

Saundersville Rd - Approved and Entitled Storage Site

Hendersonville, TN 37075

VIETNAM VETERANS BLVD - 386

STORAGE SITE
5.99 AC



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AVAILABLE LAND: 5.99 Acres



OVERVIEW

DETAILS

Located just off of Vietnam Veterans Blvd (386) in Hendersonville TN - 5.99 acres approved and entitled for storage.

HIGHLIGHTS

- Minutes from Vietnam Veterans Blvd
- Entitled storage site in Hendersonville
- 25 Minutes from Downtown Nashville
- 11 Proposed storage buildings

Total proposed storage space = 100,950 sf



Proposed Buildings

1. 1 story building

150' X 30' - 4,500 sf

2. 2 story building

120'x 80' - 12,000 sf

3. 2 story building

120'x 80' - 12,000 sf

4. 2 story building

120'x 80' - 12,000 sf

5. 2 story building

75' x 60' - 6,675 sf

6. 2 story building

75' x 60' - 6,675 sf

7. 2 story building

100' x 60' - 12,000 sf

8. 2 story building

120' x 60' - 12,000 sf

9. 2 story building

120' x 60' - 12,000 sf

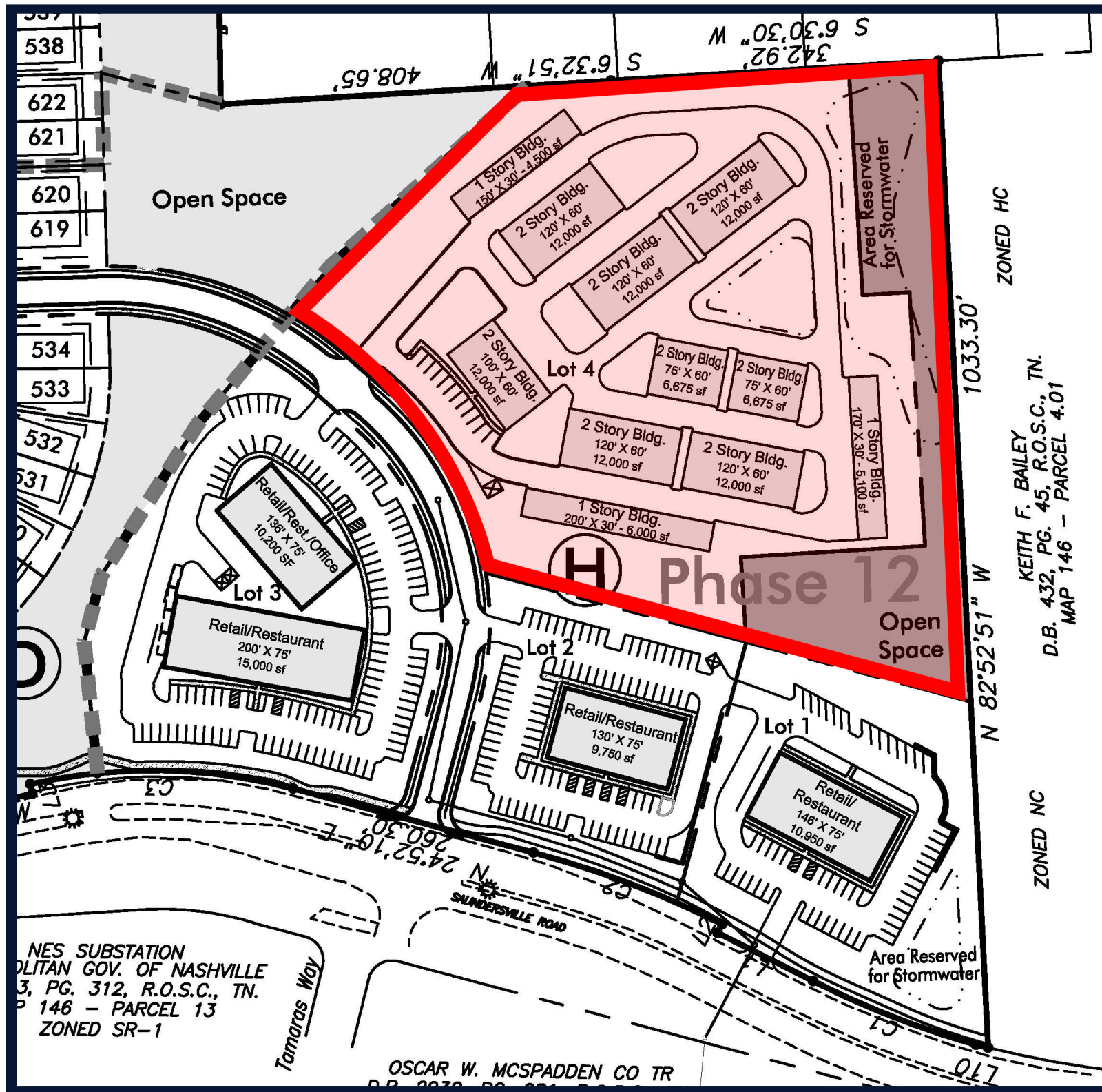
10. 1 story building

200' x 30' - 6,000 sf

11. 1 story building

110' x 30' - 5,100 sf

Total = 100,950 sf





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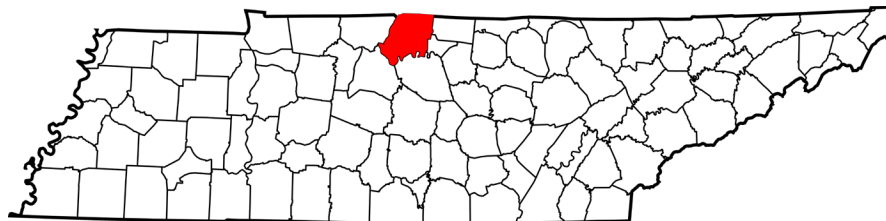
LOCATION

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**