



*+/- 9 AC FOR SALE OR GROUND LEASE
+/- 24,000 SF FOR LEASE*

BARTON VILLAGE

S. HARTMANN DR

CBRE

Turner & Associates
REALTY, INC.

EXECUTIVE SUMMARY

CBRE is pleased to offer for sale or ground lease, all or portions of +/- 7.91 subdivisable acres of commercial land located in one of the fastest growing communities in the U.S., and a part of Barton Village, a 365-acre master planned community.

Barton Village is strategically positioned within Lebanon's South Hartmann Gateway district, 25 miles east of Downtown Nashville and minutes from I-40. Located in the path of regional growth, the community offers convenient access to I-840, Nashville Airport (BNA), Nashville, Gallatin, Murfreesboro, and the broader Middle Tennessee market.



INVESTMENT HIGHLIGHTS



Master-Planned Community



**Interstate Adjacent/
Regional Access**



Rapidly Growing Submarket



Flexible Parcel Sizes



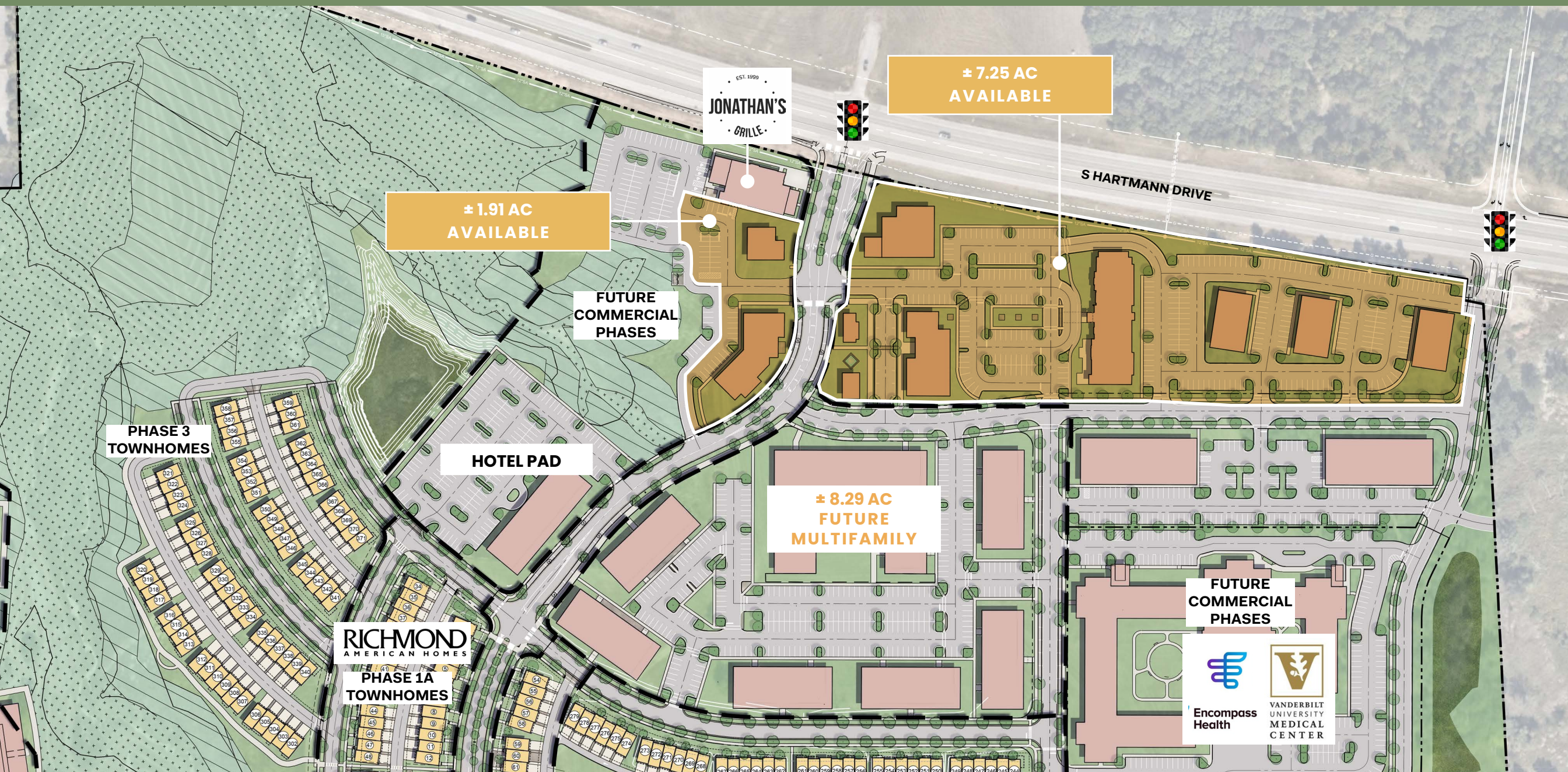
Wilson County Advantage

MASTER PLANNED COMMUNITY

Click to Learn More



FLEXIBLE PARCEL SIZES



DETAILED SITE PLAN

PARCELS 1 - 5: +/- 5.5 AC FOR SALE OR GROUND LEASE
PARCELS 8-9: +/- 14,000 SF FOR LEASE



3D VISUAL RENDERINGS BY PARCEL

PARCEL 1



PARCEL 7 - BUILDING G



PARCEL 7 - BUILDING H



PARCEL 8



PARCEL 10



PARCEL 11



AERIAL

NASHVILLE
25 MILES

Downtown
Lebanon

Medical Plaza
Hughston Clinic Orthopedics
Tennessee Oncology
Phoenix Ambulatory Surgery Center
Pediatric Dentistry of Lebanon
Wilson Surgical Associates

Physicians Plaza of Lebanon
St. Thomas West Hospital
St. Thomas Heart
Summit Imaging
Lebanon Endoscopy

±10,000 SF AVAILABLE
FOR LEASE

±4.5 AC
AVAILABLE
FOR SALE OR
GROUND LEASE

twicedaily
fresh all day

THE HOME DEPOT

