

I-24 EXIT 40 OUTPARCEL @ OLD HICKORY BLVD



[7524 Old Hickory Blvd | Nashville, TN 37189](#)



ANDERSON COMMERCIAL BROKERAGE

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PARCEL #: 040 00 0 136.00 | DAVIDSON COUNTY

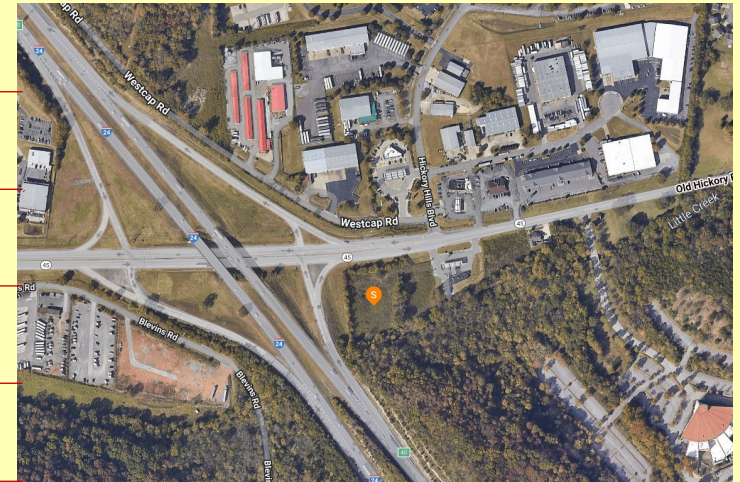
CORNER LOCATION: AT INTERSTATE 24 WESTBOUND EXIT 40

