

CHARLES HAWKINS CO.

FOR SALE

±10.01 Acres Available

Commercial Land for Development in a Rapidly Growing Corridor

Murfreesboro Pike, Antioch, TN 37013

(Adjacent to 4119 Murfreesboro Pike, Antioch)



HIGHLIGHTS

- Price: \$13.00 /SF (\$5,668,442.00)
- Land Size: ±10.01 Acres
- Type: Commercial Land
- Ideal location for a retail or mixed-use development
- High traffic corridor
- 23,506 AADT on Murfreesboro Pike
- Adjacent to proposed 250-unit apartment complex
- Adjacent to new Public Storage Facility
- Rectangular lot
- 1,073 Linear feet of frontage on Murfreesboro Pike
- Deeded sewer easement

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
	44,434	142,279	463,215
	17,590	52,730	179,518
	\$70,378	\$73,233	\$92,031



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Exclusively listed by:
 Charles Hawkins Co.
 760 Melrose Avenue
 Nashville, TN 37211

T: 615.256.3189 / F: 615.254.4026

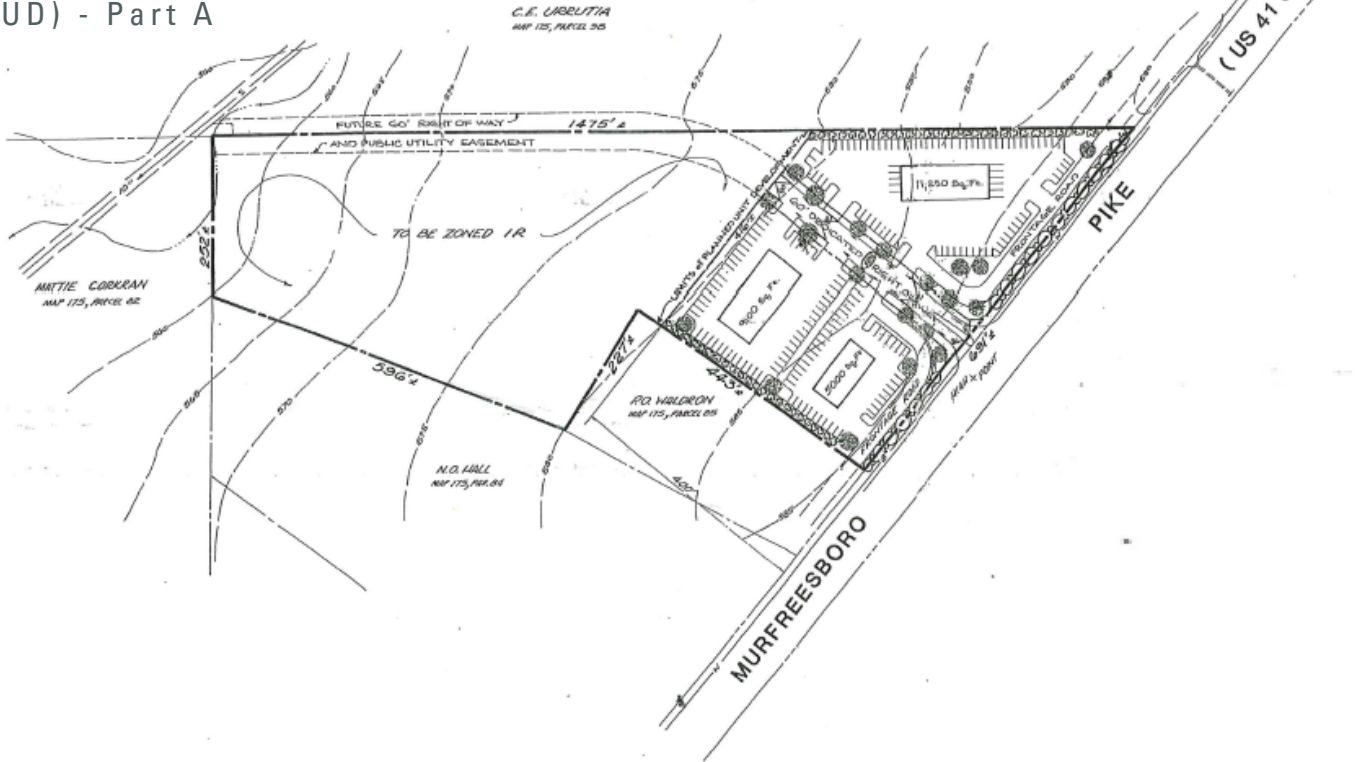
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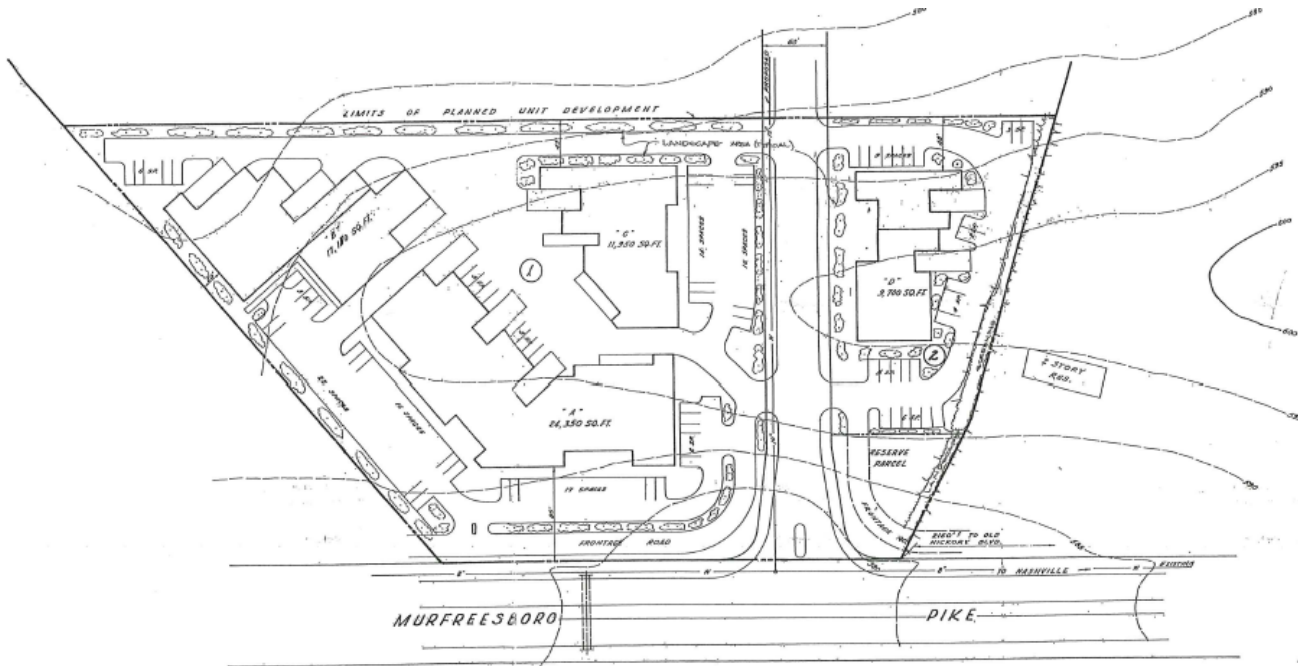
Murfreesboro Pike
Antioch, TN 37013
Davidson County

