



# FOR SALE

1195 Long Hollow Pike  
Gallatin, TN 37066

**MU, PGC, PBP Zoning**



**JP POWELL**

Principal Broker, SIOR

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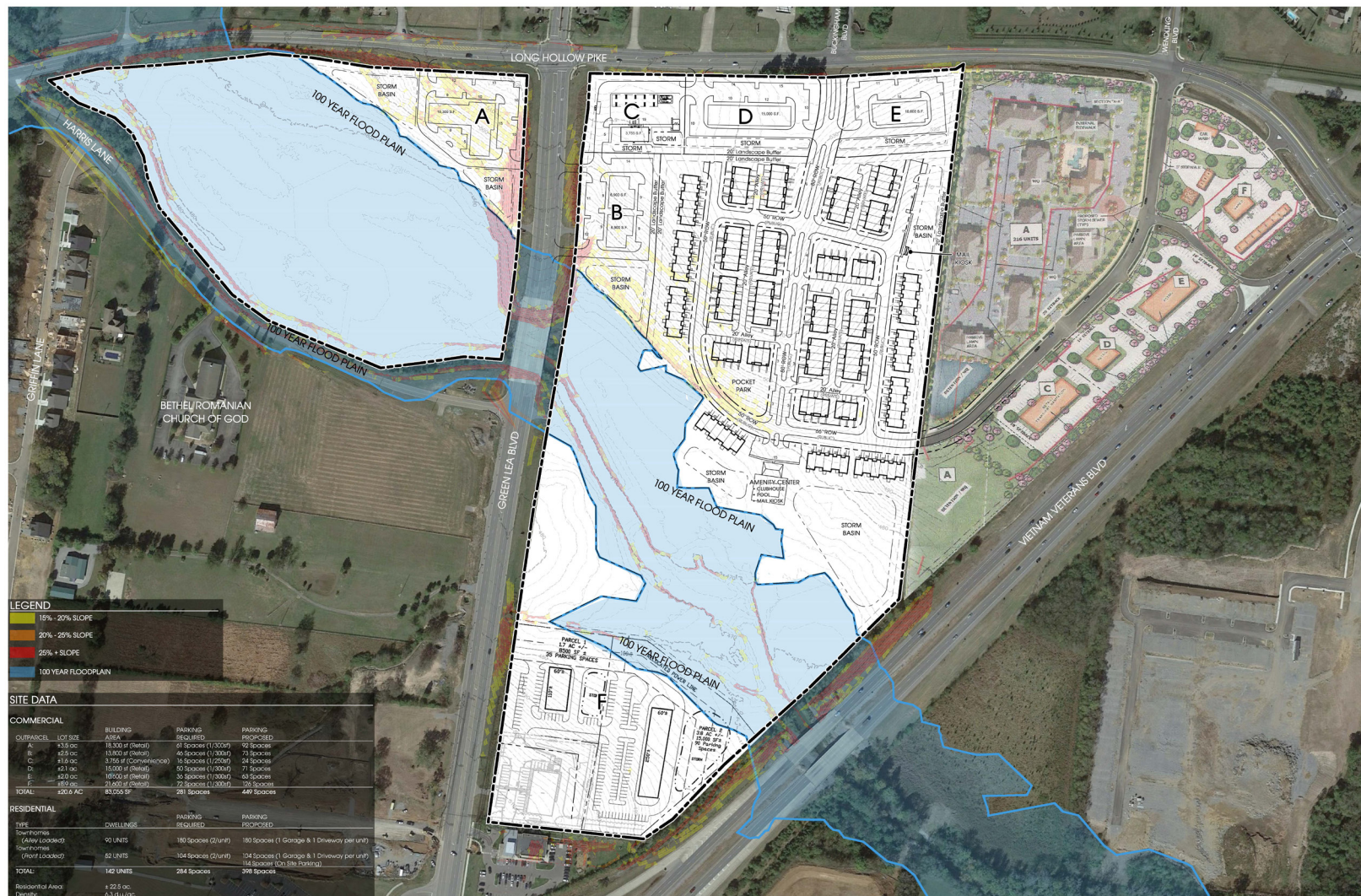
[jpowell@southeasterncommercial.net](mailto:jpowell@southeasterncommercial.net)



