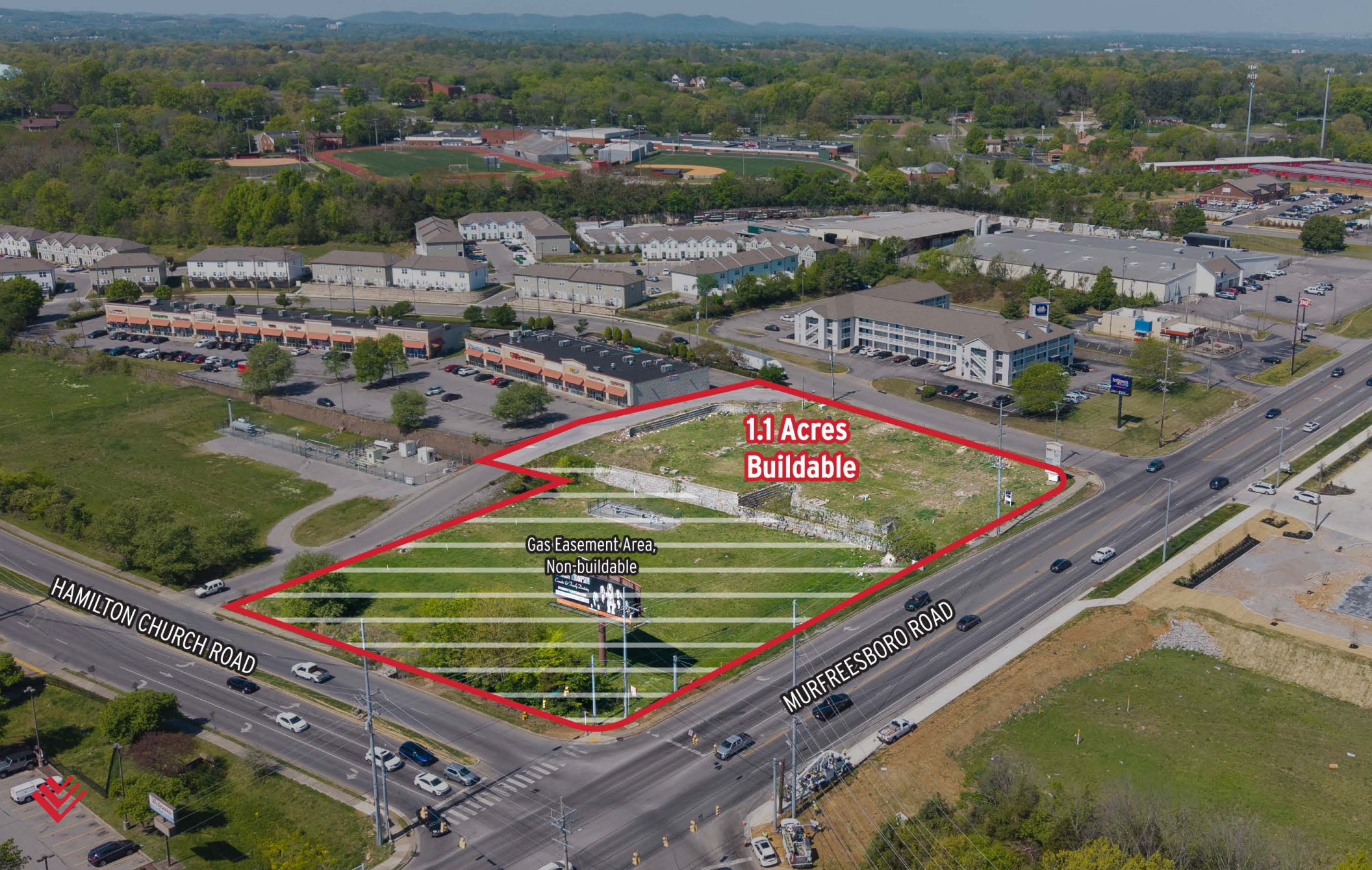


# 801 + 805 HAMILTON CROSSINGS | ANTIOCH, TN

Corner Development Site

FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

Up to 2.47 Acres



**1.1 Acres  
Buildable**

Gas Easement Area,  
Non-buildable

HAMILTON CHURCH ROAD

MURFREESBORO ROAD

# OPPORTUNITY

Located at the signalized intersection of Murfreesboro Pike and Hamilton Church Road, this 2.47-acre site is available as two parcels or combined. Of the total acreage, 1.10 acres (47,916 SF) are buildable, with the remainder encumbered by a gas easement. An on-site billboard generates \$8,400 in additional annual rent on a 15-year ground lease. Site rough graded on delivery.

## PROPERTY SUMMARY

ADDRESS	801 + 805 Hamilton Crossings, Antioch, TN 37013	
	Lot 3A	Lot 3B
LAND ACREAGE	1.28 Acres	1.12 Acres
BUILDABLE ACREAGE	0.55 Acres	0.67 Acres
ZONING	CS - Commercial Services	



