

FOR SALE

DEVELOPMENT OPPORTUNITY | ± 10.56 ACRES AVAILABLE

CHARLES
HAWKINS CO.
Commercial Real Estate Services

E DIVISION ST

LEBANON, TN 37090



Jamie Phillips
Senior Vice President
O: (615) 345-7229
jphillips@charleshawkinsco.com

Sam Still
Vice President
C: (608) 556-1596
sstill@charleshawkinsco.com

McNeill Stout
Vice President
C: (615) 403-8034
mstout@charleshawkinsco.com

Charles Hawkins Co.
O: (615) 256 - 3189 | www.charleshawkinsco.com
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

PROPERTY SPECIFICATIONS

Location	County	Zoning	Future Land Use	Acreage	Traffic Count	Frontage
E Division Street	Wilson	R-1	RXH and DXU	10.56	6,177 Per Day	1,448' on E Division Street

PROPERTY HIGHLIGHTS

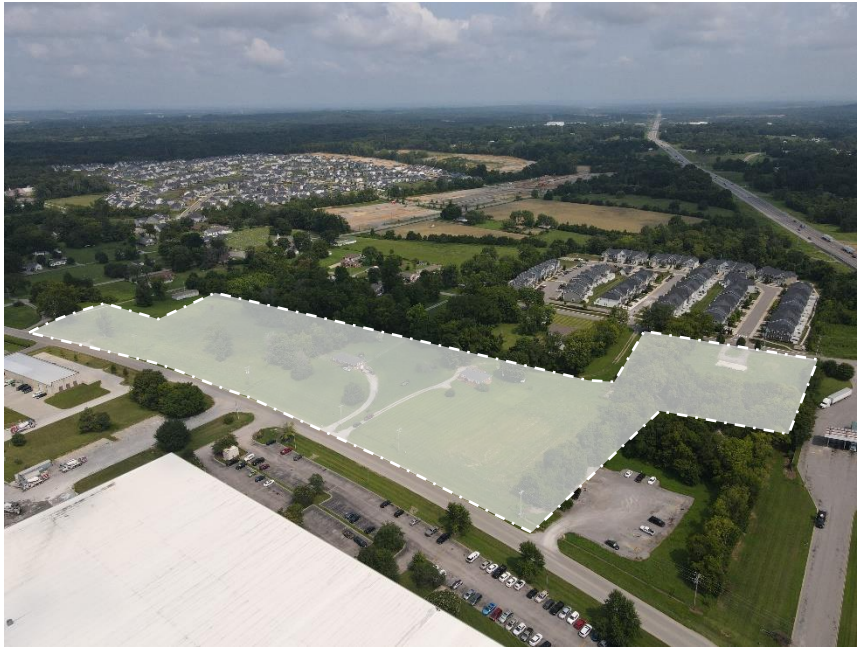
- The site sits between established residential neighborhoods and major employment hubs.
- Immediate access to Hwy 109 and I-40
- Located in an established growth corridor
 - **Rapid Growth:** The property sits within one of Middle Tennessee's fastest-growing markets. Population within five miles is projected to increase by nearly 20% over the next five years, substantially outpacing national averages.
 - **Affluent Area:** Median household incomes exceed \$90,000 within five miles, supporting strong retail demand, residential development, and commercial investment.
 - **Large Workforce:** A daytime population of roughly 60,000 within five miles reflects the concentration of manufacturing, logistics, healthcare, education, and government employment in the Lebanon market.

PRICING CONTACT BROKERS

APPROXIMATE DRIVING DISTANCES

Downtown Lebanon: 7 Miles
Interstate 40: 0.8 Miles
State Route 109: 800 ft
BNA: 16 Miles
840: 3 Miles
N Mt. Juliet Road: 6 Miles
Gallatin: 15 Miles
Murfreesboro: 26 Miles
Cookeville: 58 Miles