TOPOGRAPHY: LEVEL/SLOPE

LOT DIMENSION: 242 X 319

ACRES / SF: 2.31 ACRES | 100, 623 LAND SF

1.30 ACRES: BUILDABLE ACREAGE OUTSIDE OF FLOODPLAIN & STORMWATER



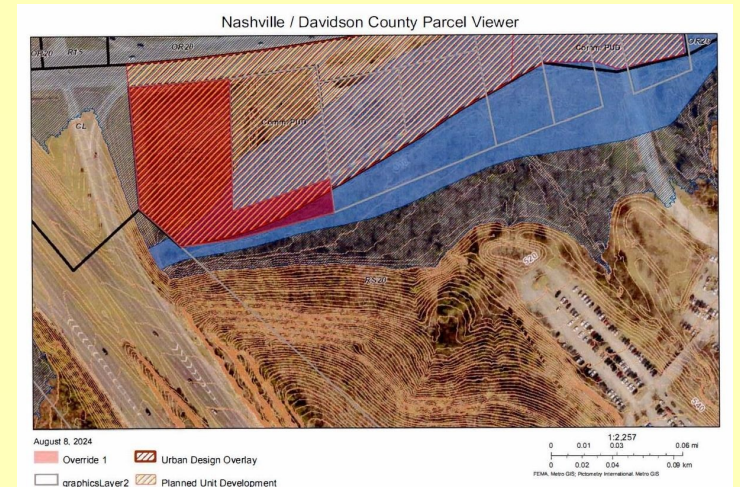
Investment Summary

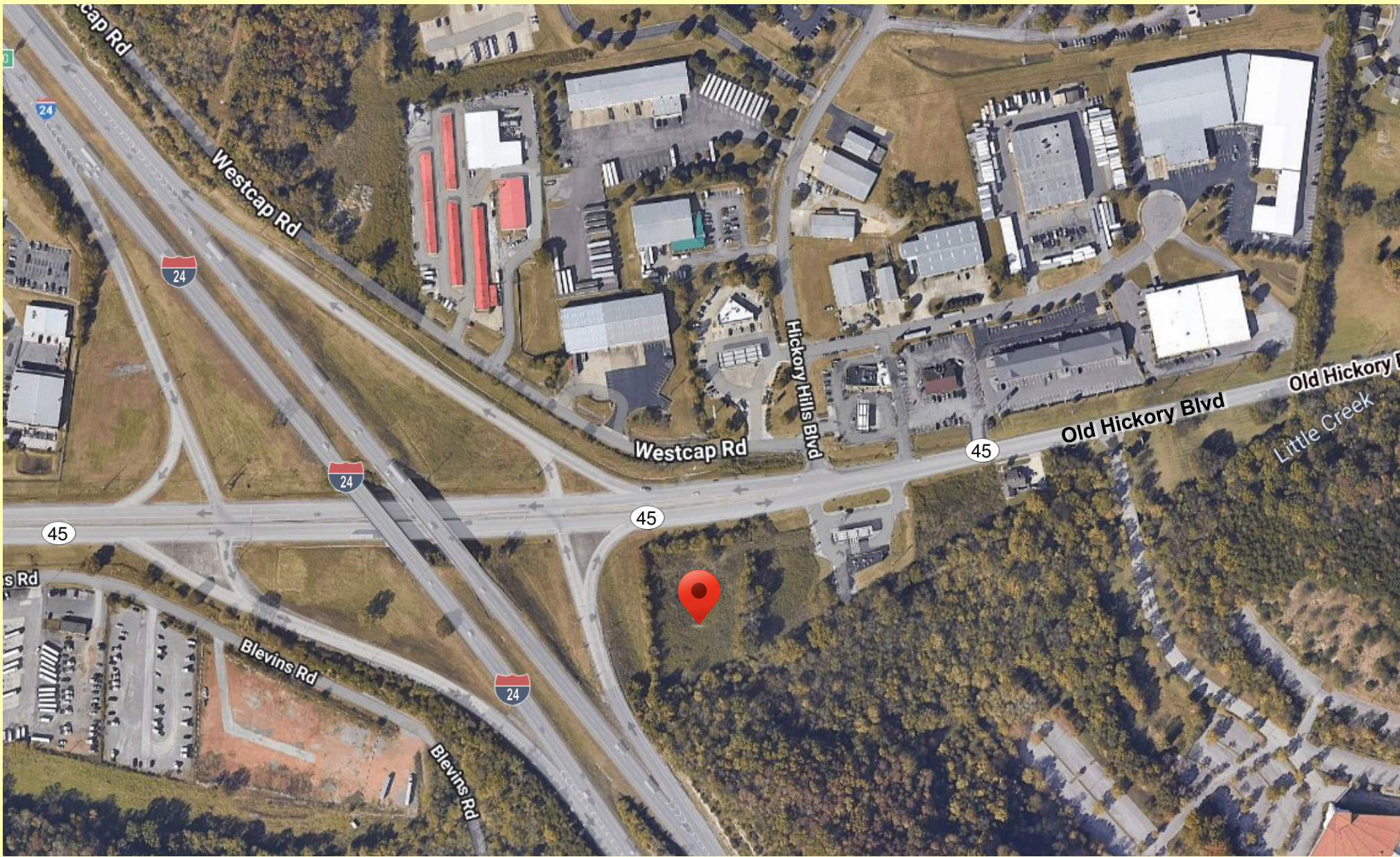
Property Cleared and ready for new development