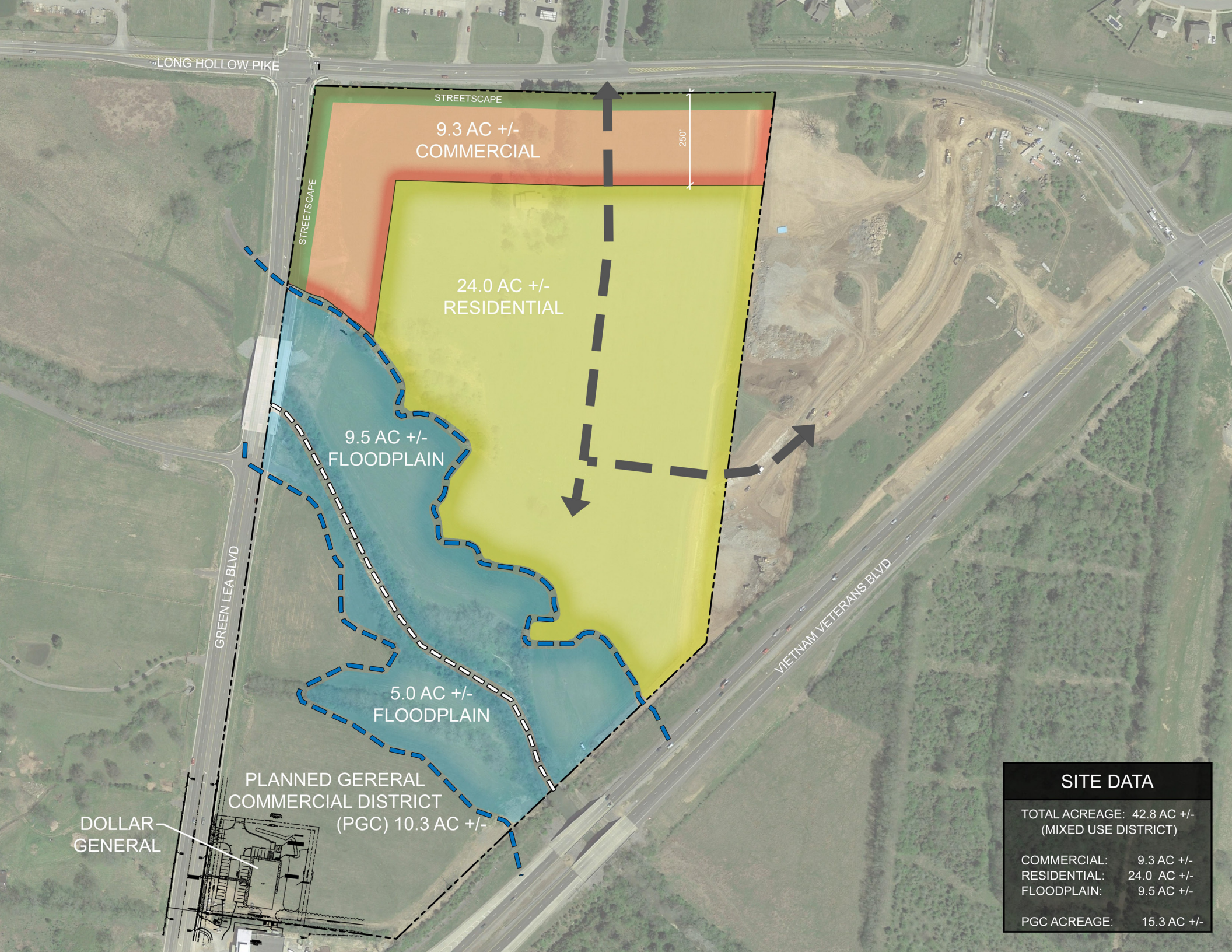
# 1195 LONG HOLLOW PIKE

## KEY FACTS

- » 94.173 Acres or 4,102,176 square feet
- » Located on the south side of Long Hollow Pike on the east and west side of Vietnam Veterans Blvd
- » Traffic Count on Long Hollow Pike/Green Lea: 3,864 ADV
- » Traffic Count on Vietnam Veterans Blvd/LHP: 37,240 ADV
- » Zoning: MU, Mixed Use, PGC, Planned General Commercial and PBP, Planned Business Park District by City of Gallatin







LONG HOLLOW PIKE

STREETSCAPE

9.3 AC +/-  
COMMERCIAL

250'

