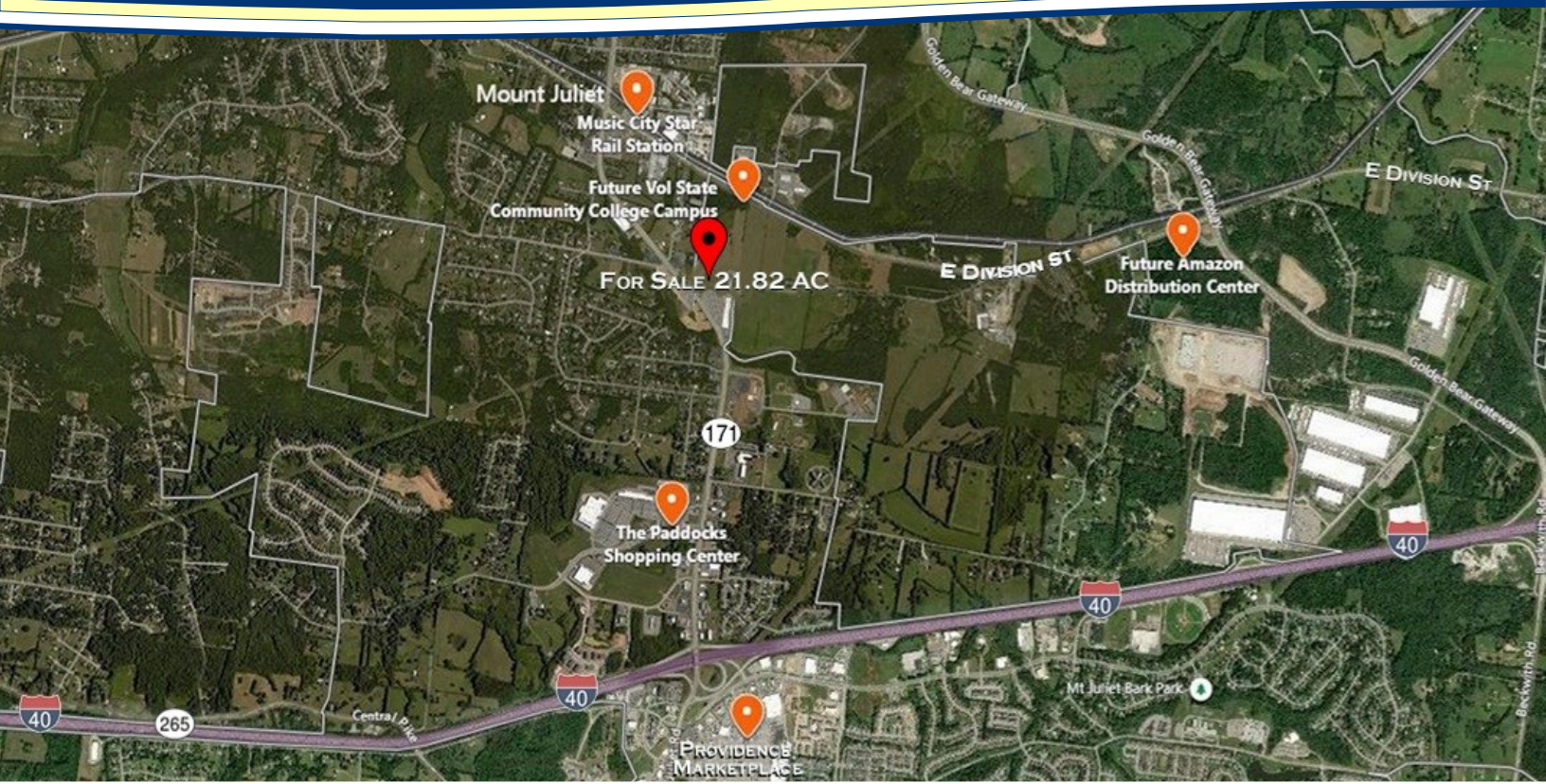


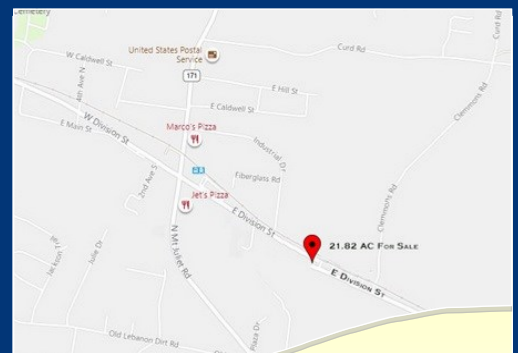
21.82 AC PRIME DEVELOPMENT LAND IN MT JULIET



E. Division St & Old Lebanon Dirt Rd | Mt Juliet, TN 37122

PROPERTY HIGHLIGHTS

- 21.82 +/- AC adjacent to future home of The Wilson County Campus of Volunteer State Community College
- All Utilities at Site, Topo Level with 361' RF on E. Division St. and 845' RF on Old Lebanon Dirt Rd with Music City Rail Access
- Located 1.5 +/- miles from Amazon's 3.6 Million SF Fulfillment Center with 1000 employees to start and will hire up to 3000
- Access from North Mt Juliet Road via 2 signalized intersections or the New Golden Bear Gateway
- Walking distance to Mt. Juliet Town Center & downtown Mt. Juliet's mixed use retail, medical & offices
- Easy access to / from I-40, via exit 226B
- Wilson County land use plan: Mixed Use
- Tax map parcel 077 parcel 001.01



DRIVING FROM NASHVILLE:

I-40 Eastbound to Exit 226B. Continue on North Mt Juliet Rd approx. 1.5 miles to traffic light with East Division Street and turn right. Property is 0.45 mile on your right.