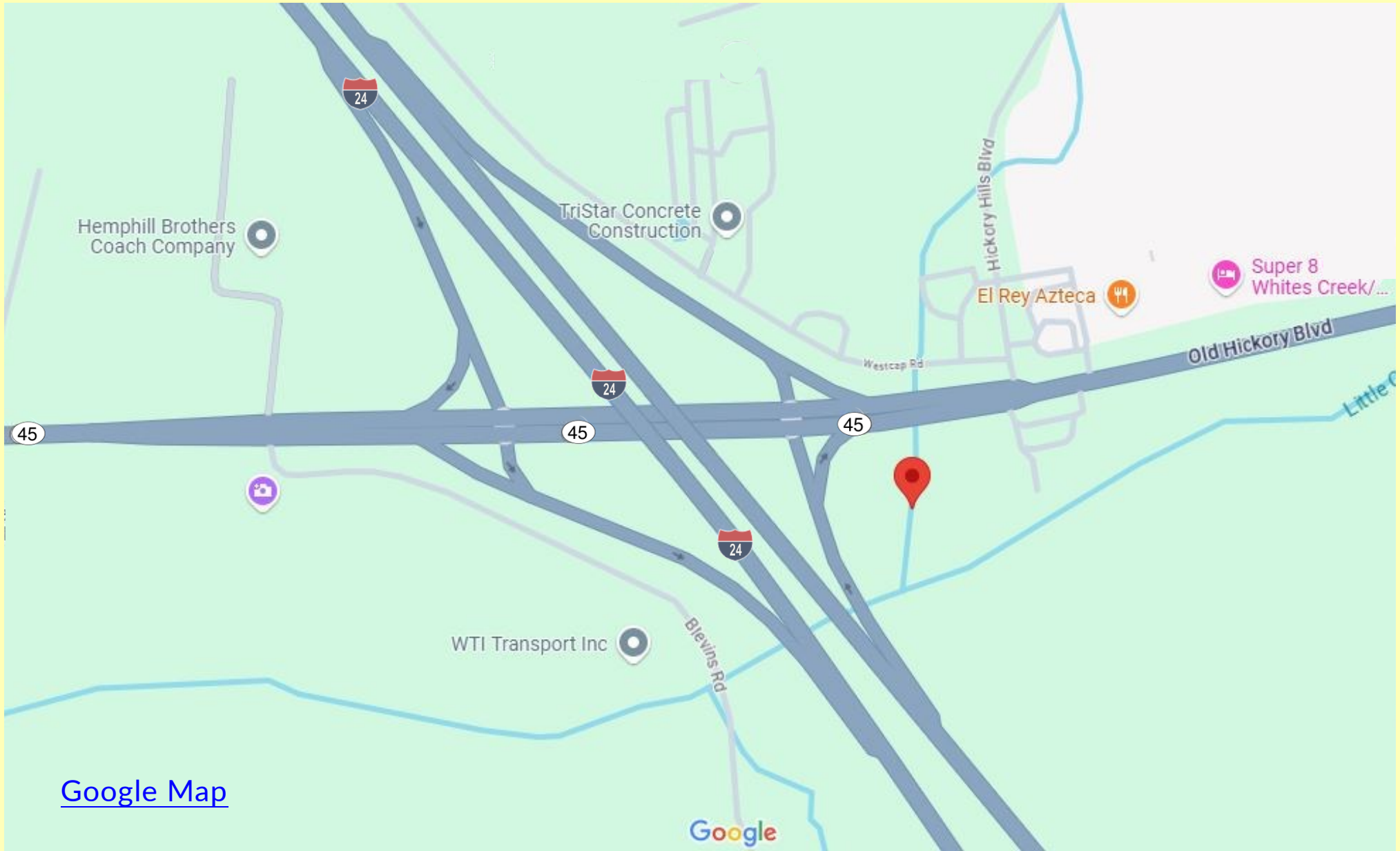
Zoned CL Commercial PUD

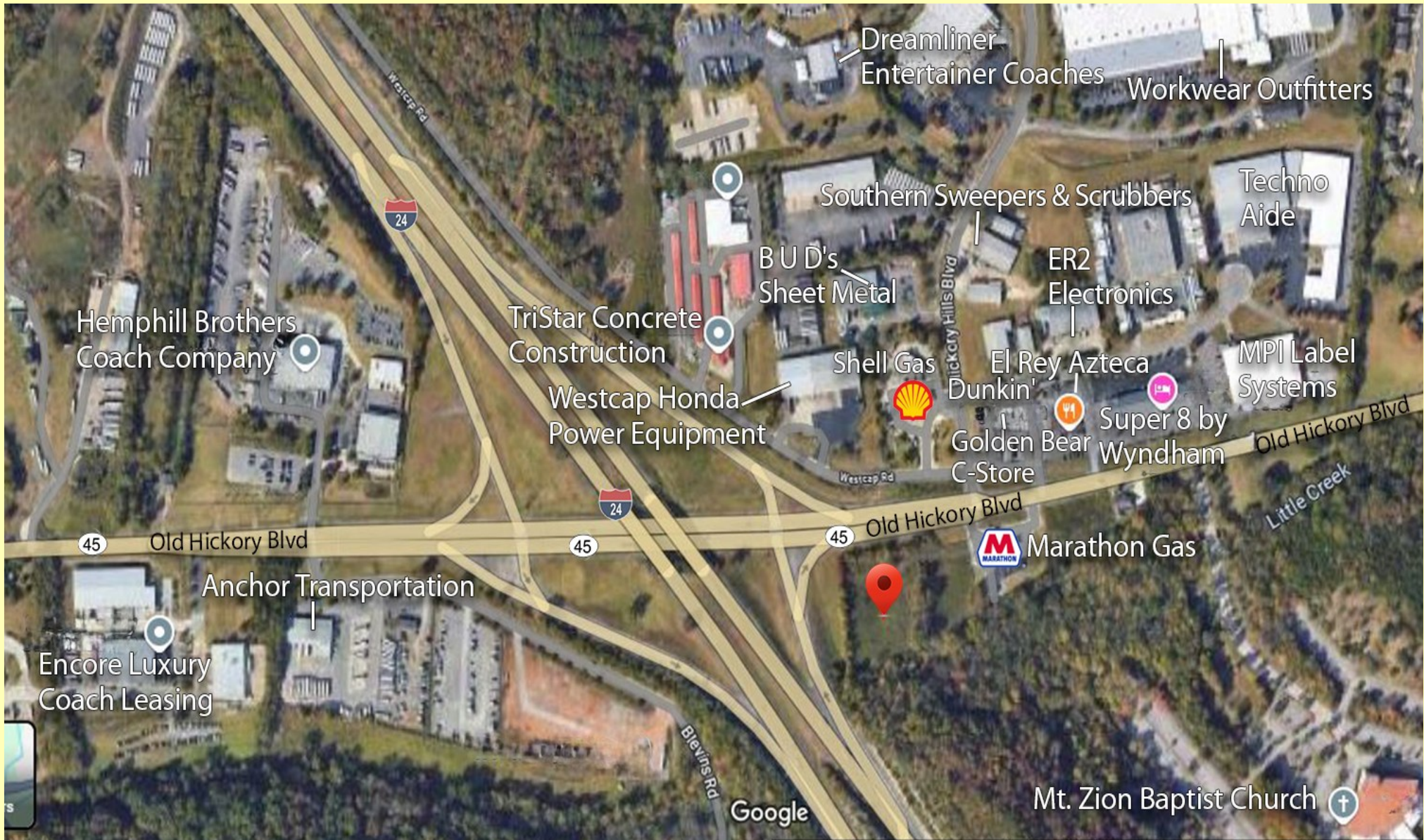
All Utilities Available to Site

