

FOR SALE

±4 Acres Available

Prime Opportunity to Purchase Land in a Growing Corridor

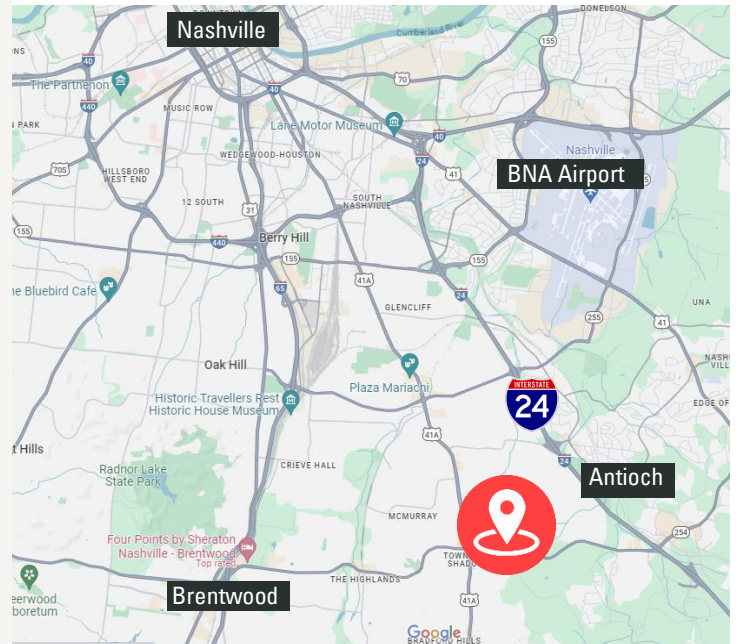
578 Benzing Road, Antioch, TN 37013

Reduced Price



HIGHLIGHTS

- ±4 Acres Available
- Reduced Price: \$1,250,000**
- Current Zoning: Ar2a ([Link to Metro Nashville Zoning Table](#))
- Possible uses: Church, Daycare, Assisted Living/Nursing Home, Pet Boarding/Dog Kennel (with BZA approval)
- Less than 3 miles to access I-24 on/off ramp
- Strategically positioned near the 300+ acre Century Farms mixed-use development that continues to spur growth in the Antioch area
- Property is located just off Bell Rd where ±28,867 cars pass daily



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
	41,297	182,838	520,970
	15,681	70,657	211,077
	\$77,118	\$87,170	\$105,461

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Exclusively listed by:
Charles Hawkins Co.
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For Sale
±4 Acres

578 Benzing Road
Antioch, TN 37013
Davidson County

CHARLES
HAWKINS CO.



±14 Miles to
Downtown Nashville

Subject Property

578 Benzing Rd

Bell Rd

Ford Ice Center Antioch

Hickory Hollow Mall

Century Farms Mixed-Use Development

Tanger Outlets recently opened a 290,000-square-foot open-air shopping center. The development is also home to Community Health Systems, which constructed a 6-story, 2,000 employee operations center on-site, a team headquarters for Major League Soccer's Nashville SC, HCA Healthcare's new freestanding Emergency Room and adjacent 60,000sf medical plaza, Chipotle, PNC Bank, AT&T and 1,200+ units of upscale multifamily. Other uses under construction or in permitting currently include PopStroke (Tiger Woods Backed Golf Concept), several hundred more multifamily units, 4 hotels, Whataburger, Panera Bread, Prince's Chicken, Tailgate Brewery Xfinity, Arby's with many more announcements to come.

Logos for various retailers and services: Olive Garden, THE HOME DEPOT, FLOOR DECOR, STARBUCKS COFFEE, Ashley HOMESTORE, Red Lobster, ZAXBY'S, AMC THEATRES, Lowe's, Starbucks Coffee, Prince's Hot Chicken, Exxon, Kroger, Big Lots, McDonald's, Pizza Hut, Dollar Tree, Walmart.

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Interstate 24

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