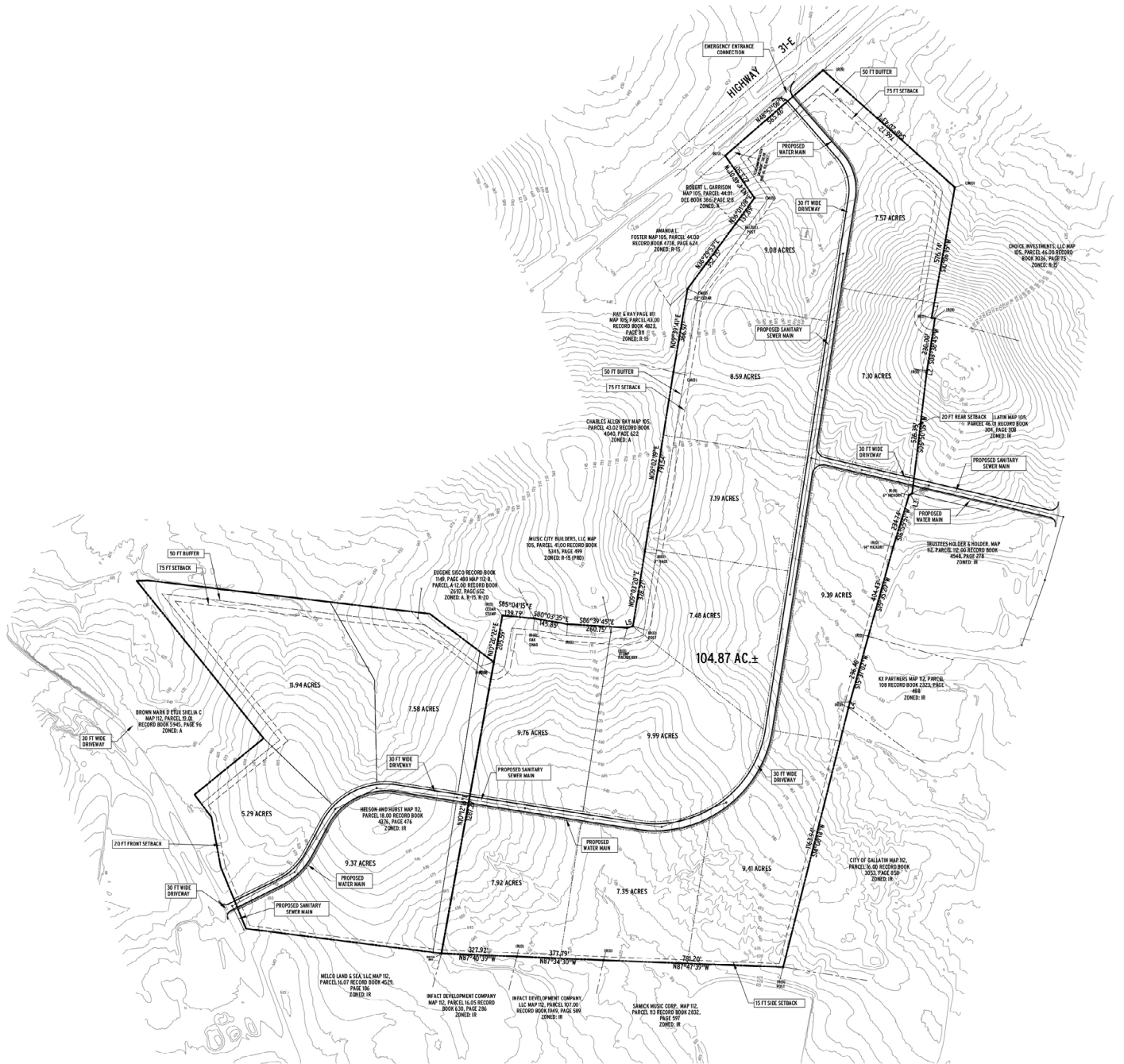
**John Cavin**

615.210.9697

[jcavin@southeastventure.com](mailto:jcavin@southeastventure.com)



# CONCEPTUAL SITE PLAN



**IMMEDIATE TRADE AREA**

