

7.71 Acres

Commercial General Zoning

0 Blythe Ave, Gallatin, TN

Beautiful 7.71 acre tract with 587' +/- of road frontage on Blythe Ave - soon to be widened. High growth area and located within 1-mile of the \$2B Nexus residential, commercial, and industrial development - over 2500 residential units approved with more pending. The new Albert Gallatin Ave extension to Hwy 109 was just completed and the Blythe/Albert Gallatin traffic signal is 1-block to the north. CG zoning allows for a broad array of uses. Owner/Agent. Priced at \$2,100,000.

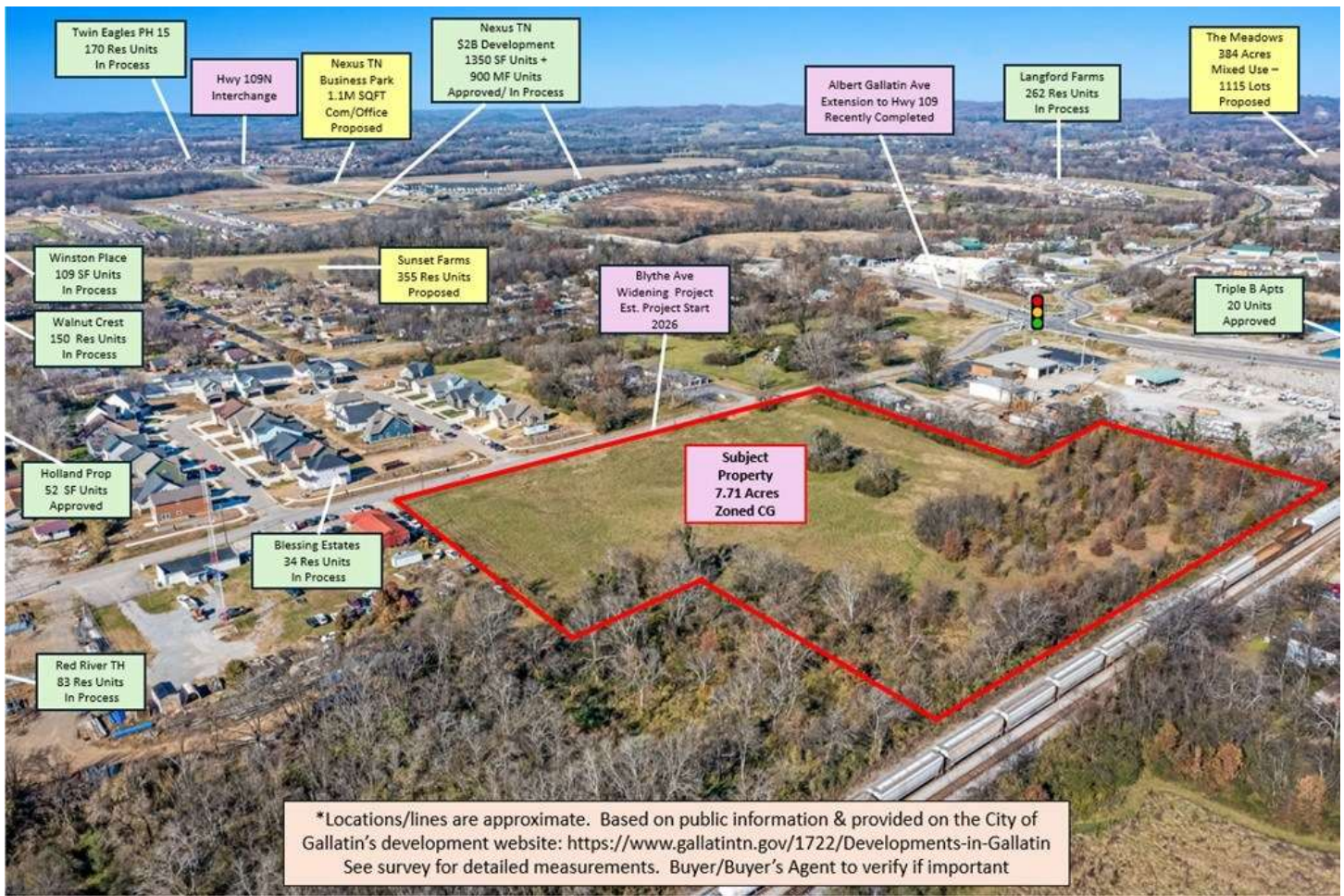


ACTION PROPERTY MANAGEMENT

492 East Main St.
Gallatin, TN 37066
615-452-7117

Broker: Andy W. Stokely
Phone: 214-668-6060
Email: stokely@realtracs.net



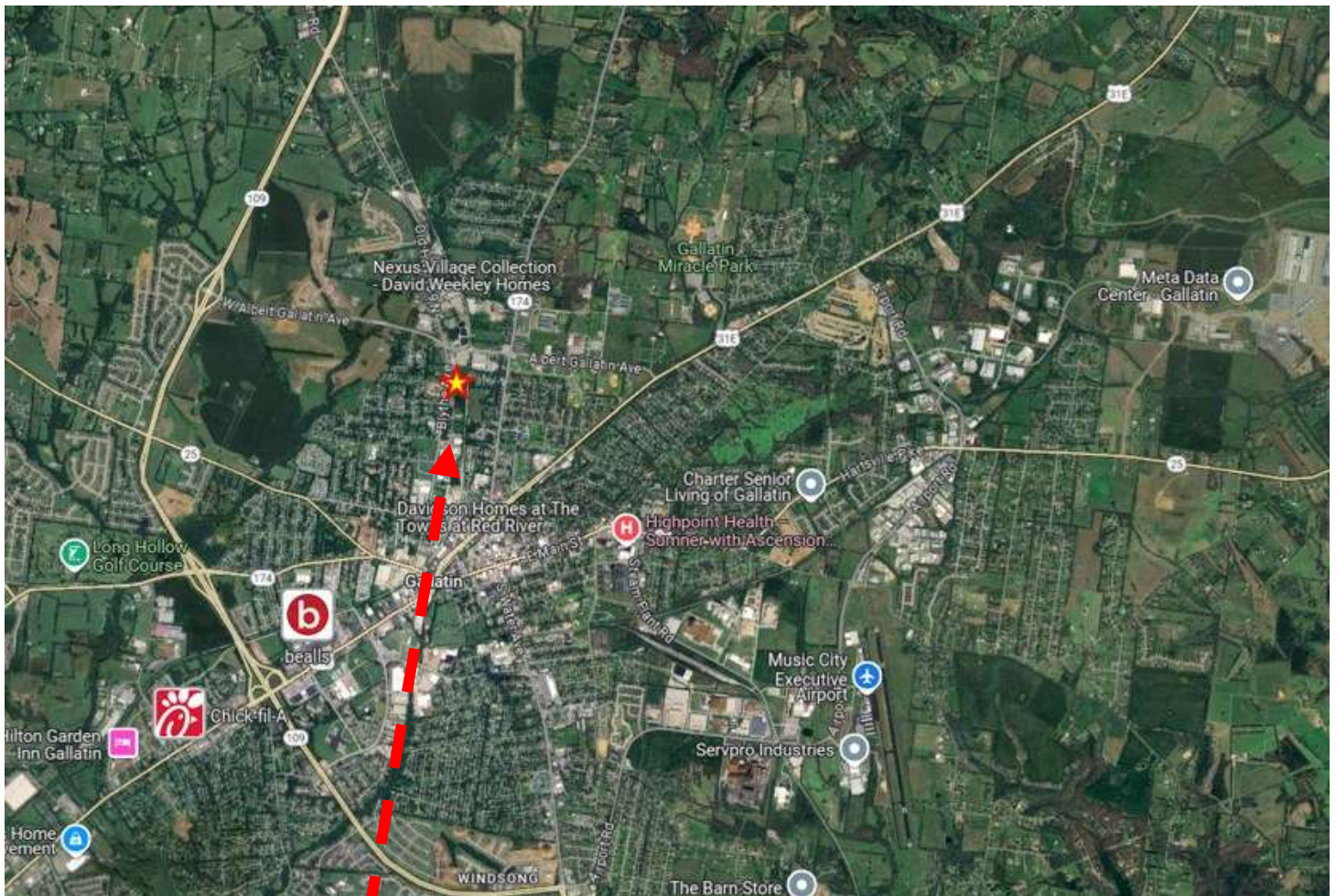


The subject property is located within 1-mile of the new \$2B Nexus residential, commercial, and industrial development. Over 2500 residential units have recently been approved within a 1-mile radius with another 1,400+ that have