



Middle TN Commercial Real Estate Experts:



JP Powell
Managing Broker
c 615.533.5682
o 615.824.7072

jpowell@southeasterncommercial.net



Amanda Foster
Affiliate Broker
c 615.420.0677
o 615.824.7072

afoster@southeasterncommercial.net



FOR SALE



Preston Park, Gallatin, TN 37066

Available Space: 5.29 Acres
(Five, 1 Acre - 1.15 Acre lots)

Pricing:

Lot 1: \$725,000.00
Lot 2: \$650,000.00
Lot 3: \$650,000.00
Lot 4: \$675,000.00
Lot 5: \$650,000.00

Description:

Investors, retail, medical office and most general commercial are welcome to take advantage of this extraordinary opportunity to get in on the ground floor of this lifestyle development with 5 prime pad-ready commercial sites now available just off Nashville Pike minutes from 386 in the heart of Preston Park, a new mixed-use community of 80+ Lennar townhomes, retail and Gallatin's newest hotel, Hilton Garden Inn.

Demographics:

	1 mile	3 mile	5 mile
• Population	2,984	34,327	54,517
• Households	1,269	13,165	20,673
• Avg HH Income	\$62,731	\$60,097	\$65,876

Demographic source: costar.com

Nashville Pike AADT: 34,000 + cars per day

- County: Sumner
- MSA: Nashville-Davidson-Sumner, TN



FINAL MASTER DEVELOPMENT PLAN
FOR
PRESTON PARK
MAX MAP 125M, GROUP A, PART OF PARCEL 1.00 AND PARCELS 1.01 AND

LAYOUT
PLAN
C1.0
2 of 5

Real Estate Services

- Acquisition and disposition services for Raw Land, Distressed Properties, For Lease, and For Sale Properties, Tenant Representation, Transaction Management and Lease Administration.
- Tenant buildouts Concept to completion, we Design and Build Commercial Office Buildings and Retail Strip Centers. Repositioning of Assets and Master Planning of Communities.

Construction:

www.SoutheasternCommercial.net