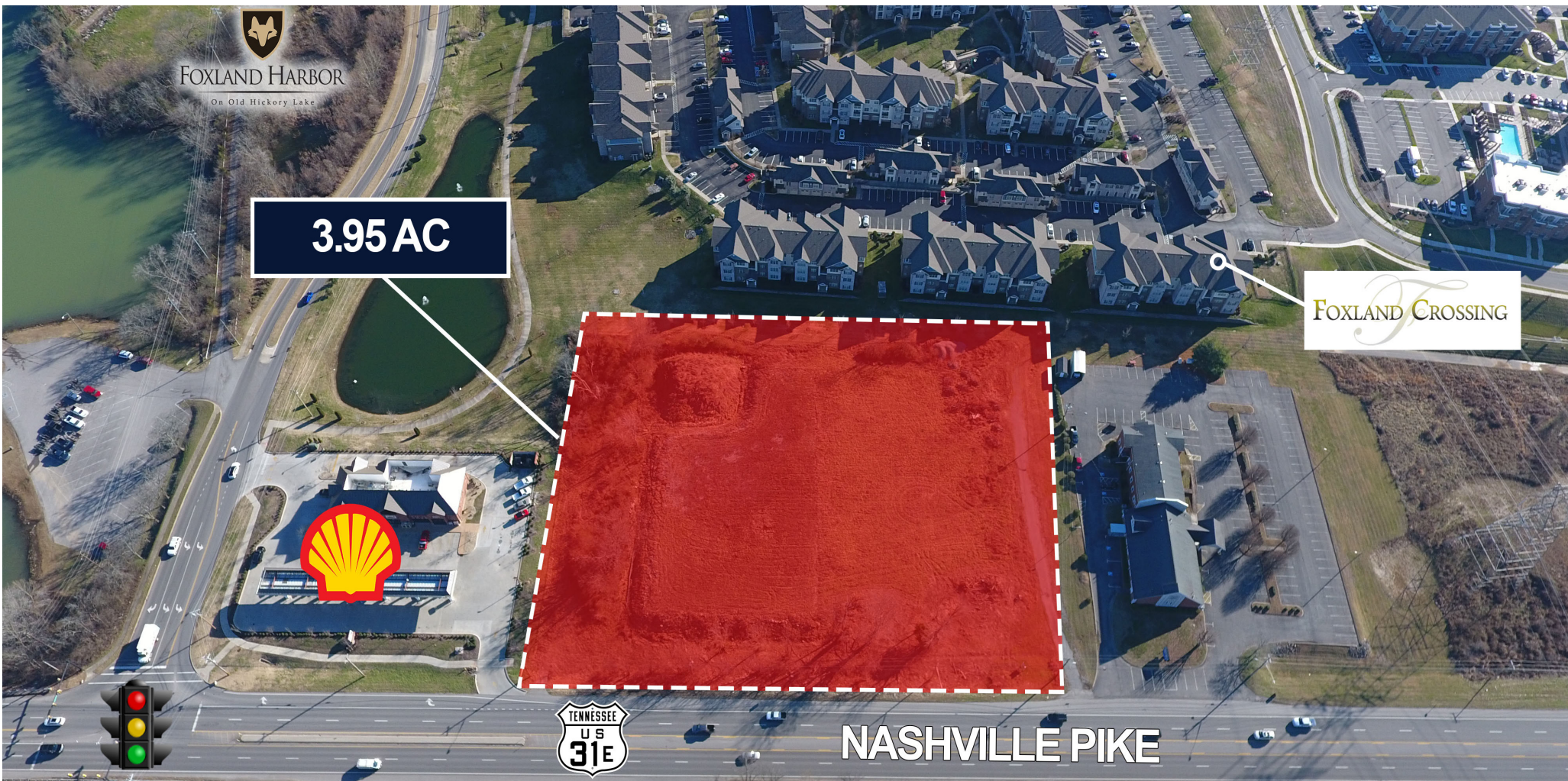


FOR SALE

31 E & 1867 Nashville Pike

Gallatin, TN 37066




FOXLAND HARBOR
On Old Hickory Lake

3.95 AC


FOXLAND CROSSING



NASHVILLE PIKE



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OVERVIEW

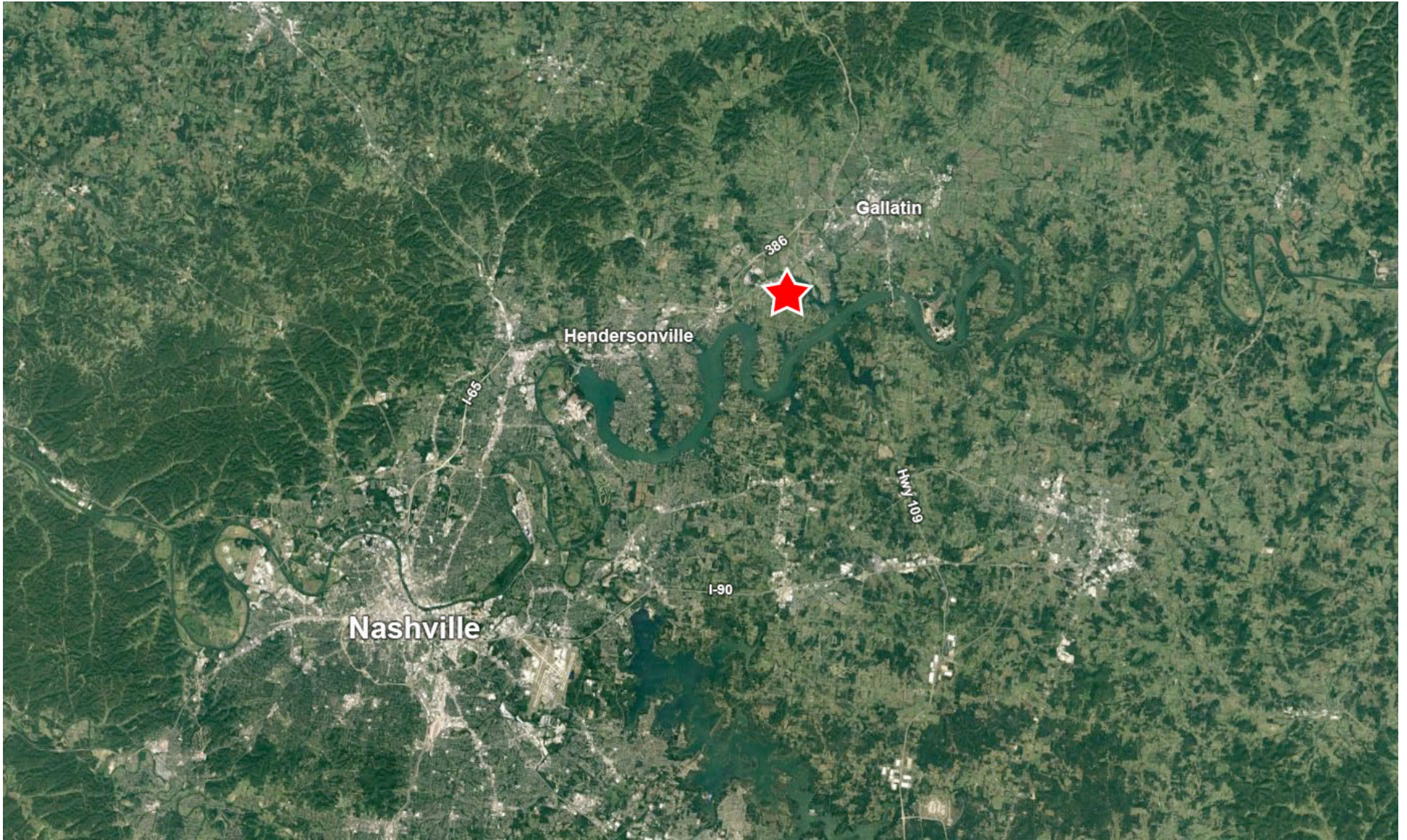
DETAILS

Parcel available for sale on highly trafficked Nashville Pike, between Hendersonville and Gallatin, TN. Minutes from Vietnam Veterans Blvd(Hwy 386), close to the new Kroger shopping plaza, Foxland Harbor and Fairview Plantation subdivisions, Volunteer State Community College and Station Camp Schools.

HIGHLIGHTS

- Average Household Income within 1 mile - \$92,091, 3 miles - \$89,058, 5 miles - \$73,666
- Nashville Pike AADT - 30,000 + cars per day
- Adjacent to Foxland Crossings - 400 apartments
- Nashville Pike (31E) frontage
- Utilities available on site





to 31E & 1867 Nashville Pike

Downtown Nashville: 24 Miles

Nashville International Airport: 27 Miles

Vietnam Veterans Blvd (386) - Saundersville Rd: 3 Miles

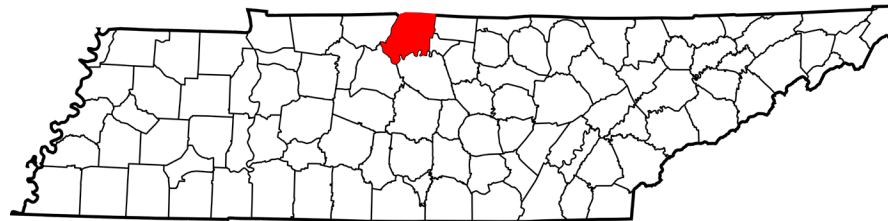
LOCATION

Sumner County is a suburban community also known as Nashville's North Shore as the county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation. Old Hickory Lake divides Davidson and Sumner County and works in conjunction with the Cumberland River as the ecological focal point of Sumner County to provide water-based outdoor activities and a quality of life that attracts new residents and corporations. Although the county seat is Gallatin, the city with the largest population in Sumner County is Hendersonville which has 51,372 residents.

Sumner County's business community is anchored by large manufacturing and distribution operations, an outstanding mix of professional service companies and a rapidly expanding retail sector. The county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation.

Economy

Sumner is the third most affluent county in the state of Tennessee. It has a median household income of \$54,916 and a median family income of \$65,313. More than 60 companies are headquartered, have regional offices or distribution facilities in Sumner County near Gallatin. Gallatin is the home of GAP's (the clothing retailer) largest worldwide distribution facility. The largest employers in the county include Gap, Inc. (1,306), Sumner Regional Medical Center (1,077), UniPres USA Inc. (1,062), Xtend Healthcare (928), and Volunteer State Community College (714).



Total Housing Units: 73,725

Major Submarkets: Hendersonville, Gallatin

Median Housing Value: \$194,900

Total Population: 187,149

Median Gross Rent: \$930

County Growth: 16.50% since 2010

County Median HH Income: \$61,584

Owner Occupied Housing Units: 54,188