been submitted for approval within a 1.5 mile radius. Located 1.25 miles due East from the new Highway 109N / Albert Gallatin Ave exit, one block south of the Blythe Ave / Albert Gallatin Ave intersection.

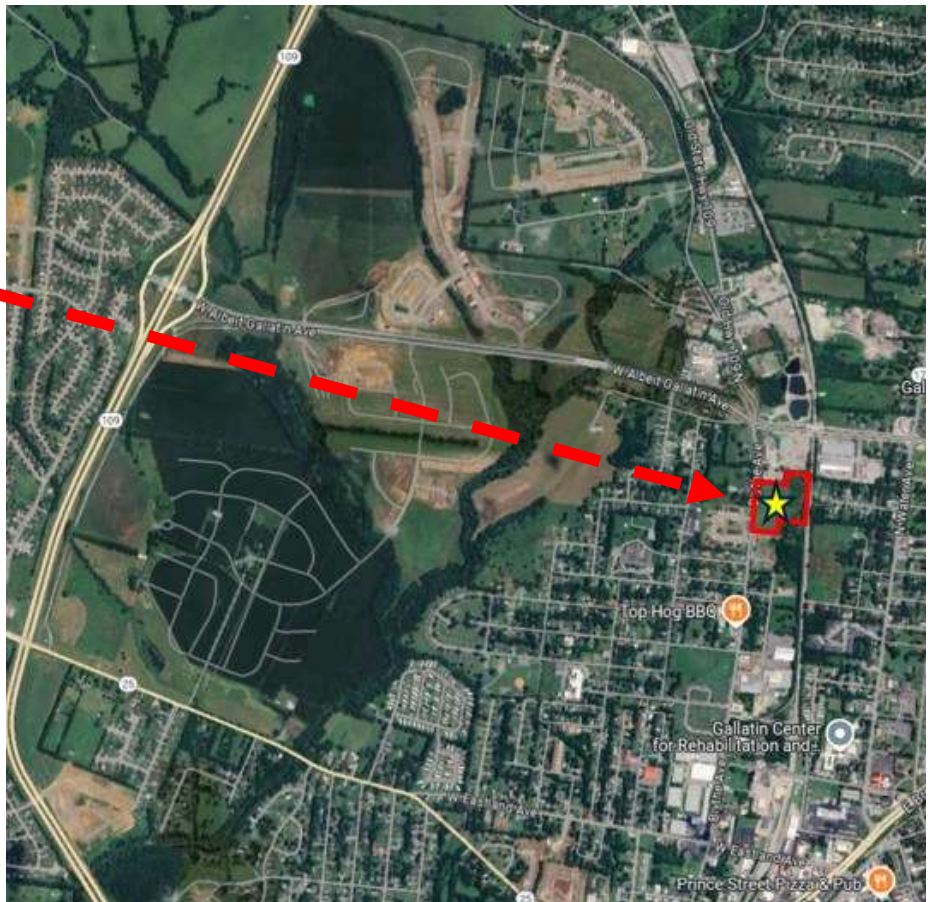
The property gently slopes to the tree line where it levels out. There is a gradual downward slope to the south for drainage. The property abuts the Cumberland Electric Service Center to the north and the CSX railroad to the east on the backside of the property.

