

COMMERCIAL SITE

1380 Hwy 109 South
Gallatin, TN



The Fran Marcou Team
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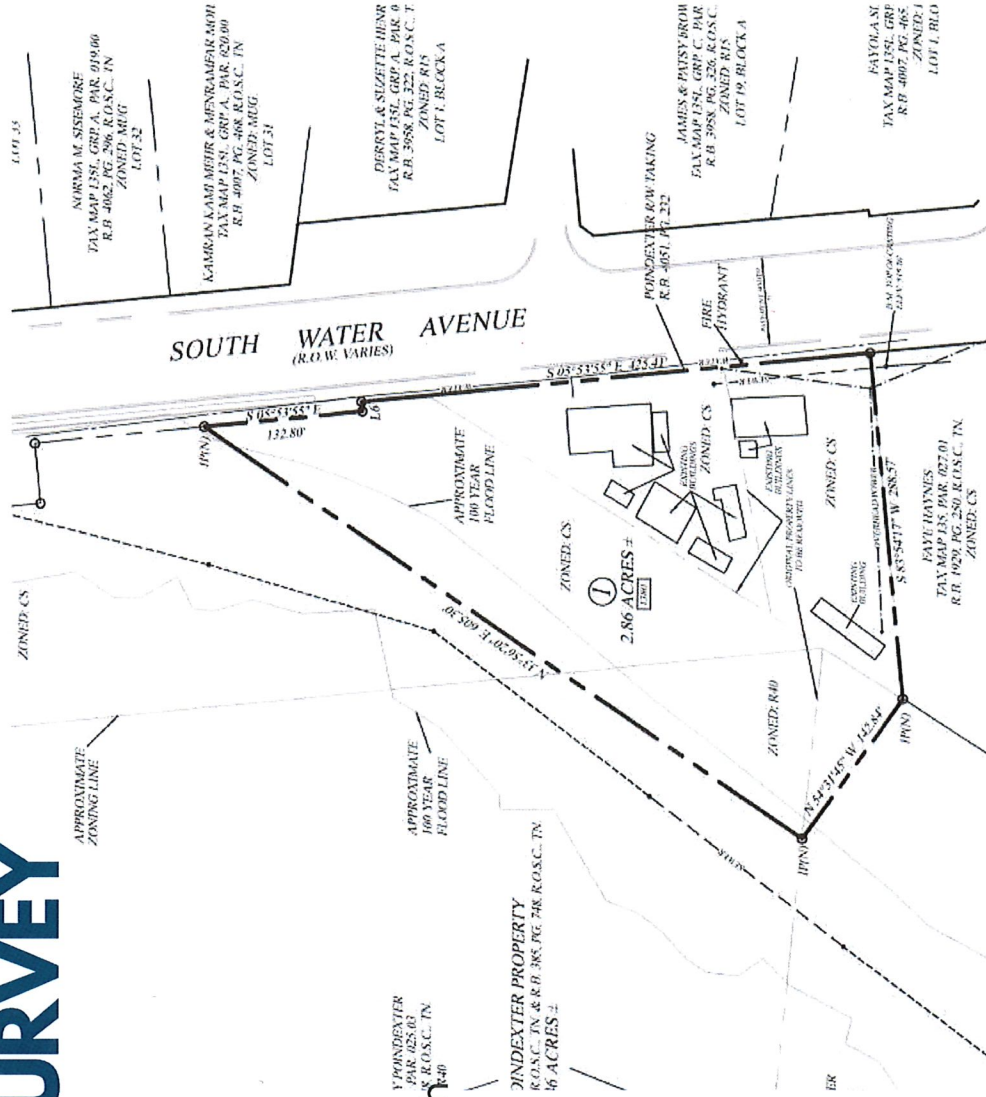
RE/MAX

Choice Properties

www.TheMarcouTeam.com

2019 SURVEY

- 2.86 Acres
- Commercial "CS" Zoned
- Road Frontage
 - 564' on Highway 109 South
 - Three Existing Curb Cuts
- Utilities On Site
 - Electric, Water, Sewer
- Structures On Site
 - Four Buildings





08.02 Intent and Purpose of the CS - Commercial Services District

This class of district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores, eating and drinking places; financial institutions; and offices. The uses in this district serve a wide market area and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses which generate large volumes of truck traffic. Appropriate open space between commercial and residential areas is required.