STREETSCAPE

24.0 AC +/-  
RESIDENTIAL

9.5 AC +/-  
FLOODPLAIN

5.0 AC +/-  
FLOODPLAIN

PLANNED GENERAL  
COMMERCIAL DISTRICT  
(PGC) 10.3 AC +/-

DOLLAR  
GENERAL

VIETNAM VETERANS BLVD

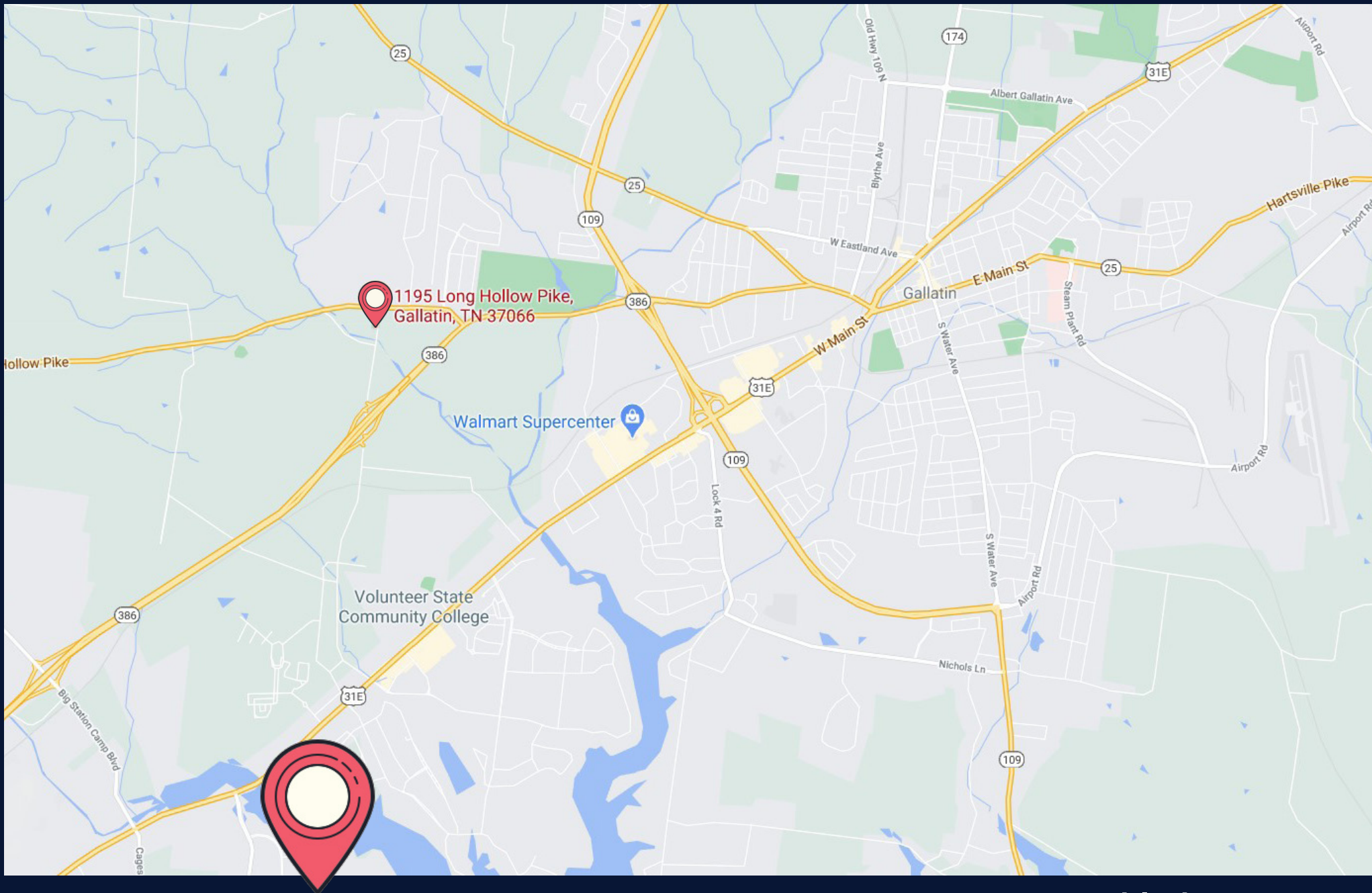
### SITE DATA

TOTAL ACREAGE: 42.8 AC +/-  
(MIXED USE DISTRICT)

COMMERCIAL: 9.3 AC +/-  
RESIDENTIAL: 24.0 AC +/-  
FLOODPLAIN: 9.5 AC +/-

PGC ACREAGE: 15.3 AC +/-





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### Location Highlights

Vietnam Veterans Blvd/386: 0.1 Miles  
Volunteer State Community College: 2.1 Miles  
Downtown Nashville, TN: 26 Miles  
Nashville Intl Airport: 31 Miles