Gallatin has been recognized by regionally and nationally as one of the fastest growing areas of the Nashville-Davidson County MSA. Gallatin is home to a new \$1.5B Facebook / Meta datacenter - a top development project for the State of Tennessee.

Source: City of Gallatin Development website: <https://www.gallatintn.gov/1722/Developments-in-Gallatin>



The subject property is located in a high growth area of Sumner County in Gallatin TN near the recently opened Albert Gallatin Ave with direct access to Hwy 109N.





Subject property is located on the soon to be widened Blythe Ave with 587' +/- of frontage. The property gently slopes to the tree line where the property flattens out. The property backs to the CSX railroad to the west and to the Cumberland Electric Service Center to the north along the back property line.

Additional aerial images and video can also be found here:
<https://360nash.com/property/3151>









Public Works

All utilities at the road on Blythe Ave.

- 12" Water Main
- 8" Sanitary Sewer
- 4" Natural Gas
- Note Blythe Ave is scheduled to be widened by the City of Gallatin in late 2026 with utilities likely upgraded at that time.

Source: Gallatin Public Works Dept.





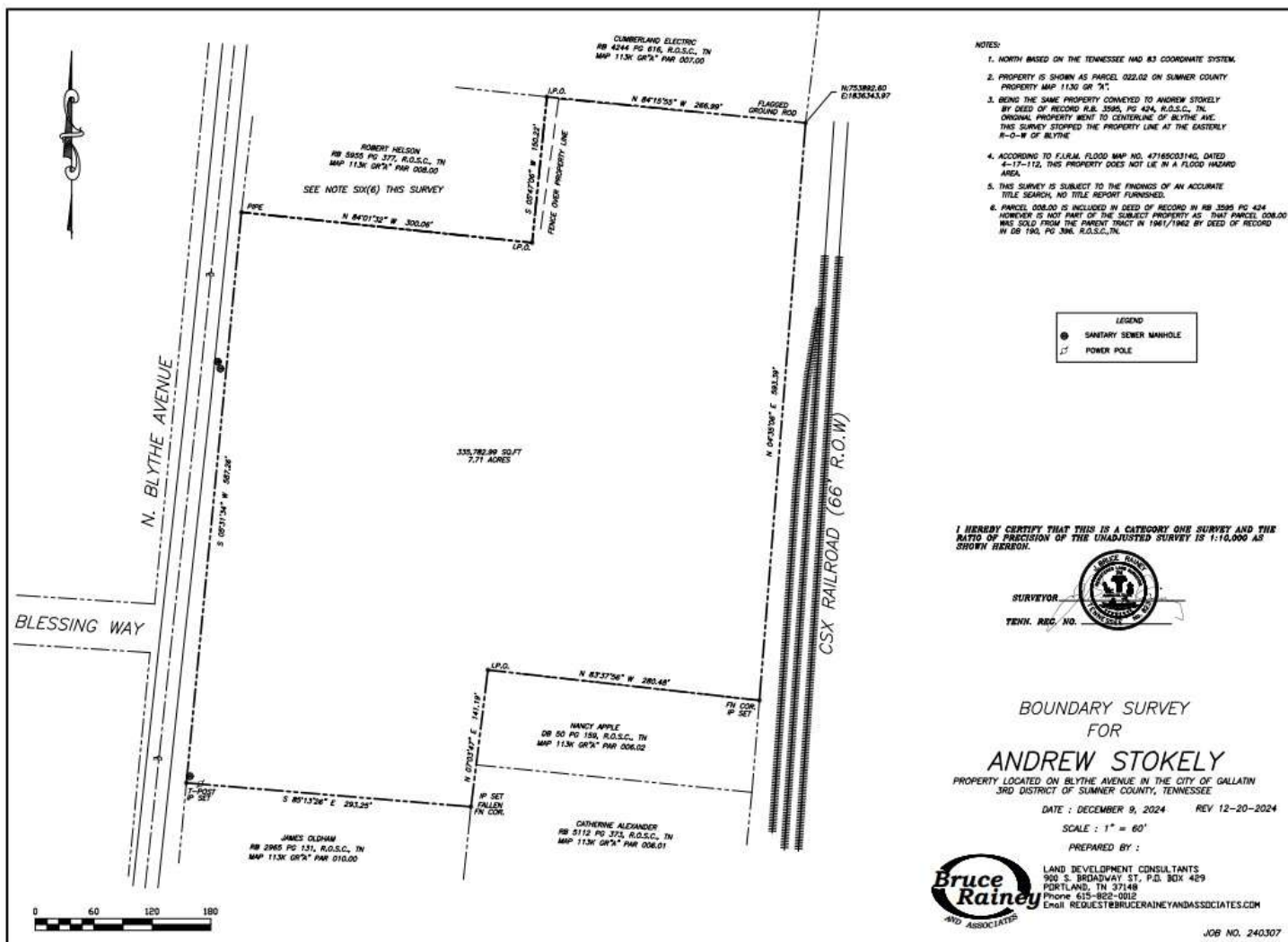
Blythe Avenue Widening Project

Blythe Ave is scheduled to be widened to three lanes with dual sidewalks, bike lanes, and curb / gutters in 2026. ROW acquisitions have begun, but have not reached the subject property at this time.