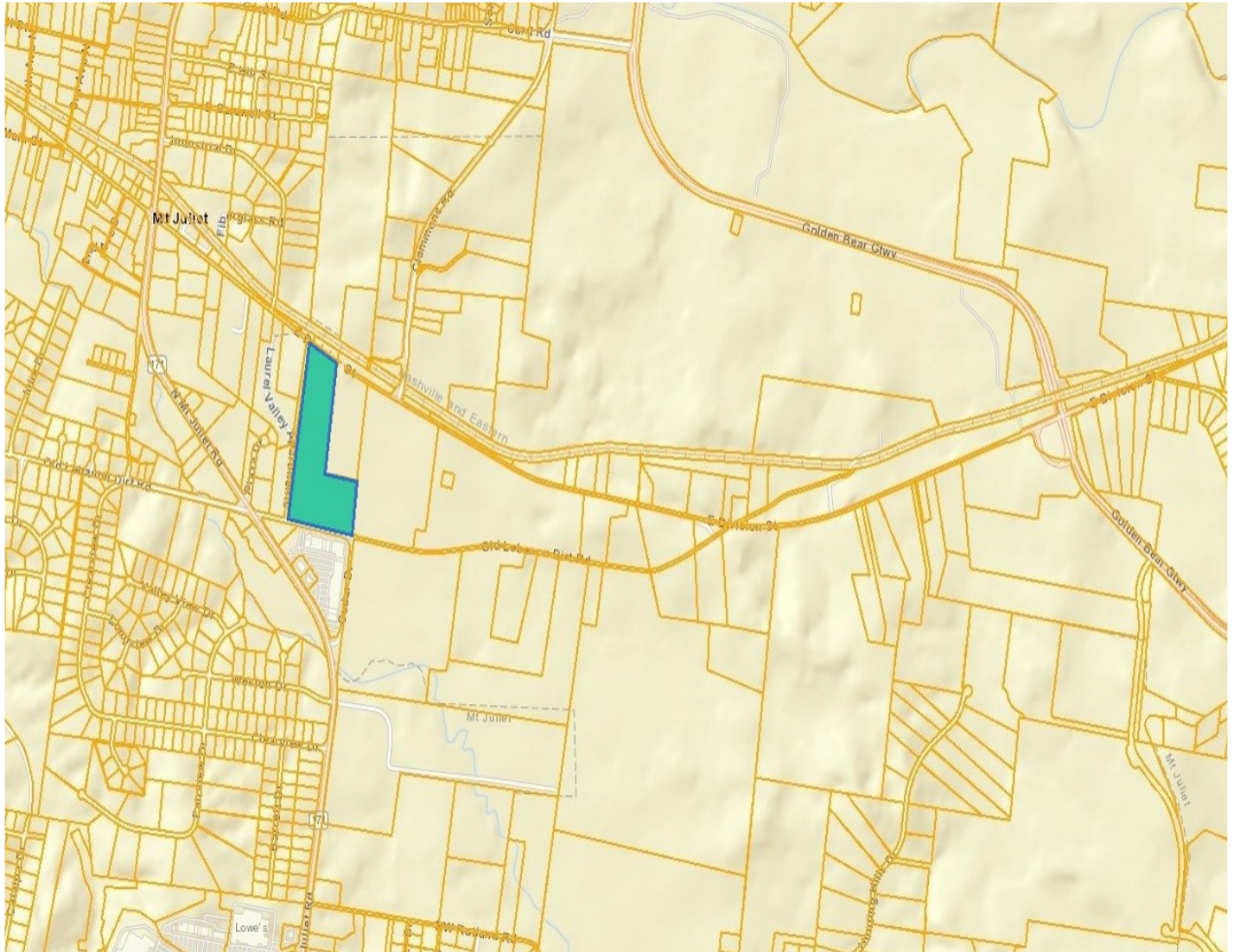
[Google Map Link](#)



