

FOR SALE

Up to 142 Acres of Industrial Land in Gallatin



PROPERTY SUMMARY

	PARCEL 1	PARCEL 2
ADDRESS	175 Airport Road, Gallatin, TN 37066	1691 Highway 31 E, Gallatin, TN 37066
SITE SIZE	37.62 Acres	104.87 Acres
ZONING	IR - Allows for Warehouse and Distribution	
ASKING PRICE	\$250,000/Acre	

NOTES

- Up to 142 total acres available for sale
- Various lot sizes available for planned industrial park
- Willing to subdivide to minimum 5.29 acres based on Buyer's site plan to be approved by Seller
- 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)

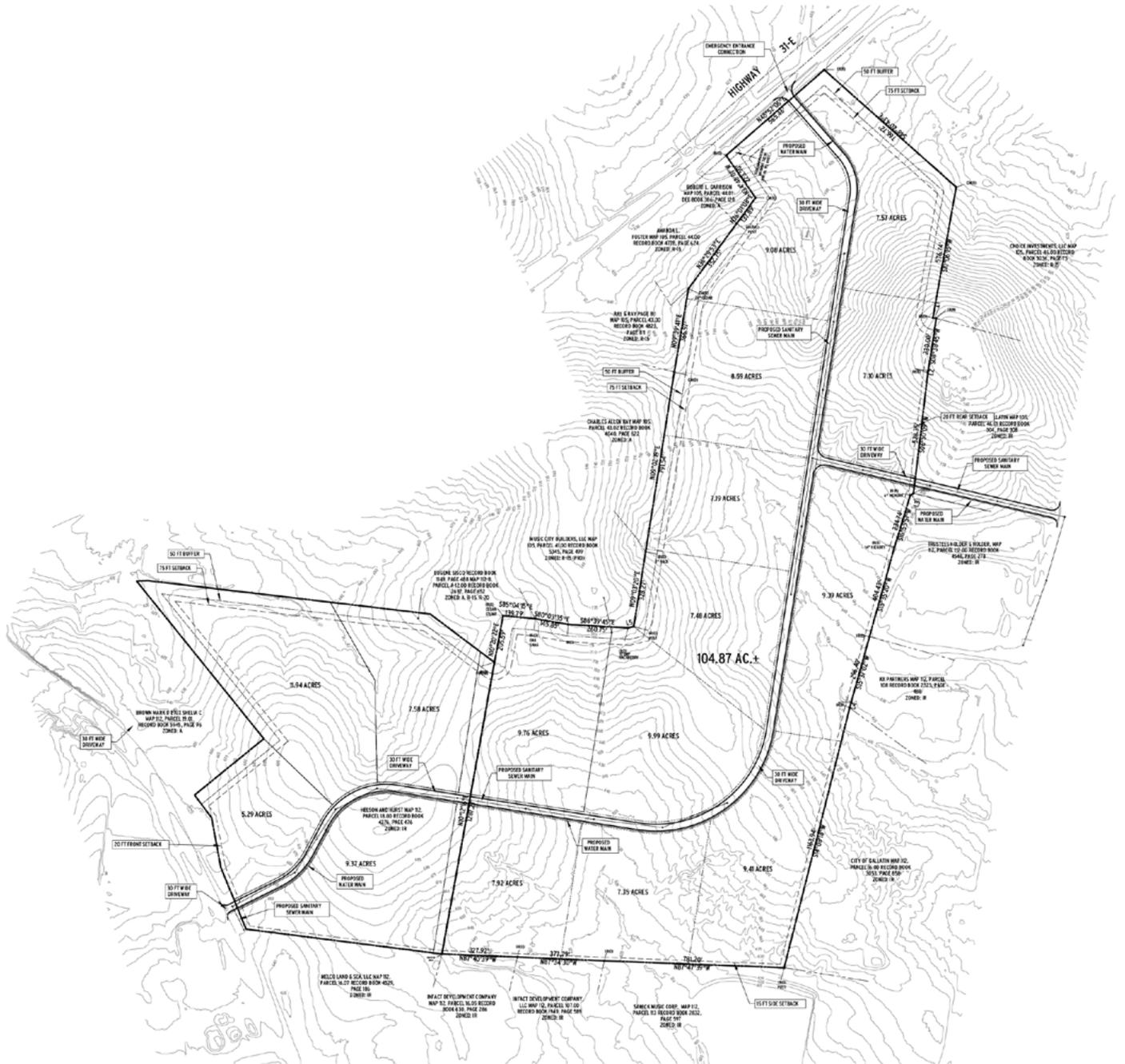
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CONCEPTUAL SITE PLAN



IMMEDIATE TRADE AREA