The new Albert Gallatin Ave extension recently opened and connects to State Hwy 109N. The new Blythe Ave / Albert Gallatin Ave signalized intersection is one block to the north of the subject property.

Source: City of Gallatin Engineering Dept.





Recent survey shows 7.71 Acres to City ROW. Tax records indicate slightly more acreage that extends to the centerline of the road which is likely incorrect.

LOCATION: 0 Blythe Ave, Gallatin, TN 37066, USA
PARCEL ID: 113G B 02202/ ZONING: CG
LEGAL DESCR.: SUMNER COUNTY, TN



7.71 Acres
=
335,783 SF

001

Disclaimer: Concept only - no fitness for use guaranteed.

SITE PLAN CONCEPT - RETAIL STRIP CENTERS + ANCHOR + 1-ACRE OUTPARCEL

LOCATION: 0 Blythe Ave, Gallatin, TN 37066, USA

PARCEL ID: 113G B 02202/ ZONING: CG

LEGAL DESCR.: SUMNER COUNTY, TN



VICINITY MAP



SCOPE OF WORK

SITE PLAN OF THE PROPERTY UNDER REVIEW
SHOWING THE PROPOSED CONCEPTUAL
COMMERCIAL LAYOUT DEVELOPMENT.

RETAIL STRIP 1 - 24,500 SF
RETAIL STRIP 2 - 5,000 SF
ANCHOR BUILDING - 10,200 SF
WAREHOUSE - 7,000 SF
1 ACRE OUT-PARCEL WITH 3,000 SF FAST FOOD

- 236 PARKING SPACES UNITS PROVIDED

LOT SIZE

7.71 Acres
=
335,783 SF

SHEET TITLE

CONCEPTUAL SITE PLAN

LOT OWNER:

STOKELY ANDREW
W ETUX

DEEN'S CONSULTS

Architects, Planners & Project Managers

DEEN@DEENCONSULTS.COM

ARCHITECT

Deen's consult

DRAWN

Deen's consult

CHECKED BY

Deen's consult

SCALE 1"=30'

DATE

02-05-2025

SHEET NO.