08.02.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Commercial Service Districts as shown on the Gallatin Municipal and Regional Zoning Maps, the following activities, as described in Section 03.07 are permitted:

- Community Facility Activities
- Essential Service
- Non-assembly Cultural
- Administrative
- Commercial Activities
- Convenience Sales and Service
- Automotive Parking
- Automotive Servicing
- Transient Habitation, including short-term rental unit meeting the requirements of Section 12.02
- Food Service
- Medical Service
- Financial, Consulting, and Administrative
- Undertaking Service
- General Retail Sales and Service
- Food Service - Drive-in
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly-Limited
- Automotive Repair and Cleaning
- Animal Care
- Vehicular, Craft, and Related Equipment Sales, Retail and Delivery
- Limited Newspaper and Periodical Printing
- General Personal Services

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07.
2. Accessory off-street parking and loading facilities as required in Article 11.00. 8-8
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are not otherwise prohibited.

C. Conditional Uses

Community Facility Activities
Limited Child and Adult Care
Place of Worship

Commercial Activities

- Group Assembly Extensive
- Limited Warehousing

D. Prohibited Uses and Structures

Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

08.02.020 Bulk Regulations

- A. Maximum Lot Coverage - 40 percent
- B. Maximum Floor Area Ratio - .5

08.02.030 Area and Yard Regulations

- A. Minimum Lot Area - 10,000 square feet
- B. Minimum Front Yard - 10 feet
- C. Minimum Side Yard - 10 feet
- D. Minimum Rear Yard - 20 feet
- E. Minimum Setback Line - 10 feet

Greater yard and building setbacks may be required when the CS zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

08.02.031 Height Regulation - Maximum Height 45 feet

08.02.040 Use of Required Yard Areas

- A. Landscaping - All required yard areas not occupied by sidewalks and driveways shall be devoted to landscaping as defined in Sections 13.04 and 13.05.
- B. Driveways - Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.

GALLATIN COMMUNITY PROFILE



GALLATIN SUMNER COUNTY

2023 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Gallatin
Year Incorporated	1802
Land Area in Square Miles (County)	529
Water Area in Square Miles (County)	14
Latitude	N36°23.31'
Longitude	W86°26.80'
Elevation	526'
Market Region	Nashville
Distance From Nashville	25 miles
Time Zone	Central
City Website	www.gallatintn.gov
County Website	www.sumnertn.org
Additional Incorporated Cities within the County	Hendersonville, Millersville, Mitchellville, Portland, Westmoreland, White House, Goodlettsville
Unincorporated Cities	Bethpage, Castalian Springs, Cottontown

POPULATION

	<u>City</u>	<u>County</u>
2020 (Census)	44,746	196,281
2022 Population	48,754	204,986
2022 Median Age	39.9	40.7
2027 Population Projection	52,589	216,758
Annual Growth Rate (2022-2027 Projected)	1.53%	1.12%

Source: ESRI

CLIMATE

Annual Average Temperature	57.9° F
Average High Temperature	77.7° F
Average Low Temperature	36.4° F
Annual Average Precipitation	46.16"
Annual Average Snowfall	12"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	180-220

TAX STRUCTURE

<u>LOCAL</u>	<u>City</u>	<u>County</u>
Property Taxes (2022)		
• Rate per \$100 value	\$0.8001	\$2.262
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2021)	\$1,655,531,262	\$6,379,349,111
Hotel-Motel Tax	3%	5%
Motor Vehicle Tax Rate		\$51.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments
Source: County Technical Assistance Service, UTIP

STATE

Sales Tax
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
Local Sales Tax Rate
• 2.25%
Local and State Sales Tax Collected (FY2022)
• \$332,131,750
Income Tax
• Personal: Repealed beginning January 1, 2021
• Corporate Excise Tax: 6.5% of Tennessee taxable income
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue



