



Middle TN Commercial
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Available Land



Kennesaw Farms - Bulk West

1650 Nashville Pike, Gallatin, TN 37066

Available Land: 12.9 acres

.6 to 4 acre lots

Conveniently located in the Kennesaw Farms community between Hendersonville and Gallatin, providing access to both markets. Located immediately across from Fairvue Plantation, a prestigious 900 unit lake golf course community with well above average incomes. Access to Vietnam Veterans Blvd - 386 via GreenLea Blvd.

Demographics:

	1 mile	3 mile	5 mile
• Population	1,988	20,703	54,714
• Households	860	8,134	20,670
• Avg HH Income	\$77,206	\$81,719	\$66,334

Demographic source: costar.com

Nashville Pike AADT: 30,000+ cars per day

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



*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All Information should be verified prior to purchase or lease.



Kennesaw Farms:

288 apts
225 homes. 200 remaining to be built.

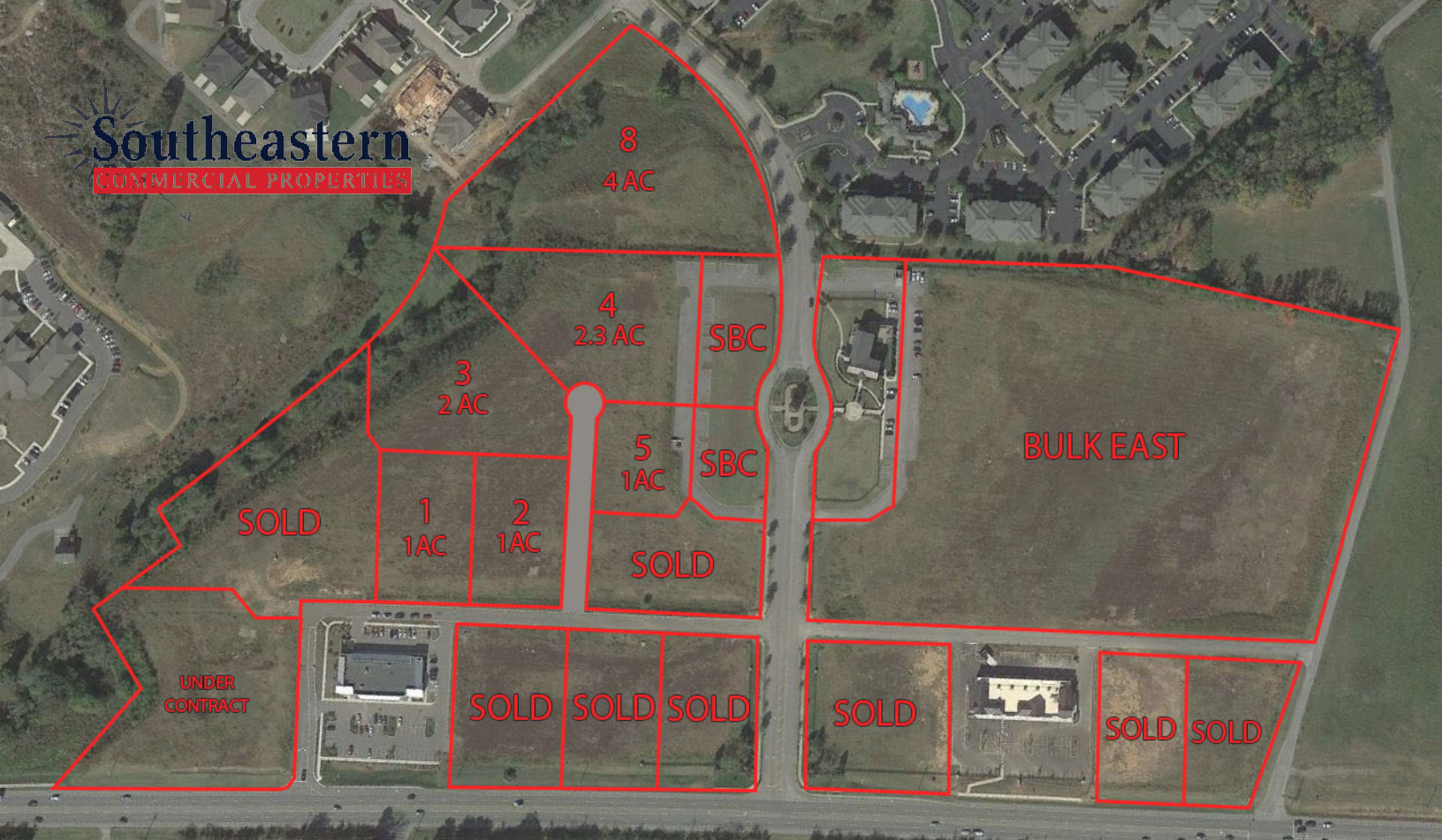
West side commercial:

- Climate controlled storage, 90,000sf
- The Goddard School
- SBC Corp office relocation
- 60,000 sf office complex
- Tri-Star Medical Group
- Sumner Pediatric Dentistry

Kennesaw Blvd in design to be extended to Big Station Camp Blvd. near Interstate interchange

Nearby:

- St Thomas 35,000 Med office open
- Seven more 280+ unit Apt complexes under construction or open
- Westfield – New 600+ unit Approved Subdivision
- Wheeler Farm – New 1300 Unit Subdivision in entitlements
- New K-12 Schools Complex to begin construction fall 2019
- Fairvue Plantation (Golf and Lake front community)– Immediately across Hwy 31 facing site. Highest income demographics on north side of Nashville.



Businesses located within Kennesaw Farms:

NHC, Sumner Pediatric Dentistry, Tri-Star Medical Group, CVS, The Goddard School, Lucas Orthodontic Group, Smile Connections Family Dental, Sapporo, Breth Nail Bar, Papa Johns and DosBros.

- lot 1 - 1 acre interior lot
- lot 2 - 1 acre interior lot
- lot 3 - 2 acre interior lot
- lot 4 - 2.3 acre interior lot
- lot 5 - 1 acre interior lot
- lot 8 - 4 acre interior lot

*lot sizes can be adjusted as needed

Southeastern Commercial Properties is a full service real estate firm. From retail, office and Industrial leasing, sales and build to suit, to land and entitlement consulting, we can get any job done.

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.

Construction:

- Tenant buildouts Concept to completion, we Design and Build Commercial Office Buildings and Retail Strip Centers. Repositioning of Assets and Master Planning of Communities.

"We'll help you find the right place, and we'll make sure that it fits your business and budget."