IN-N-OUT BURGER

OUTBACK STEAKHOUSE

pepper's

Hampton Inn & Suites

Fairfield BY MARRIOTT

HOME 2 SUITES BY HILTON

Lifestyle Communities
Under Construction
574 Units

bp

Tim Hortons

DOSBROS FRESH MEXICAN GRILL

THIRSTY CAMEL LIQUOR & WINE

CANDLEWOOD SUITES BY IHG

avid BY IHG

Bojangles

Coming Soon

JONATHAN'S GRILLE

The Fitzroy
240 Units

±14,000 SF
AVAILABLE
FOR LEASE

Sam's CLUB

Coming Soon

TARGET

Hartmann Landing
65 Units
DR3 HOMES

One Lebanon Place
398+ Units
LENNAR

Revere at Barton's Run
420 Units

Chandler Grove
667 Units
D-R HORTON

RICHMOND
AMERICAN HOMES

Del Webb



(74,848 AADT)

S. Hartmann Dr

DAYTON FREIGHT

Encompass Health

VANDERBILT UNIVERSITY MEDICAL CENTER

EMPOWER ME CENTER
TRANSFORMING THE LIVES OF INDIVIDUALS WITH DISABILITIES

Hawthorne at
South Hartmann
264 Units

KLEIN ENTERPRISES

WILSON COUNTY ADVANTAGE

Lebanon, the county seat of Wilson County, Tennessee, is approximately 25 miles east of downtown Nashville, and part of the Nashville MSA. Sitting at the convergence of several major interstates, I-40, I-840 and I-65, Lebanon's strategic location is unrivaled. Its central location is also within a one-day trucking distance to 75% of the United States' markets. Lebanon residents and employees also have transportation access to downtown Nashville via the Music City Star, a commuter rail service.

The city is home to Cumberland University, a small, private four-year liberal arts institution, the Nashville Superspeedway, which hosts NASCAR and IndyCar races and some of the top companies such as Amazon, Cracker Barrel headquarters, REI, Lochinvar Corporation, and more. Most recently, Vanderbilt Hospital opened a campus in Lebanon.