Gallatin Industrial Center Phase II Site (206 acres) is among several industrial sites in Middle Tennessee to be certified as a Select TN Certified Site. For complete information about the site and the certified program, please visit www.tnecd.com/sites/certified-sites/

EDUCATION

District Name	Sumner County
Type of Public School System	County
District Grades Served	Pre-K-12
Number of Schools	49
Number of Classroom Teachers	2,030
Student to Teacher Ratio	15:1
Additional Staff	265
Total Number of Students	29,818
Number of Private Schools	15
Total Number of Students	9,959
Number of Teachers	2,425
Number of High School Graduates (2022)	2,104
Graduation Rate	95.2%
Educational Attainment with a Degree (Adults Age 25+)	40.8%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 30 miles)

- TN College of Applied Technology Portland
- TN College of Applied Technology Hartsville
- Volunteer State Community College Gallatin
- Welch College Gallatin
- Cumberland University Lebanon

Plus several in the Nashville area

Source: National Center for Education Statistics

FastTrack Job Training Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	Mayor with 7 representatives Meets 1st, 2nd, 3rd & 4th Tuesday of every month at 6:00 p.m. at City Hall
County	County Mayor and County Commissioners Meets 3rd Monday at 7:00 p.m. County Building

Fire Department	
• Full-time fire fighters in city	96
• City volunteers	0
• Full-time fire fighters in county	246*
• County volunteers	195*
• Fire stations in city	5
• City fire trucks	9
• Fire stations in county	28*
• County fire trucks	85*

(* These figures are for the unincorporated portion of Sumner County under the jurisdiction of the County EMS. This does not include numbers from other incorporated cities in the county.)

Law Enforcement	
• Full-time police officers in city	80
• Full-time police officers in county & sheriff	130
• City patrol cars	75
• County patrol cars	
Patrol Division	77
Traffic Division	12
Motorcycles	11
Reserve Unit	18
Flex vehicles	10

	<u>City</u>	<u>County</u>
Insurance Rating	2	Varies
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Music City Executive
Location Identifier	XXN
Distance from City	2 miles
Runway Length	6,301
Surface	Asphalt
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Minor
Storage	Hangar, Tie Down
Transportation	Taxi, Rental and Courtesy Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Gallatin	31 miles

Nashville International Airport (BNA) serves approximately 17 million total passengers annually. BNA is currently served by 22 major carriers, including international carriers. BNA offers 585+ daily flights and provides nonstop air service to more than 101 destinations.

HIGHWAYS

U.S. Highways	31E
State Highways	25, 109 and 386
Nearest Interstate	12 miles to I-40 and 12 miles to I-65

COMMON CARRIERS

Air Freight Companies	0
Motor Freight Companies	7+
Terminal Facilities	2
Bus Services	
Inter-City	RTA bus service between Gallatin and Nashville
Local	No
Carrier Service	Yes

RAILROADS SERVED BY

CSX Transportation

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Nashville
Miles from Port	31

COMMUNICATIONS

Newspapers	The Gallatin News The Tennessean
Telephone Companies	AT&T, Verizon, Comcast, and Level 3 Communications
Radio Stations	WHIN, WMRO, WYXE, WVCP
Television Networks	7
Cable Service Available	Yes
Channels	245
Provider	AT&T, Comcast and Level 3 Communications
Internet Service Available	Yes
Provider	AT&T, Comcast, Level 3 Communications
Fiber Optics Available	Yes
Provider	AT&T, Comcast, Level 3 Communications

COMMUNITY FACILITIES *(citywide)*

Health Care

Doctors	523
Dentists	34
Hospitals	1
Beds	155
Emergency Rooms	2
Clinics	11
Nursing Homes	3
Beds	416
Retirement Homes	3
Beds	231
Residential Care/ Assisted Living	4
Beds	204

Religious Organizations

Protestant	52
Catholic	1
Jehovah's Witness	1
Seventh Day Adventist	1
Latter Day Saints	1
Spanish	2

Day Care Centers

Day Care Centers	21
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Day Care Homes

Day Care Homes	12
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Recreation