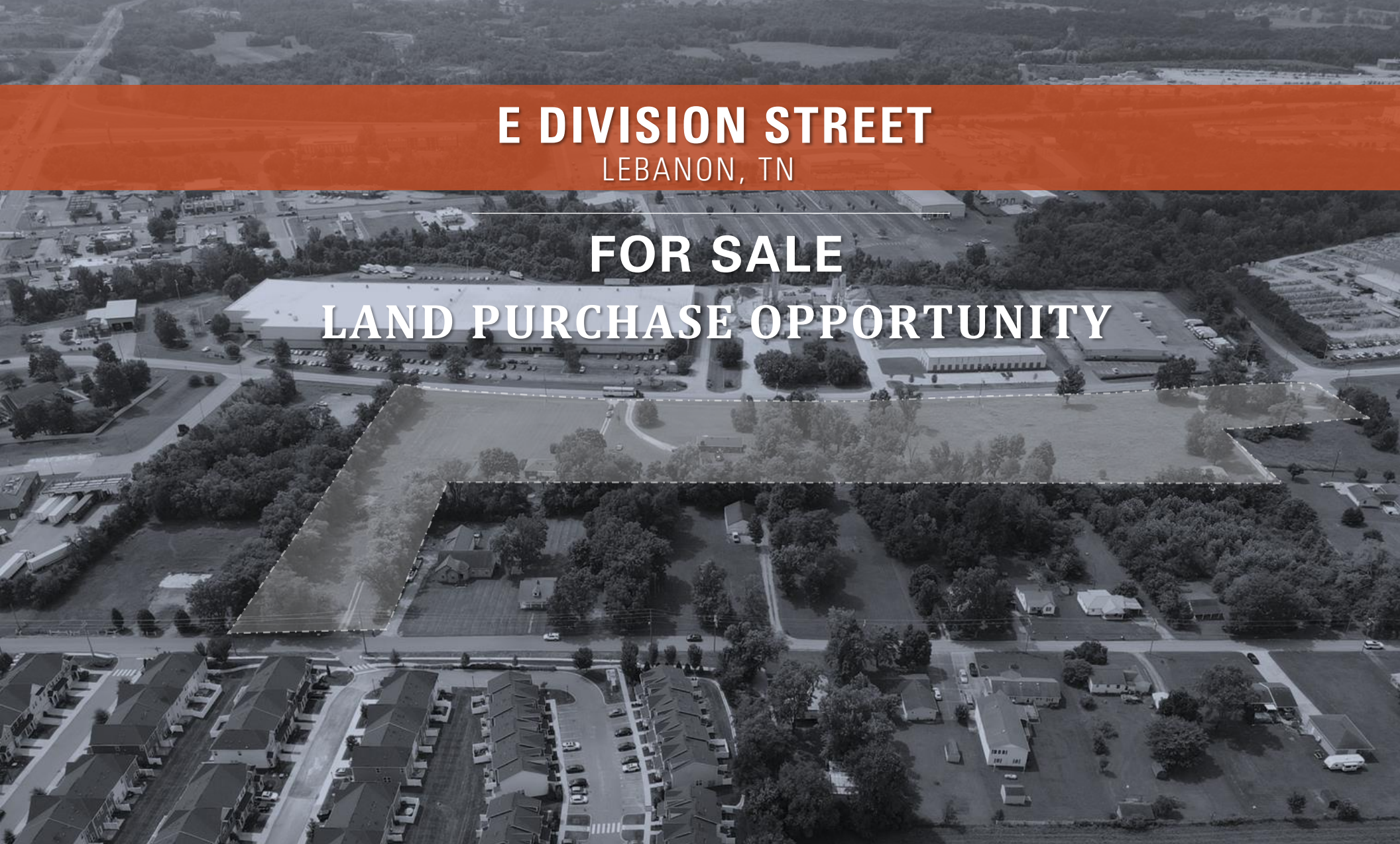




NEARBY DEMAND DRIVERS



The property's location along E. Division Street places it within an established growth corridor that benefits from excellent regional accessibility. Its proximity to Interstate 40, Lebanon's industrial district, Nashville International Airport, and the broader Nashville MSA provides outstanding connectivity for commercial, industrial, logistics, manufacturing, and mixed-use development.



E DIVISION STREET

LEBANON, TN

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LAND PURCHASE OPPORTUNITY

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