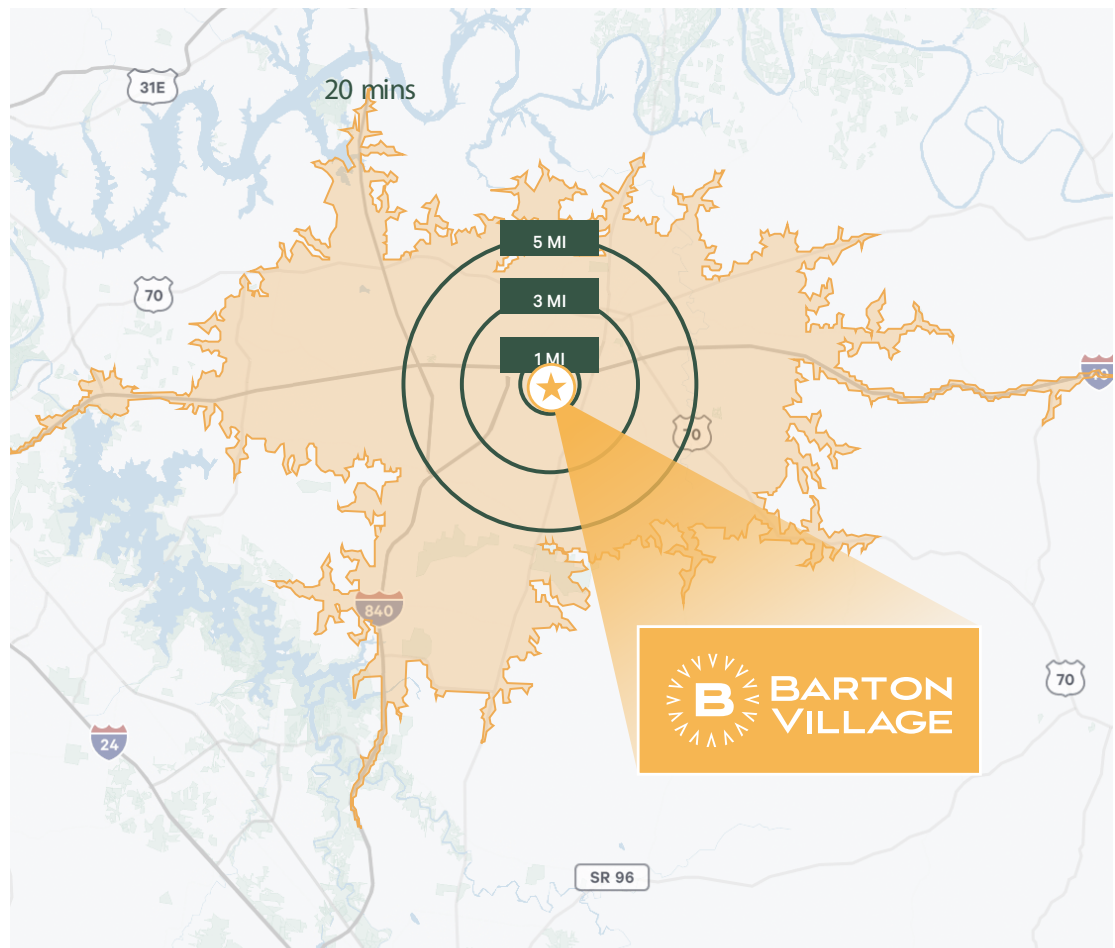
#2 of 96 Wealthiest Counties in TN
-SmartAsset

Ranked One of the Best Places to Live
-Money Magazine

12th Fastest Growing City in the U.S.
-U.S. Census Bureau

#12 of 123 in the State School District Ranking
-Niche

AREA DEMOGRAPHICS



	3 MILES	5 MILES	20 MINS
POPULATION			
2025 Population	18,818	49,025	138,733
2030 Population	19,770	54,859	145,864
2025 Employees	16,333	25,454	49,956
2025-2030 Annual Household Growth Rate	1.60%	2.30%	3.55%
2025 Average Household Income	\$91,762	\$104,438	\$120,037
2025 Average Home Value	\$445,898	\$462,720	\$507,911



BARTON VILLAGE

S. HARTMANN DR | LEBANON, TN



NICK GOSS

Senior Associate
+1 812 455 6282
nick.goss@cbre.com

ZACH BOZE

Associate
+1 615 829 1550
zach.boze@cbre.com

PAUL GAITHER

Senior Vice President
+1 615 294 6538
paul.gaither@cbre.com



ELLIOTT MORRISSEY

Senior Vice President
+1 615 306 1155
elliott@turnerrealtytnash.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.