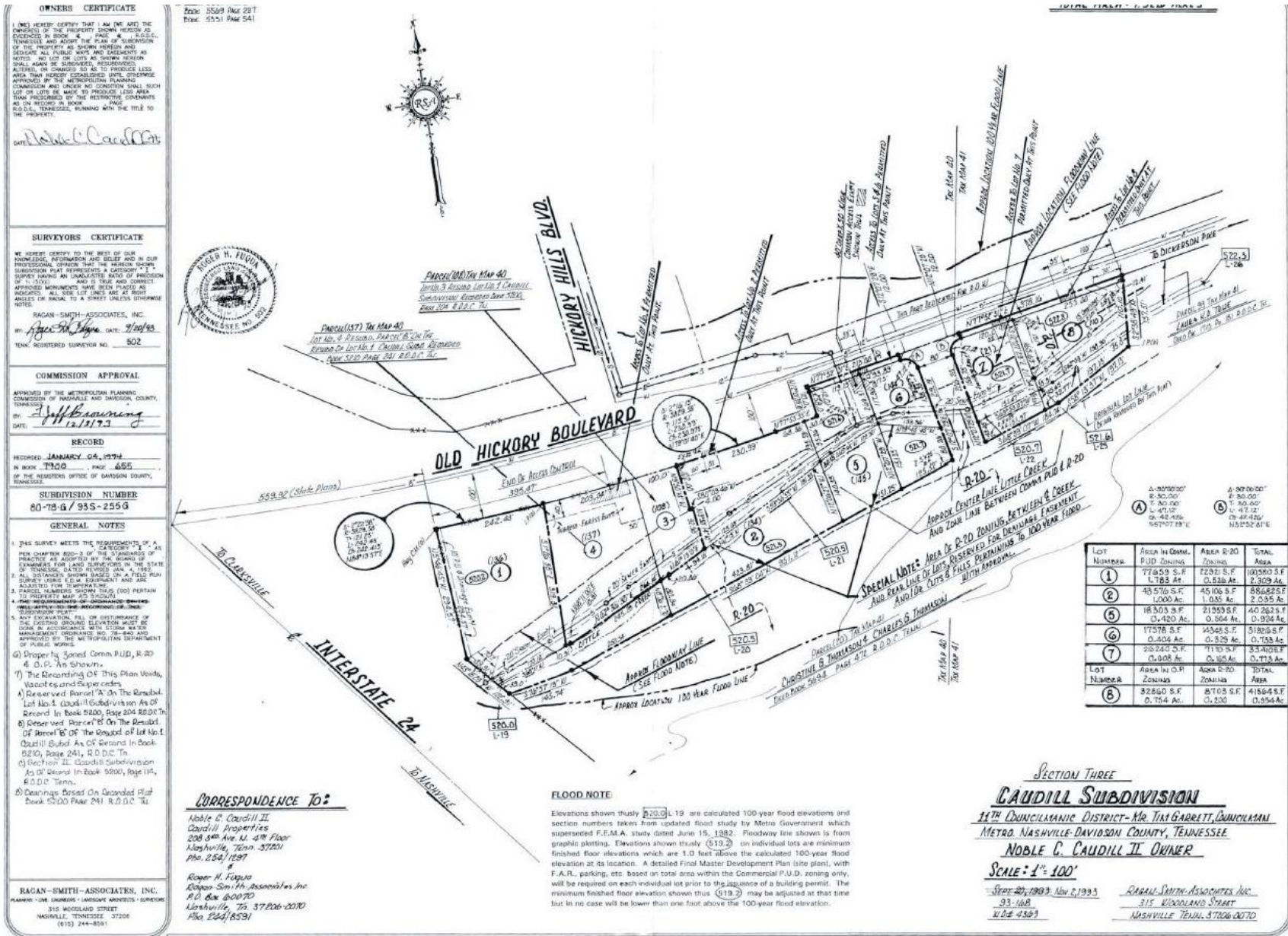
Convenient to the Downtown Nashville, 14 miles with proximity to:
Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.