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TAX MAP #077 001.01

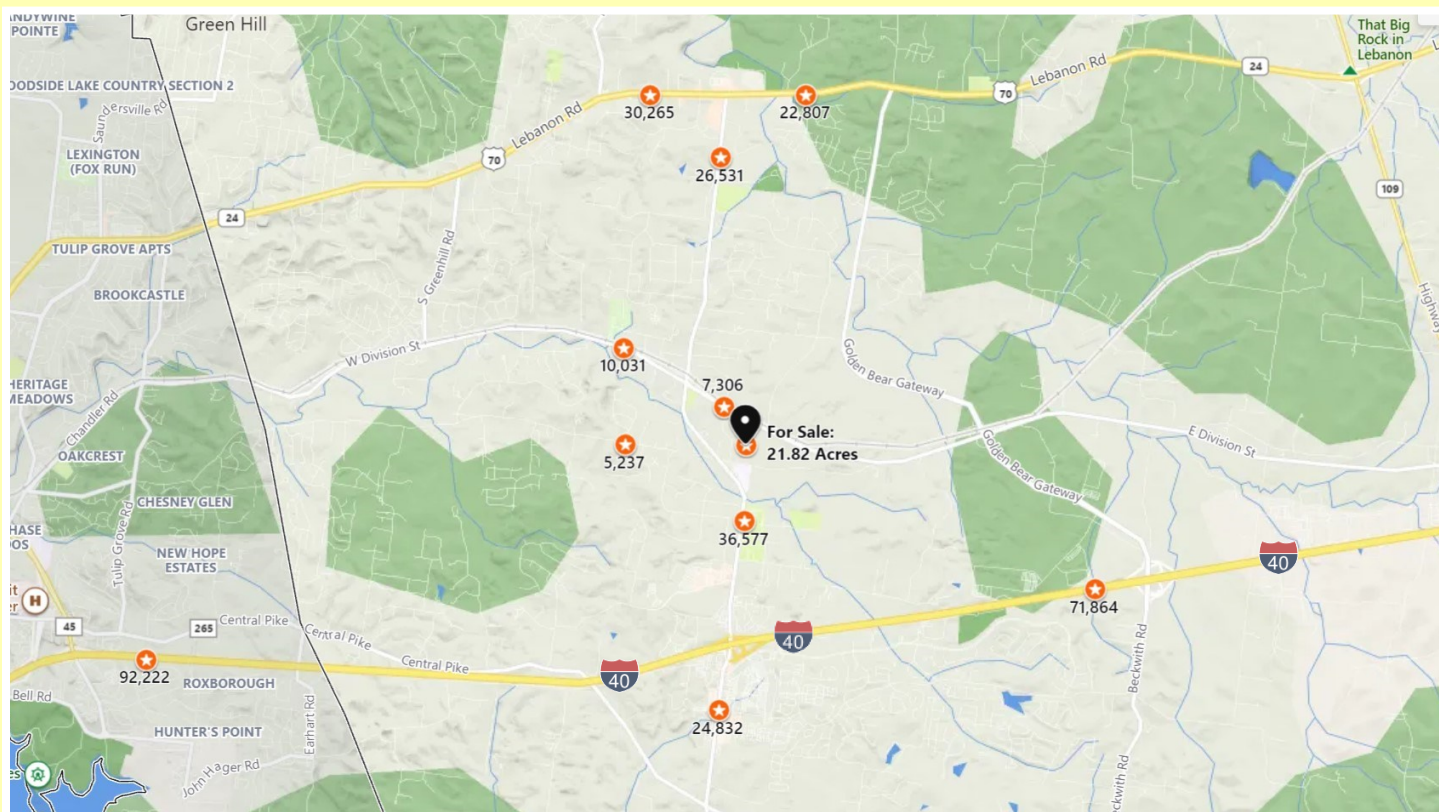
EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122



Note: Map for representation purposes only and not an official government record. ALTA survey recommended.

SELECT AVERAGE DAILY TRAFFIC COUNTS - MT JULIET, TN

EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122



Traffic Counts

| Counting Sta # | #AVD | Main Road | Cross Street | Date of Sample |
|--------------------------|--------|-----------------------|---|----------------|
| 014 | 26,531 | North Mt. Juliet Road | Creekwood Drive | 2021 |
| 015 | 10,031 | West Division Street | East Main Street | 2021 |
| 016 | 7,306 | East Division Street | Industrial Drive | 2021 |
| 017 | 24,832 | South Mt. Juliet Road | Providence Parkway | 2021 |
| 089 | 36,577 | North Mt. Juliet Road | Clearview Drive | 2021 |
| 108 | 22,807 | Lebanon Road | East of N. Mt. Juliet Rd @Park Glen Drive | 2021 |
| 109 | 30,265 | Lebanon Road | West of N. Juliet Road @W Sunset Dr/Morningside Dr | 2021 |
| 169 | 5,237 | Old Lebanon Dirt Road | Jackson Trail | 2021 |
| Interstate 40 AVD | | | | |
| 198 | 92,222 | I-40 Eastbound | West of New Hope Road @OHB/New Hope Road | 2020 |
| 034 | 71,864 | I-40 Eastbound | West of Golden Bear Gateway | 2020 |

SAMPLE AREA BUSINESS - GOOGLE MAPS

EAST DIVISION ST AND OLD LEBANON DIRT RD | MT JULIET, TN 37122