001

Site Plan Concept: Multiple Strip Centers with Drive Thru Endcaps + Anchor + Warehouse + 1 Acre Outparcel

Retail Strip Center 1 - 24,000 SF

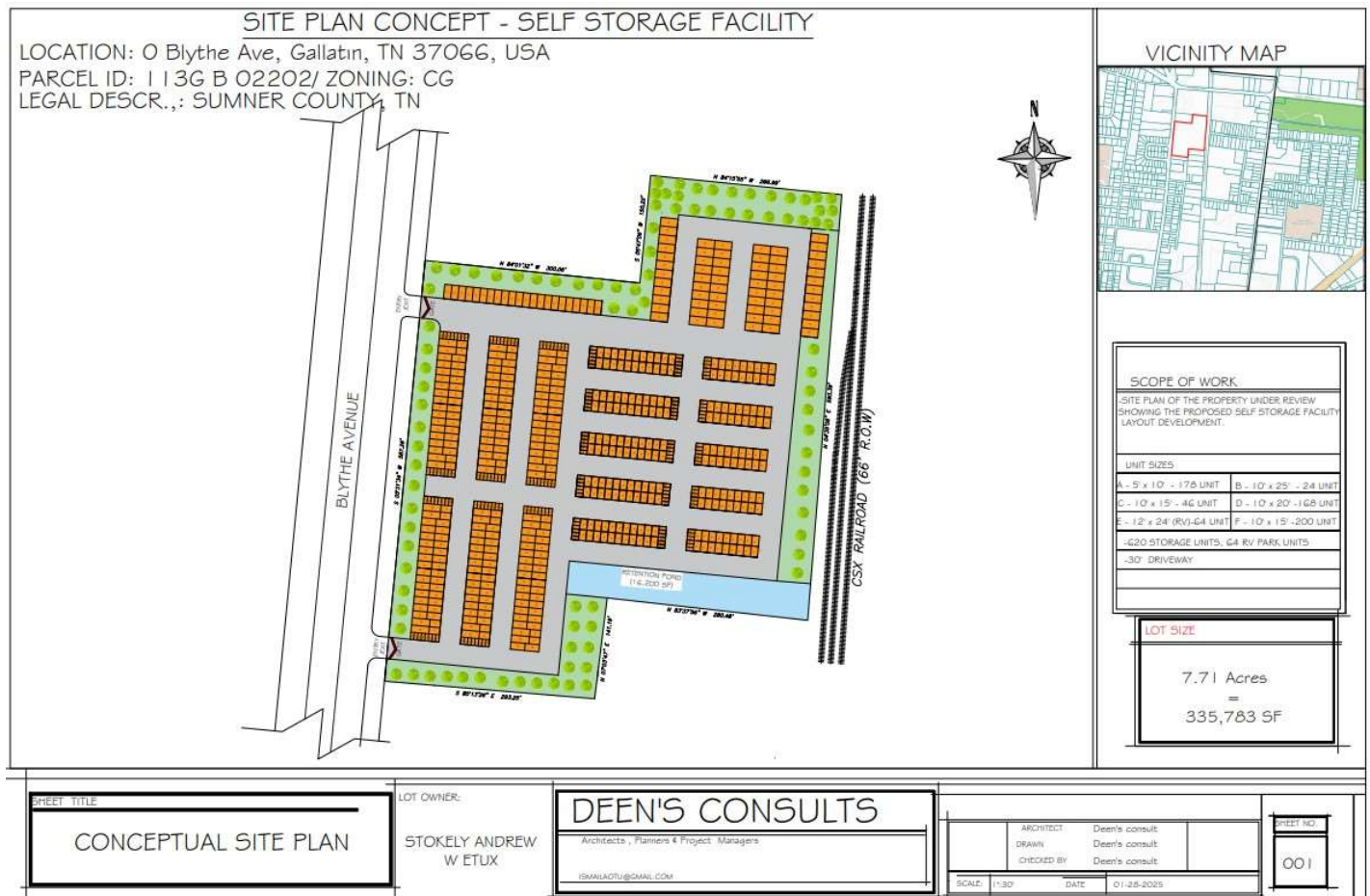
Retail Strip Center 2 - 5,000 SF

Anchor Retail - 10,200 SF

Warehouse / Storage Units—7,000 SF

1-Acre Outparcel with 3,000 SF Fast Food

Disclaimer: Concept only - no fitness for use guaranteed.



