

# FOR SALE

**1325 Nashville Pike**  
Gallatin, TN 37066

NASHVILLE PIKE

**1.13 ACRES**

**DISCOUNT  
TIRE**



JP Powell  
Managing Broker, SIOR  
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O 615.824.7072  
[jpowell@southeasterncommercial.net](mailto:jpowell@southeasterncommercial.net)



## DETAILS

Lot for sale or ground lease in a high traffic area with direct access to Nashville Pike, anchored by Lowes. 4-way intersection with traffic light. Neighboring Discount Tire, nearby Volunteer State Community College, Wal-Mart and more shopping/dining. 1.5 miles from Vietnam Veterans Blvd/386 and HWY 109.

## KEY FACTS

- 1.13 acres
- 1.5 miles from Vietnam Veterans Blvd/386
- Anchored by Lowes
- Major thoroughfare for commuters
- High visibility

*Asking Price: \$1,400,000*

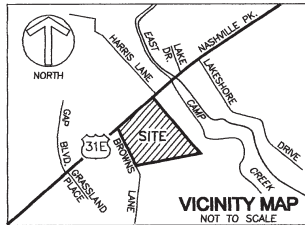


1325 Nashville Pike, Gallatin, TN 37066



## NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 4718504260, DATED: 11-21-02, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- 3) THIS PROPERTY IS CURRENTLY ZONED: LOT 2-MRO, LOTS 1, 3-6-PGC
- 4) DEED REFERENCE: BEING PART OF THE SAME PROPERTY CONVEYED TO EARL G. RODMAN, JR. RECORD BOOK 523, PAGE 10, R.O.S.C., TN
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 00051915, PREPARED BY CHICAGO TITLE INSURANCE CO., DATED: 09-11-2004 AT 8:00 A.M.
- 6) THIS IS A CATEGORY 1 SURVEY AND WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.
- 7) PROPERTY IS PARCEL 12.01 ON SUMNER COUNTY TAX MAP 136.
- 8) PROPOSED USE FOR THESE LOTS IS "COMMERCIAL".
- 9) ALL NEW CORNERS ARE TO BE MARKED WITH 1/2" IRON RODS WITH CAPS.
- 10) THE PURPOSE OF THIS RECORDING IS TO CREATE A NEW COMMERCIAL 6 LOT SUBDIVISION.
- 11) NO ACCESS WILL BE ALLOWED FROM LOTS 4, 5 AND 6 TO NASHVILLE PIKE. NO ACCESS WILL BE ALLOWED TO BROWNS LANE FROM LOT 4.
- 12) A GEOTECHNICAL REPORT WILL BE REQUIRED FOR LOTS 1, 2 AND 3 BEFORE COMMENCING CONSTRUCTION.



## LEGEND

IRON ROD NEW	→
IRON ROD OLD	→
CONC. MONUMENT NEW	→
CONC. MONUMENT OLD	→
FIRE HYDRANT	→
CATCH BASIN	→
MANHOLE	→
TELEPHONE MANHOLE	→
PROPERTY LINE	→
SETBACK LINE	→
EASEMENT LINE	→
WATER LINE	→
SEWER LINE	→
GAS LINE	→
STORM SEWER/CULVERT	→

## CERTIFICATE OF APPROVAL FOR UTILITY SYSTEMS

I hereby certify that the water and sewer systems outlined or indicated on the final subdivision plat entitled "Lowe's Home Centers, Inc." have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been filed which will guarantee said installation.

Water System 12-02-2004 *David H. Sayers*

## Current Owners:

Earl G. Rodman, Jr., Thomas Allen Rodman, Nancy Rodman  
Anguish and Rosemary Rodman Ricketts  
P.O. Box 12250  
Odessa, Texas 79762 Phone: (432) 332-7774

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the Owner(s) of the property shown and described hereon as evidenced in Record Book 523, Page 10, R.O.S.C., TN and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public roads, utilities and other facilities have been filed as required by the Gallatin Municipal Regional Subdivision Regulations.