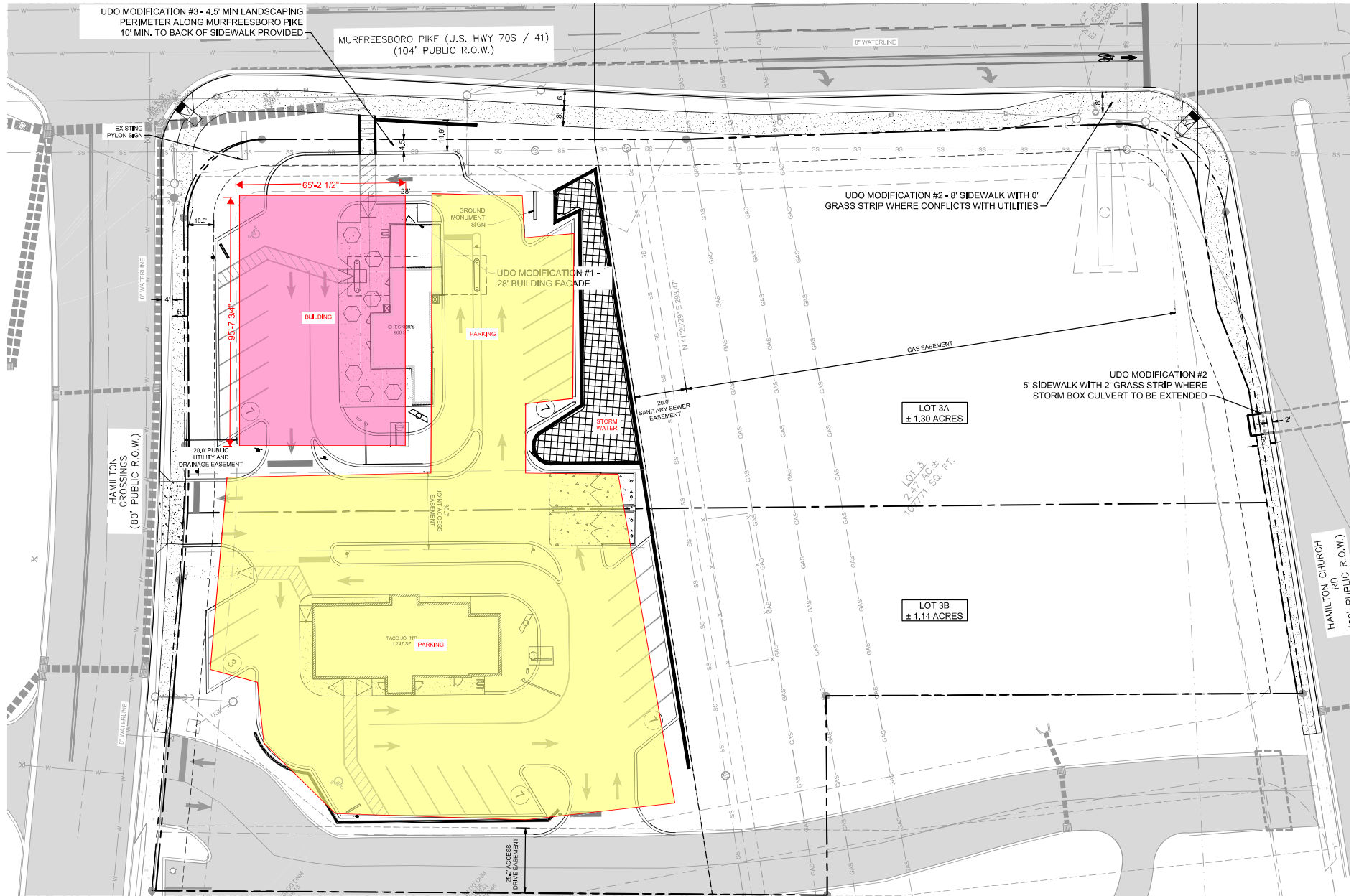
**Lot 3A**  
**0.55 Acres**  
801 Hamilton Crossings

**Lot 3B**  
**0.67 Acres**  
805 Hamilton Crossings

Gas Easement Area,  
Non-buildable



# SAMPLE SITE PLAN



# LOCATION HIGHLIGHTS

- Signalized corner at Murfreesboro Pike (39,189 VPD) and Hamilton Church Rd (12,922 VPD)
- Adjacent to Walmart Supercenter; neighboring tenants include Walgreens, Dairy Queen, CVS, and Sonic
- Less than 3 miles from Century Farms, a 300+ acre master-planned development anchored by Tanger Outlets (opened October 2023)
- 12 miles southeast of downtown Nashville; 9 miles from BNA

**Permitted uses are expansive; site is rough graded with stubbed utilities.**



# POINTS OF INTEREST / NORTH



DOWNTOWN NASHVILLE

Ezell-Harding  
Christian School

TOWNES AT  
HAMILTON

CUBESMART  
self storage

Krystal  
BANK OF AMERICA  
Wendy's

SONIC

Wendy's

KFC

DG

CVS  
pharmacy

Nashville Fire Department

WEATHERLY RIDGE  
APARTMENTS

VILLAGES AT FOREST VIEW  
APARTMENTS

HAMILTON CREEK  
APARTMENTS

THE RIDGE AT ANTIOCH

MURRENSBORO PIKE

WING STOP

JACKSON HEWITT

CAIO

CAIO

Walmart

HAMILTON CHURCH ROAD

Walgreens

# POINTS OF INTEREST / SOUTH

**CENTURY FARMS**  
300-Acre Mixed-Use  
Development

TangerOutlets  
NASHVILLE

IN-N-OUT  
BURGER

POPSTROKE  
OF PUTT CRUISE

TriStar  
Health

CHS  
Community  
Health Systems

**Walmart**

WINGSTON

JACKSON HEWITT

CAFO

MT. VIEW  
MARKETPLACE

Publix. petco

RiteAid

POPEYES

ACE  
Hardware

PIZZA  
PIZZA

**Walgreens**

Hamilton Church Road

Murfreesboro Pike (39,189 CPD)

Hamilton Creek  
Apartments

# FOR MORE INFORMATION CONTACT

AUSTIN ROBBINS  
252.452.6271  
arobbins@southeastventure.com

GREG COLEMAN  
615.250.6370  
gc@southeastventure.com



## SOUTHEAST VENTURE