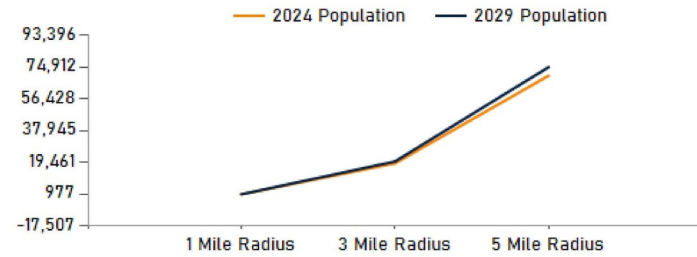




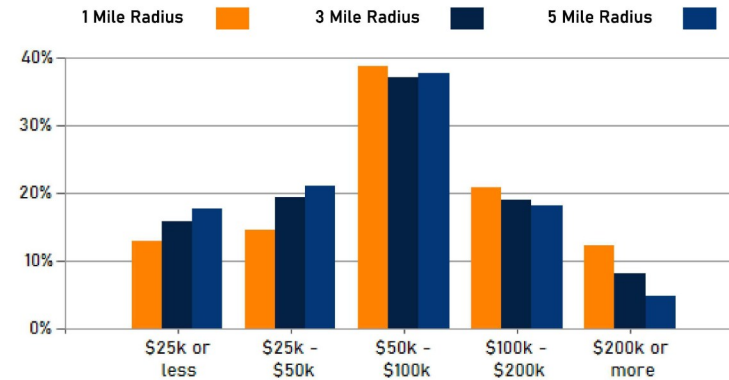
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	650	13,818	58,212
2010 Population	897	15,199	60,141
2024 Population	985	18,999	69,926
2029 Population	977	20,082	74,912
2024-2029: Population: Growth Rate	-0.80%	5.55%	6.95%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	24	668	3,089
\$15,000-\$24,999	23	465	1,993
\$25,000-\$34,999	11	423	1,900
\$35,000-\$49,999	42	958	4,136
\$50,000-\$74,999	68	1,399	6,606
\$75,000-\$99,999	73	1,251	4,164
\$100,000-\$149,999	60	1,016	3,435
\$150,000-\$199,999	16	344	1,717
\$200,000 or greater	45	588	1,381
Median HH Income	\$78,238	\$66,636	\$59,029
Average HH Income	\$107,152	\$91,314	\$79,993