Site Plan Concept: Self-Storage for 620 Units + 64 RV/Trailer Parking Spots

A Units - 5'x10' - 178 Units

B Units - 10' x 25' - 24 Units

C Units - 10' x 15' - 46 Units

D Units - 10' x 20' - 168 Units

E Units - 12' x 24' - RV / Trailer Parking—64 Units

F Units - 10' x 15' - 200 Units

Disclaimer: Concept only - no fitness for use guaranteed.

CITY OF GALLATIN

BRIAN K ROSE, AICP
CITY PLANNER
BRIAN.ROSE@GALLATINTN.GOV



PLANNING DEPARTMENT

JILLIAN OGDEN, AICP
ASSISTANT CITY PLANNER
JILLIAN.ODGEN@GALLATINTN.GOV

January 2nd, 2025

Andrew Stokely
P O BOX 874
Hendersonville, TN 37077-0874

RE: Zoning Verification Letter (ZVL-2024-0261)

Mr. Stokely:

At your request, the City of Gallatin Planning Department has researched zoning information for the property located at (Tax Map #113G/B/022.02). The property is currently zoned CG- Commercial General District.

Any request for copies of plans, certificates of occupancy, or any other ancillary documents related to this site will require a separate Public Records Request filed with the City Recorder's Office. Additional fees may apply. Please see this link to the webpage outlining the processes and forms required for a Public Records Request: <https://www.gallatintn.gov/461/Open-Records>

If you have any additional questions or require any additional information, please contact our office.

Cordially,

Bradley Hickman

Bradley Hickman, Planner I
City of Gallatin Planning Department
132 West Main Street
Gallatin, TN 37066
bradley.hickman@gallatintn.gov
615-451-5796

ARTICLE 8.00
PROVISIONS FOR COMMERCIAL DISTRICTS

08.00 General Purpose and Intent of Commercial Districts

The commercial districts established by this Ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. They are further designed to provide space for the many and diverse types of commercial activity needed to serve people and industry and maintain the economic base of the City of Gallatin, preserve and enhance property values and promote the constructive improvement and orderly growth of the existing well-located commercial centers and districts, prevent indiscriminate mixture of commercial activity within commercial areas and the scattering of commercial uses in the residential and agricultural districts, protect adjacent residential areas from offensive and detrimental influences, and promote the most efficient and desirable use of land. Within each commercial district, all uses are subject to the performance standards established in Article 13.00 of this Ordinance and shall not make an adverse impact at the zone lot line which would exceed such performance standards.

08.03 Intent and Purpose of CG - Commercial General District

This class of district is designed primarily to provide sufficient space in appropriate locations for establishments and uses engaged in wholesale trade, the warehousing of a wide variety of products having the highest performance standards and the least objectionable characteristics, and services ancillary thereto. Other commercial uses are also permitted. As these activities tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential districts insofar as possible. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

08.03.010 Uses and Structures

- A. Principal Permitted Uses and Structures - Within the General Commercial Districts as shown on the Gallatin Municipal and Regional Zoning Maps, the following activities, as described in Section 03.07 are permitted:

Community Facility Activities

- Essential Service
- Non-assembly Cultural
- Administrative Services
- Utility and Vehicular

Commercial Activities

- Convenience Sales and Service
- Automotive Parking
- Transient Habitation, including short-term rental unit meeting the requirements of Section 12.02
- Food Service
- Financial, Consulting, and Administrative
- Business and Communication Service
- Undertaking Service
- Food Service - Drive-in
- Automotive Servicing and Cleaning
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly-Limited
- Automotive Repair and Cleaning
- Animal Care
- Automotive/Truck, Craft, and Related Equipment Sales, Retail and Delivery
- Research Service
- Transport and Warehousing
- Wholesale Sales
- Limited Newspaper and Periodical Printing
- Limited Warehousing
- General Personal Services

Medical Offices/Services

Manufacturing/Industrial Activities

Limited Manufacturing/Industrial

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same zone lot and are not otherwise prohibited.