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Planned Unit Development (PUD) - Part A



Planned Unit Development (PUD) - Part B



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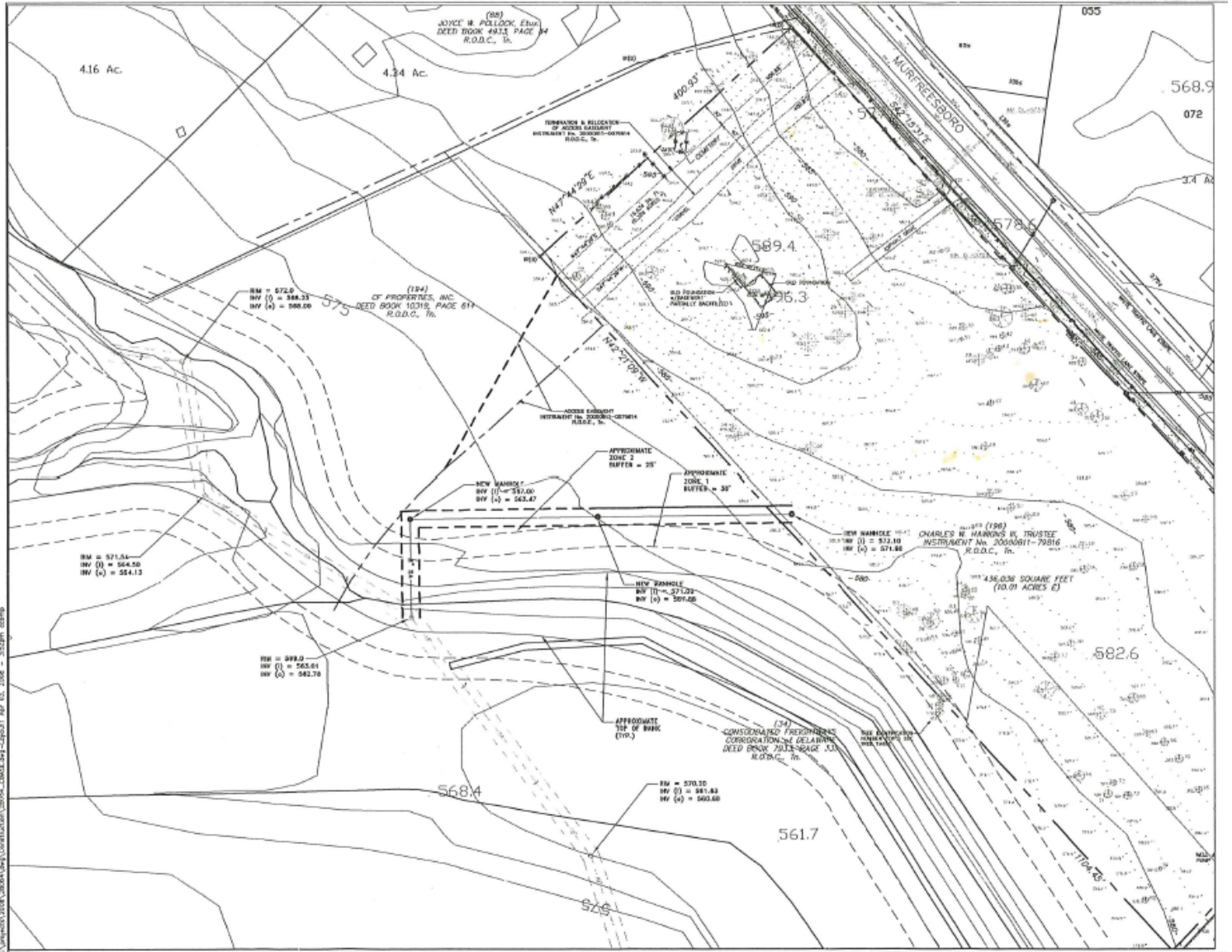
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Sewer Easement



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AERIAL



NASHVILLE MSA

MARKET
STATS

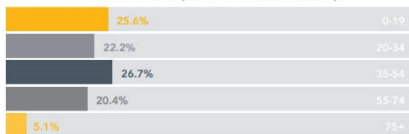
*Images provided by the Nashville Chamber of Commerce

NASHVILLE MSA

TOTAL POPULATION OF NASHVILLE MSA:

2,012,476

POPULATION BY AGE (MEDIAN AGE: 36.5)



HOUSEHOLD INCOME & SIZE

AVERAGE HOUSEHOLD SIZE: 2.7 PEOPLE MEDIAN HOUSEHOLD INCOME: \$68,406

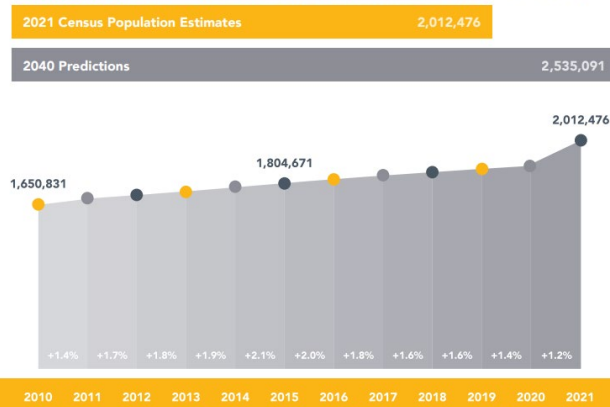


THE NASHVILLE REGION GAINED 36 NET NEW PEOPLE PER DAY ON AVERAGE BETWEEN 2020 AND 2021. THAT EQUALS A TOTAL OF 17,133 RESIDENTS ADDED TO THE NASHVILLE REGION SINCE 2020.

POPULATION PROJECTIONS PREDICT THAT MORE THAN 2.5 MILLION WILL LIVE IN THE NASHVILLE AREA BY 2040.



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#4 METRO
Economic Strength
2022
-POLICOM

#6 CITY
For Job Seekers
2022
-MoneyGeek

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