



LAND FOR SALE

PROPOSED

PRESTON PARK

1424 Tulip Poplar Drive, Gallatin, TN 37066

SHELDON GRIFFIN

615.627.3966

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**Baker Storey McDonald
Properties**

PRESTON PARK

1424 Tulip Poplar Drive, Gallatin, TN 37066



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Gallatin, TN. This strategically located property, zoned MU, presents a versatile canvas for a range of commercial and residential uses. Boasting a coveted address in the heart of the thriving Gallatin area, this site offers exceptional connectivity and accessibility. With its MU zoning, the property offers flexibility for mixed-use development, making it an ideal choice for land investors and/or hotel, office, or residential developers seeking to capitalize on the area's burgeoning growth. Embrace the potential of this property to create a dynamic and lucrative business venture in a highly sought-after location.

PROPERTY HIGHLIGHTS

- Located in the established mixed use development: Preston Park.
- Zoning allows for a wide range of uses. The site is graded with access to utilities.
- Three separate parcels (1.15, 1.06, 1.03 acres) which can be purchased separately.

OFFERING SUMMARY

Sale Price:	\$1,500,000 (\$550,000, \$500,000, \$450,000)
Lot Size:	3.24 (1.15, 1.06, 1.03) Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,963	13,191	20,874
Total Population	4,913	33,784	53,317
Average HH Income	\$79,023	\$90,176	\$101,967

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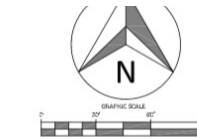


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LEGEND

[illegible]

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF TENNESSEE AND THE UNADJUSTED ERROR OF CLOSURE DOES NOT EXCEED 1:30,000.



DATE : _____

811 IF YOU DIG IN TENNESSEE
CALL 811 FIRST



GreenLID
Design

114 B West Main Street
Gallatin, TN 37056
423-230-7109
tchuan@bhami@gmail.com

PRESTON PARK PH. II
BOUNDARY AND TOPOGRAPHICAL SURVEY
WARWICK ROAD
GALLATIN
SUMNER COUNTY, TENNESSEE

EXISTING CONDITIONS

SHEET NO.
S1.0

PRESTON PARK

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,913	33,784	53,317
Average Age	35.2	38.1	39.2
Average Age (Male)	29.5	36.8	37.9
Average Age (Female)	37.4	38.5	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,963	13,191	20,874
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$79,023	\$90,176	\$101,967
Average House Value	\$343,057	\$369,715	\$422,845

2023 American Community Survey (ACS)