C. Uses Permitted with Conditions

Commercial Activities

Construction Sales and Services with the following conditions:

1. The use shall have direct access to an arterial, collector roadway as classified on the official Major Thoroughfare Plan or a local street capable of accommodating heavy truck traffic as determined by the Engineering Division. However, no such use shall be permitted with direct access to US 31E or to a lot or parcel fronting on US Highway 31E.
2. All required landscape buffers, per Article 13, Section 13.04, shall be installed on the property. If a residential use is located adjacent to the property the required buffer yard shall be no less than 30 feet in width.
3. The property or properties shall be adjacent to a railroad right-of-way to provide an option for direct service by rail.
4. Driveways to/from the site shall be design with appropriate radii for large truck access and meet the access management spacing requirements of the City.
5. No in-operable vehicles shall be stored on the property.
6. Inventory shall not be stacked or elevated above 8 feet in height from the ground for a distance of no less than 30 feet from any property boundary. In no case shall stacked materials exceed 30 feet in height.
7. An opaque fence or wall shall be provided along adjacent private properties.

D. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Commercial Activities

Group Assembly Extensive

Automotive Disassembly, Parts Recycling, and
Materials Recovery Operations

Community Facility Activities

Intermediate Impact
Extensive Impact
Limited Child and Adult Care
Place of Worship

- E. Prohibited Uses and Structures - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

08.03.020 Bulk Regulations

- A. Maximum Lot Coverage - 50 percent
B. Maximum Floor Area Ratio - 2.0

08.03.030 Area Regulations

- A. Minimum Lot Area - 10,000 square feet
B. Minimum Front Yard - 10 feet
C. Minimum Side Yard - 10 feet
D. Minimum Rear Yard - 20 feet
E. Minimum Building Setback - 10 feet

Greater yard and building setbacks may be required when the CG zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

08.03.031 Height Regulation - Maximum Height 60 feet

08.03.040 Use of Required Yard

- A. Landscaping - All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Sections 13.04 and 13.05.
B. Driveways - Provided that no driveway shall occupy more than half of any required yard.
C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.



Sumner County Tax Map. Map & Parcel: 113G B 022.02

911 addressing for street address will follow site plan from new owner per Sumner County 911.

OFFER INSTRUCTIONS

Seller's Closing Attorney / Title Company:

Smith Sholar Milliken Matthews. PLLC
1164 Nashville Pike
Gallatin, TN 37066
Phone: 615-452-5282
Fax: 615-451-1033

Earnest Money To Be Held At / Made Out To: (Call and obtain wiring instructions if you are wiring funds. Otherwise, a Cashier's Check is acceptable)

Smith Sholar Milliken Matthews. PLLC
RE Note: Earnest Money for Property Address
1164 Nashville Pike
Gallatin, TN 37066
Phone: 615-452-5282
Fax: 615-451-1033

Our Company Information:

Selling Company: Action Property Management
Selling Firm Address: 492 E. Main St, Gallatin, TN 37066
Firm License #: 237651
Firm Telephone #: 615-452-7117
Selling Licensee: Andy W. Stokely
Broker License #: 256021
Broker Email: stokely@realtracs.com
Broker Cell: 214-668-6060

Remit Offers To:

Email offers to stokely@realtracs.com and please text agent at 214-668-6060. For any questions or showing information, please contact Andy via cell.