


GREEN HILL
HIGH SCHOOL
1,680 STUDENTS

30,136 VPD

70



ELLIOTT RESERVE
MASTER
DEVELOPMENT SITE

"Luxury Mixed-Use Development
Featuring 64 townhomes, along with
8,000 SF restaurant space & 10,500 SF
of retail space."

NICHOLS VALE
MASTER-PLANNED
COMMUNITY
700+ SINGLE-FAMILY HOMES

DEVELOPMENT LAND FOR SALE

3.77 ACRES (DIVISIBLE)

12582 LEBANON ROAD
MT. JULIET, TENNESSEE 37122



COLLIERS NASHVILLE
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Prime Development Opportunity

±3.77 Acres | Lebanon Road | Mt. Juliet, TN

Highly visible development site located along Lebanon Road (30,100+ VPD) in the heart of Mt. Juliet's fastest-growing corridor. The property sits across from Green Hill High School and is strategically positioned between two major master-planned developments, making it ideal for retail, medical, hospitality, or office uses.

Property Highlights

- + 3.77 acres (divisible)
- + 604' of frontage on Lebanon Road with excellent visibility
- + Traffic counts exceeding 30,000 vehicles per day
- + Strong daytime and residential population density
- + Utilities available and pad ready

Premier Location & Surrounding Development

- + Located across from Green Hill High School, with over 1,600 students enrolled
- + Adjacent to Nichols Vale Master Planned Community with 700+ single-family homes
- + Neighboring the Master Development Elliott Reserve, currently under construction, featuring 64 luxury townhomes, 8,000 SF of restaurant space and 10,500 SF of retail space

This site benefits from immediate built-in demand generated by expanding rooftops, new retail destinations, and consistent commuter traffic.

Zoning & Development Potential

- + Ideal for retail, restaurant, medical, office, hospitality, or service-oriented users
- + Divisible acreage allows for multi-user development or phased opportunities
- + Located within one of Wilson County's most active growth corridors

CONTACT AGENT FOR PRICING GUIDANCE



AREA RESIDENTIAL GROWTH

4,700+ HOME SITES

NEW | PLANNED | UNDER CONSTRUCTION



RETAIL LANDSCAPE



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3.77 ACRES PRIME DEVELOPMENT
OPPORTUNITY

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