Libraries	1
Parks	5
Golf Courses (Public & Private)	4
Swimming Pools (Public & Private)	4
Country Clubs	3
Theaters	2
Bowling Alleys	1

Hotels & Motels

Rooms	357
Bed & Breakfasts	1

Largest Meeting Room

Capacity	1,300
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Restaurants

Restaurants	149
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Other

ballfields, tennis courts, museum, auditorium, soccer complexes, volleyball courts, jogging/walking trails. Civic Center: indoor pool, wallyball, racquetball, gyms, track, fitness/free weights

FINANCIAL INSTITUTIONS

Banks:	Total Number of Institutions	24
	Total Number of Offices	55
	Deposits	5,568,000,000
Credit Unions:	Total Number of Branches	6
	Total Number of Offices	8
	Deposits	521,252,914
Countywide Combined Deposits		\$6,089,252,914

(Deposits for June 30, 2022)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Nashville	25
Foundry	Nashville	25
Heavy Hardware	Local	
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives	Nashville	25

SELECTED ECONOMIC INDICATORS

2022 ANNUAL AVERAGES (AGE 16+)

Labor Force	County	Labor Market Area*
Population	164,359	843,376
Employed	103,526	540,118
Unemployed	3,251	20,551
Unemployment Rate	3.0%	3.7%

* Drive Time: 45 minute radius from Gallatin (County seat)

Source: ESRI

2022 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	0.6%
Construction	7.3%
Manufacturing	12.0%
Wholesale Trade	4.1%
Retail Trade	11.3%
Transportation/Utilities	7.0%
Information	1.4%
Finance/Insurance/Real Estate	6.6%
Services	45.4%
Public Administration	4.3%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2021)

Number of Units	255
Ann. Avg. Employment	7,292
Ann. Avg. Weekly Wage	\$1,166

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2022
Amount	\$38,636

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2022
Amount	\$75,646

Source: ESRI

AVERAGE HOME SALES

Year	2021
Number of Homes Sold	5,121
Average Cost	\$399,377
2022 Median Home Value	\$325,459

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2021
Amount	\$3,104,780,159

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed stone

Timber: Hardwood

AGRICULTURAL

Crops: Hay, soybeans, corn, wheat and tobacco

Livestock: Equine, cattle

UTILITIES

GAS

Local Distributor	Gallatin Public Utilities
Phone	615.451.5922
Website	www.gallatinutilities.com
Source Company	East Tennessee Natural Gas
Fuel Oil Suppliers	2
Suppliers of LP Gas	4

WATER

Water Supplier	Gallatin Public Utilities
Phone	615.451.5922
Website	www.gallatinutilities.com
Source	Cumberland River (Old Hickory Lake)
Capacity	16,000,000 GPD
Current Consumption	6,200,000 GPD
Storage Capacity	13,000,000 Gallons

SEWER

Sewer Provider	Gallatin Public Utilities
Phone	615.451.5922
Website	www.gallatinutilities.com
Type of Treatment	Activated sludge
Capacity	12 MGD Hyd/5.5 MGD Org
Current Usage	4,000,000 GPD
City Sewer Coverage	95%
Storm Sewer Coverage	95%
Solid Waste Disposal Type	Land application

ELECTRICITY

Source Company Tennessee Valley Authority

LOCAL POWER COMPANY (City)

Gallatin Department of Electricity

Manager: Mark Kimbell
 District Address: Post Office Box 1555
 135 Jones Street
 Gallatin, Tennessee 37066-1555
 Phone: 615.452.5152
 Fax: 615.452.6060
 Website: www.gallatinelectric.com

LOCAL POWER COMPANY (County)

Cumberland Electric Membership Corporation/
 Cumberland Connect

General Manager Chris Davis
 District Address 1201 Fifth Avenue, W
 Springfield, Tennessee 37172
 Phone 615.384.5566
 Fax 931.221.4027
 Website www.cemc.org

