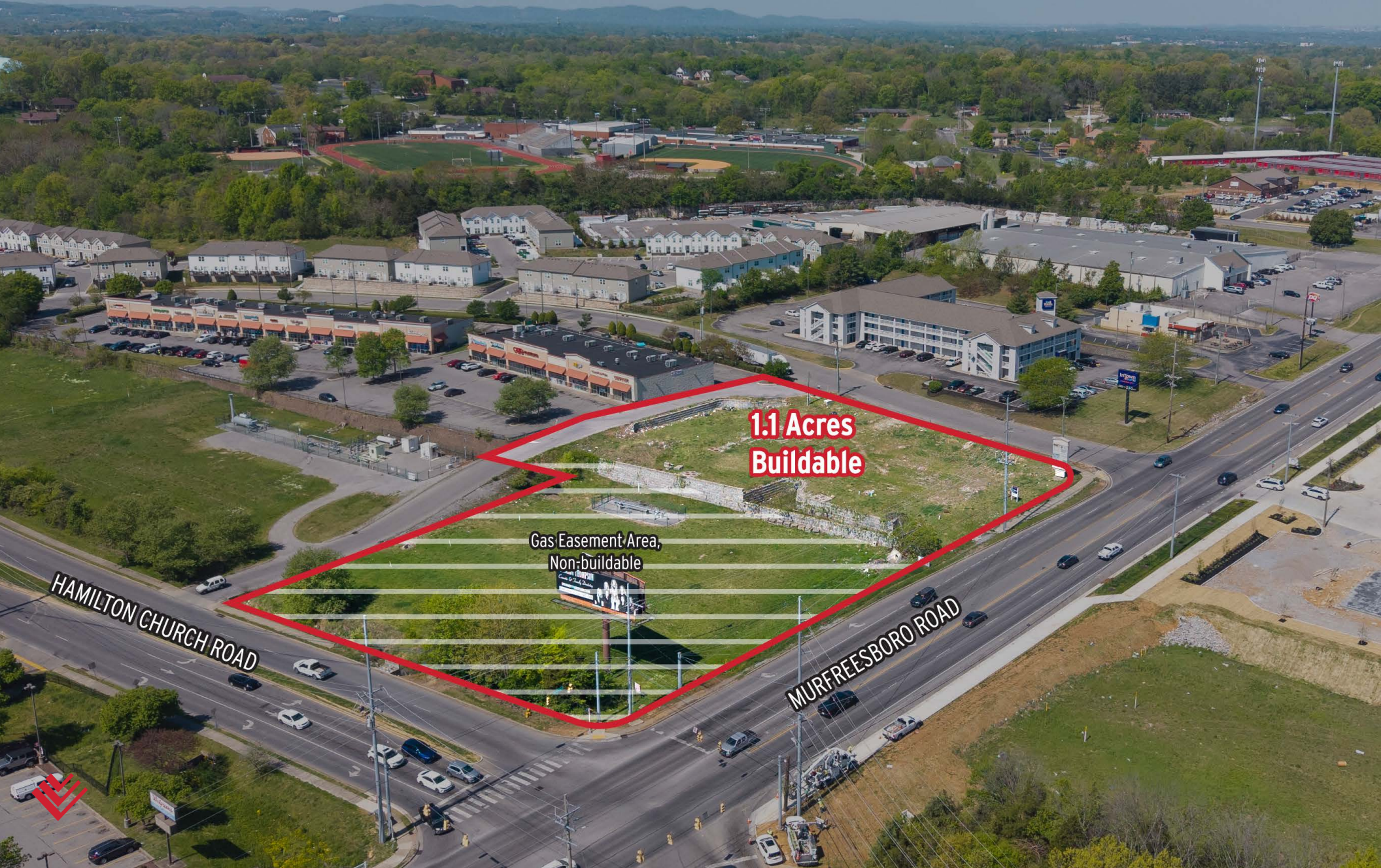


801 + 805 HAMILTON CROSSINGS | ANTIOCH, TN

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	





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

SONIC

DQ

Krystal
BANK OF AMERICA
Wendy's

Wendy's

KFC

DG

CVS
pharmacy

Nashville Fire Department

WEATHERLY RIDGE
APARTMENTS

VILLAGES AT FOREST VIEW
APARTMENTS

HAMILTON CREEK
APARTMENTS

THE RIDGE AT ANTIOCH

WING STOP

JACKSON HEWITT
TAX SERVICE

Dominos

CAFO

Walmart

HAMILTON CHURCH ROAD

Walgreens

MURFREESBORO PIKE

POINTS OF INTEREST / SOUTH



Walmart

WINGSTOP JACKSON HEWITT DOMINO'S CATO

MT. VIEW
MARKETPLACE
Publix. petco. AutoZone. Popeyes. ACE Hardware. Little Caesars PIZZA

Walgreens

Hamilton Church Road

Murfreesboro Pike (39,189 CPD)

Hamilton Creek
Apartments

CENTURY FARMS
300-Acre Mixed-Use
Development
TangerOutlets NASHVILLE IN-N-OUT BURGER TriStar Health POPSTROKE CHS Community Health Systems

FOR MORE INFORMATION CONTACT

AUSTIN ROBBINS

252.452.6271

arobbins@southeastventure.com

GREG COLEMAN

615.250.6370

gc@southeastventure.com



SOUTHEAST VENTURE