Date: Nov. 18, 2004 *Earl G. Rodman, Jr.*  
Owner/Agent  
Date: Nov. 18, 2004 *Thomas Allen Rodman*  
Owner/Agent  
Date: Nov. 18, 2004 *Nancy Rodman*  
Owner/Agent  
Date: Nov. 18, 2004 *Rosemary Rodman Ricketts*  
Owner/Agent

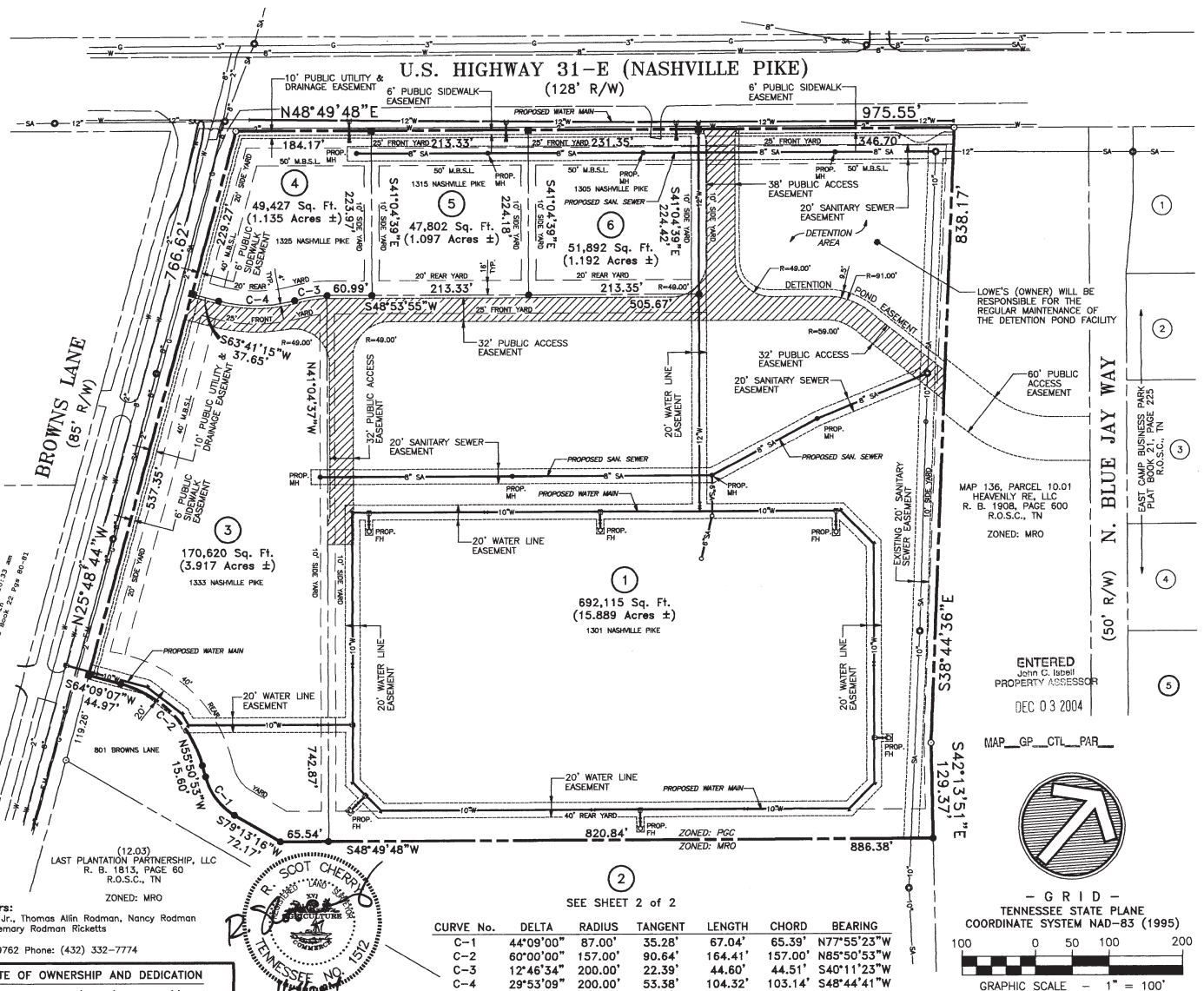
## CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Gallatin Municipal-Regional Planning Commission, and that the monuments have been or will be placed, as shown hereon to the specifications in these regulations.