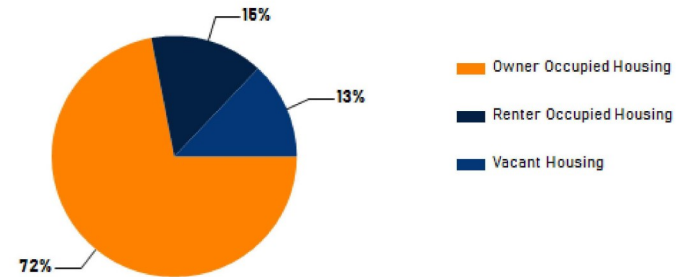
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	292	5,483	24,661
2010 Total Households	340	5,647	24,363
2024 Total Households	363	7,112	28,421
2029 Total Households	359	7,518	30,452
2024 Average Household Size	2.71	2.65	2.44
2024-2029: Households: Growth Rate	-1.10%	5.60%	6.95%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

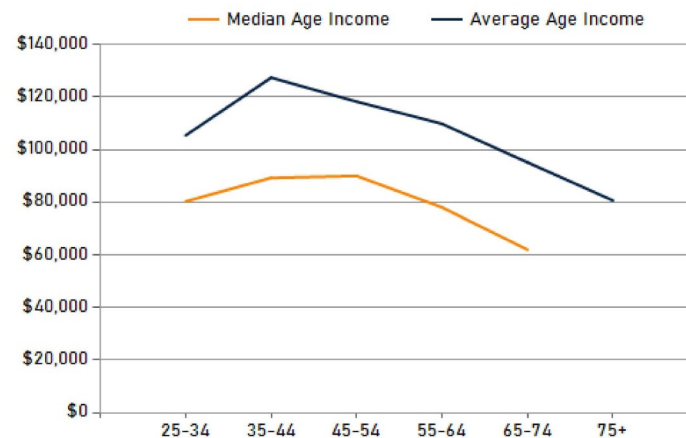
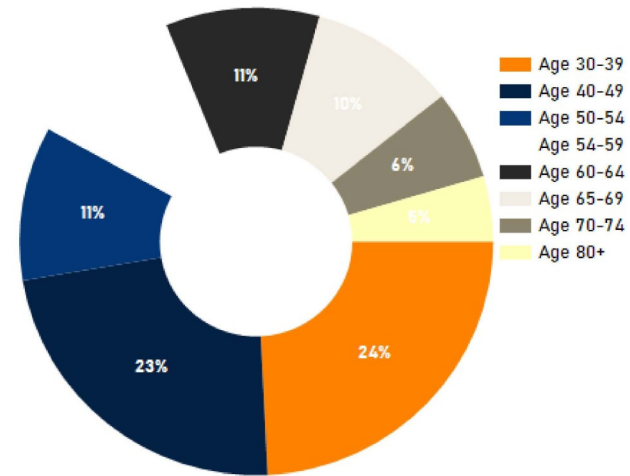


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	78	1,395	5,568
2024 Population Age 35-39	72	1,448	5,367
2024 Population Age 40-44	73	1,315	4,695
2024 Population Age 45-49	70	1,156	4,006
2024 Population Age 50-54	66	1,187	3,983
2024 Population Age 55-59	67	1,131	3,880
2024 Population Age 60-64	65	1,204	4,346
2024 Population Age 65-69	62	1,088	4,004
2024 Population Age 70-74	38	780	3,070
2024 Population Age 75-79	28	522	2,203
2024 Population Age 80-84	15	265	1,329
2024 Population Age 85+	13	255	1,237
2024 Population Age 18+	797	14,678	54,439
2024 Median Age	40	38	38
2029 Median Age	42	39	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,329	\$71,671	\$61,901
Average Household Income 25-34	\$105,441	\$92,152	\$80,610
Median Household Income 35-44	\$89,292	\$76,629	\$69,454
Average Household Income 35-44	\$127,452	\$103,567	\$93,425
Median Household Income 45-54	\$90,034	\$76,405	\$68,278
Average Household Income 45-54	\$118,295	\$103,587	\$92,769
Median Household Income 55-64	\$78,074	\$66,590	\$60,284
Average Household Income 55-64	\$109,866	\$90,223	\$80,052
Median Household Income 65-74	\$62,058	\$57,893	\$52,131
Average Household Income 65-74	\$95,194	\$81,297	\$71,088
Average Household Income 75+	\$80,686	\$71,330	\$60,177



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Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mount Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



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"We are and can be only as successful as our clients"

- Rita Anderson, Broker