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (100+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
Gap, Inc.	Clothing Distribution	2,388	None	615.230.2300
ABC Technologies	Automotive Fuel Systems	785	None	615.451.1524
Servpro Industries, Inc. (HQ)	Franchise Restoration	438	None	615.451.0200
YAPP USA Automotive Systems	Tier I Automotive Supplier	378	None	615.451.6971
NIC Global Manufacturing Solutions	Precision sheet metal	303	None	615.206.1455
Simpson Strong Tie	Auto-feed screw driving systems	240	None	615.230.8788
Hoeganaes Corporation	Powdered Metal	220	None	615.451.2000
Stanley Black & Decker	Plastic injection molding	200	None	615.230.5611
ITW Stamptech Fasteners	Automotive Fasteners	190	None	615.452.1002
Beretta USA	Firearms manufacturing	180	None	800.237.3882
Salga Plastics	Automotive parts	145	None	615.451.1512
TVA Steam Plant	Electric Power Generation	134	None	615.230.4000
Allegiant Manufacturing	Metal Fabrication	105	None	615.227.5291
Charles C. Parks	Grocery Distributor	102	None	800.873.2406

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
 Middle TN Industrial Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
mtida@mtida.org
www.mtida.org

James Fenton Executive Director
 City of Gallatin Economic Development Agency
 132 West Main Street
 Gallatin, Tennessee 37066
 Phone: 615.451.5940
James.fenton@gallatin-tn.gov
www.GallatinGetsIt.com



MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.

ADDITIONAL DATA

Distance

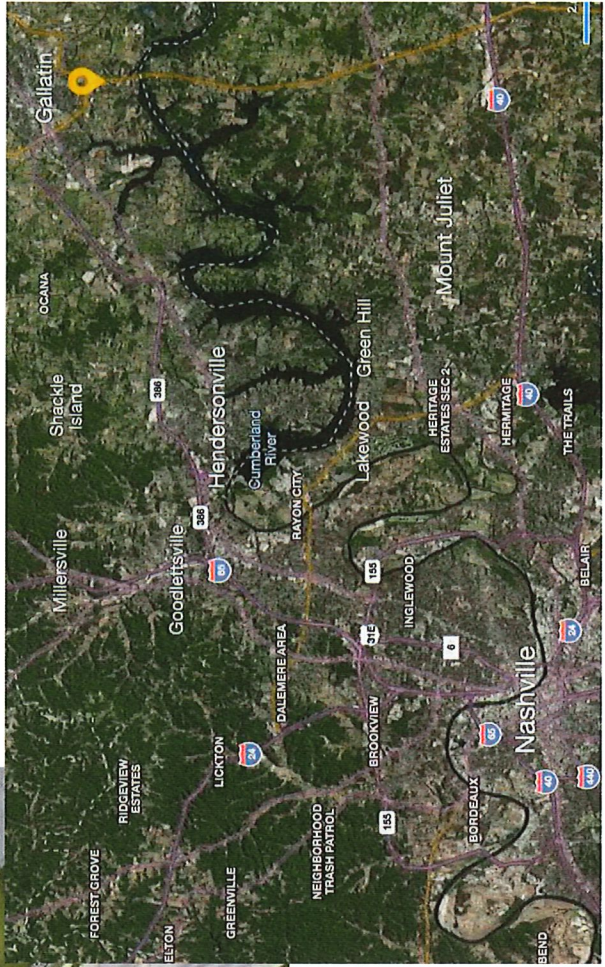
- Downtown Nashville - 32 miles
- Mount Juliet, TN - 15 miles
- Lebanon, TN - 16 miles
- Portland, TN - 18 miles
- Hendersonville - 15 miles
- Nashville International Airport (BNA) - 29 miles
- 1-40 to Nashville or Knoxville - 13 miles
- 1-65 to Nashville or Louisville 40 miles

Nearby Shopping and Dining

- Publix Super Market at The Shops at Windsong
- Cinnaholic
- Jonathan's Grille
- Los Toritos Mexican Restaurant

Demographics

- Population with-in 5 mile radius - 47,239
- Gallatin has experienced over a 15% population growth since 2018
- Approximately 7,300 housing units (existing, new or under construction) within a 5 mile radius
- 2023 TDOT Sumner County Highway 109 Traffic Count - 25,734



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Choice Properties

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