Date: 11-11-2004 *P. Blasing*  
Registered Land Surveyor

## CERTIFICATE OF APPROVAL OR BONDING OF ROADS

I hereby certify: (1) that all designated roads on this final



SEE SHEET 2 of 2

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	44°09'00"	87.00'	35.28'	67.04'	65.39'	N77°55'23"W
C-2	60°00'00"	157.00'	90.64'	164.41'	157.00'	N85°50'53"W
C-3	12°46'34"	200.00'	22.39'	44.60'	44.51'	S40°11'23"W
C-4	29°53'09"	200.00'	53.38'	104.32'	103.14'	S48°44'41"W

## CERTIFICATE OF APPROVAL FOR RECORDING

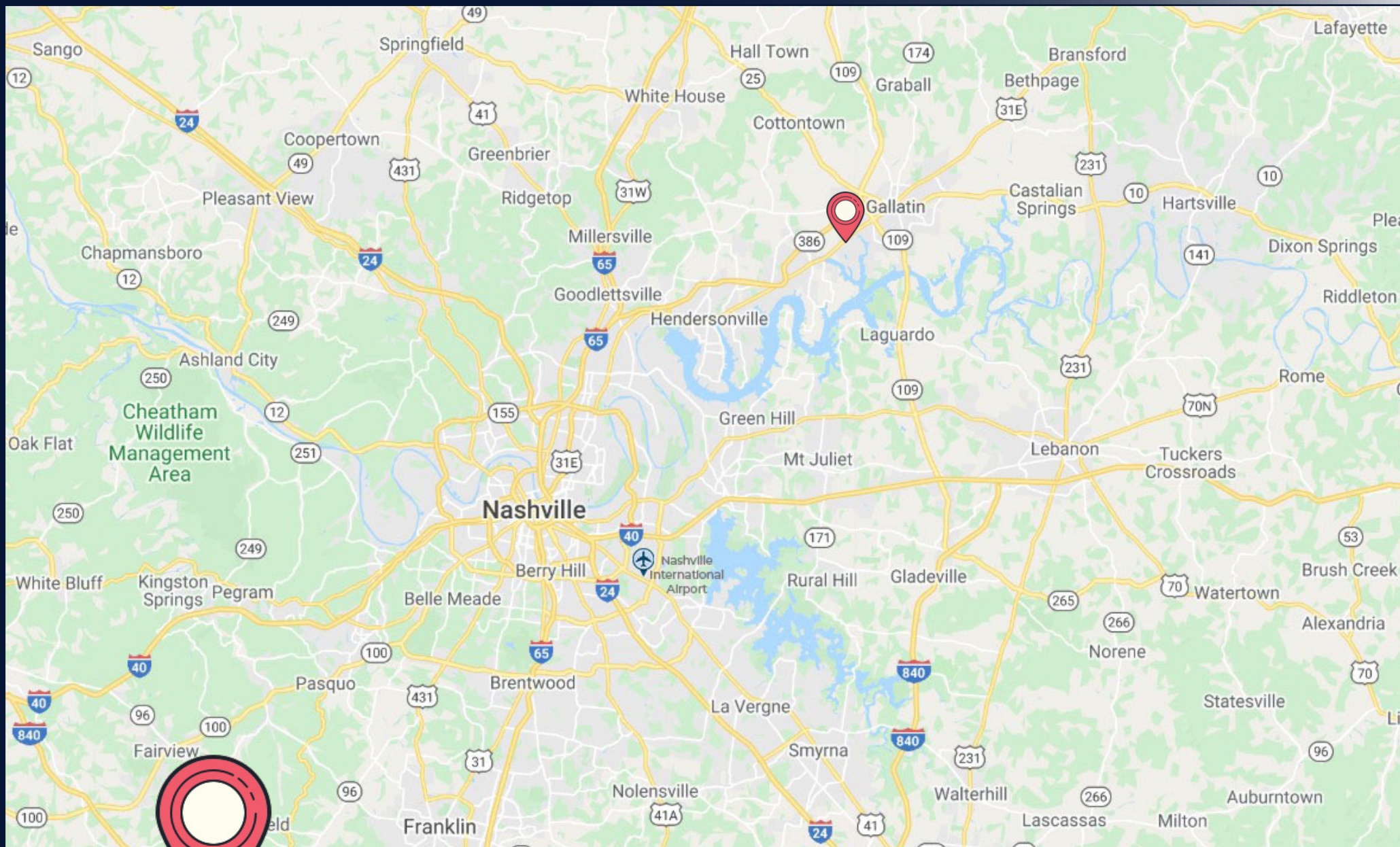
I hereby certify that the subdivision plat shown hereon has been found to comply with the Gallatin Municipal-Regional Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: 12-2-2004 *David H. Sayers*  
Secretary Planning Commission  
Chairman's Initials

SHEET 1 of 2  
FINAL SUBDIVISION PLAT  
**LOWE'S HOME CENTERS, INC.**  
U.S. HIGHWAY 31E AT BROWNS LANE  
CITY OF GALLATIN  
SUMNER COUNTY, TENNESSEE

TOTAL ACRES: 30.473 ± TOTAL LOTS: 6





**1325 Nashville Pike**  
Gallatin, TN 37066

### Location Highlights

Highway 109: 1.5 Miles  
Vietnam Veterans Blvd/386: 1.5 Miles  
Downtown Nashville, TN: 27 Miles  
Nashville Intl Airport: 31 Miles



# DEMOGRAPHICS

## TARGET MARKET SUMMARY

1325 Nashville Pike, Gallatin, Tennessee, 37066

Rings: 1, 3, 5 mile radii

## KEY FACTS

Variables	1 mile	3 miles	5 miles
2019 Total Population	2,250	29,202	57,122
2019 Total Households	1,031	11,487	21,852
2019 Average Household Size	2.18	2.51	2.57
2019 Median Household Income	\$89,809	\$63,518	\$64,807
2019 Median Age	48.3	40.4	39.9



## AGE PYRAMID

1 mile



**The largest group:**  
2019 Female  
Population Age 55-59  
(Esri)

**The smallest group:**  
2019 Male Population  
Age 85+ (Esri)

## ANNUAL LIFESTYLE SPENDING

INCOME

1 mile



\$89,809

Median  
Household  
Income



\$56,971

Per Capita  
Income



\$551,346

Median Net Worth

HOUSING STATS

1 mile



\$369,951

Median Home  
Value



\$16,153

Average Spent  
on Mortgage &  
Basics



\$918

Median  
Contract Rent



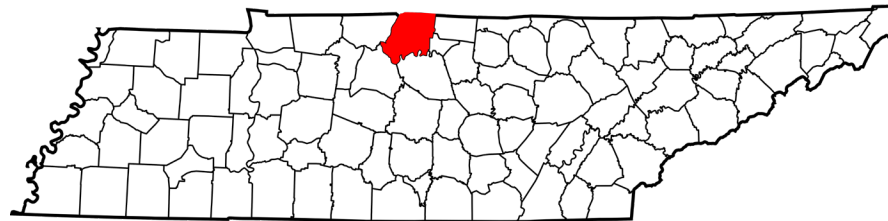
# LOCATION

Sumner County is a suburban community also known as Nashville's North Shore as the county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation. Old Hickory Lake divides Davidson and Sumner County and works in conjunction with the Cumberland River as the ecological focal point of Sumner County to provide water-based outdoor activities and a quality of life that attracts new residents and corporations. Although the county seat is Gallatin, the city with the largest population in Sumner County is Hendersonville which has 51,372 residents.

Sumner County's business community is anchored by large manufacturing and distribution operations, an outstanding mix of professional service companies and a rapidly expanding retail sector. The county's entire 63-mile southern border meanders along Old Hickory Lake, which gives Sumner County a unique claim within the Nashville area to a major navigable waterway with lakeside living and unlimited water recreation.

## Economy

Sumner is the third most affluent county in the state of Tennessee. It has a median household income of \$54,916 and a median family income of \$65,313. More than 60 companies are headquartered, have regional offices or distribution facilities in Sumner County near Gallatin. Gallatin is the home of GAP's (the clothing retailer) largest worldwide distribution facility. The largest employers in the county include Gap, Inc. (1,306), Sumner Regional Medical Center (1,077), UniPres USA Inc. (1,062), Xtend Healthcare (928), and Volunteer State Community College (714).



Total Housing Units: **73,725**

Median Housing Value: **\$194,900**

Median Gross Rent: **\$930**

County Median HH Income: **\$61,584**

Major Submarkets: **Hendersonville, Gallatin**

Total Population: **187,149**

County Growth: **16.50% since 2010**

Owner Occupied Housing Units: **54,188**