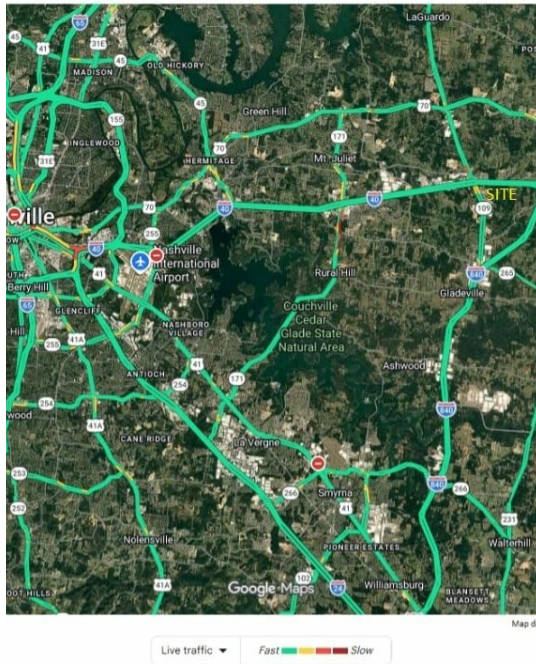


notes here.



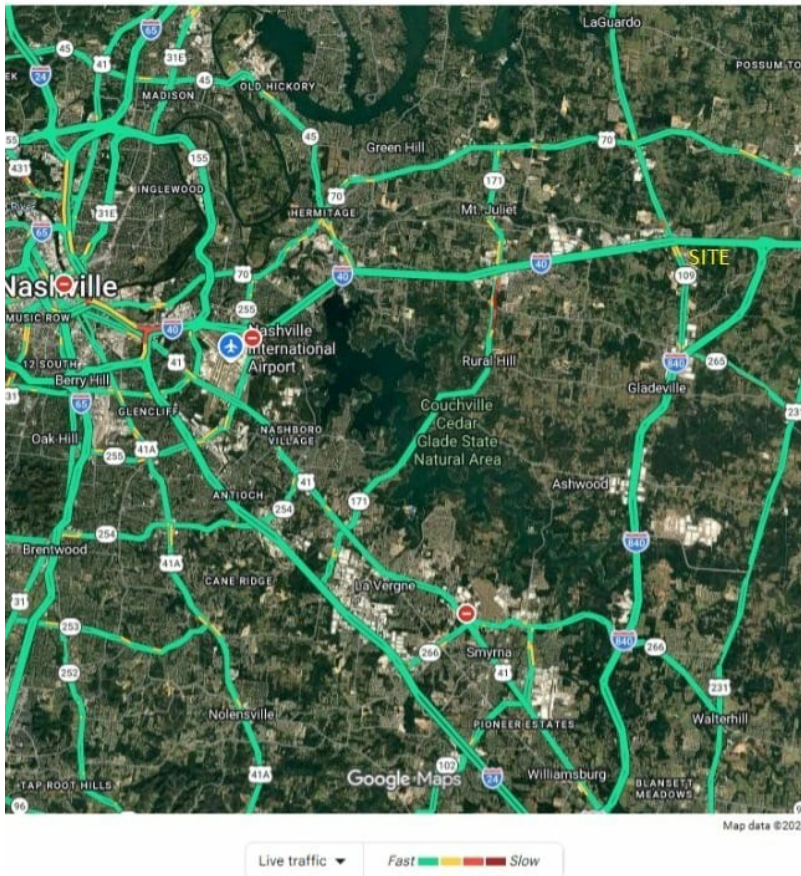
Callis Lane

0 Calis Lane, Lebanon, TN 37090



Kenneth Beal
Beal Properties LLC
Lebanon, TN 37088
beal916@aol.com
(615) 513-6022

enter notes here.



Callis Lane

\$12,000,000

This property is in the final stages of entitlements & permitting for 476 townhome units, it is entitled to allow for front entry garages & is not encumbered by all the new regulations that have been adopted by the City. The site is located within the City limits of Lebanon TN. just off Interstate 40 & Sate Highway 109. There are developments currently under construction within a 3-mile radius that includes Wal Mart Super Center (adjacent to site) over 4.5 million square feet of distribution centers and approximately 5000 new residential units. Lebanon is the fastest growing city in the State and 12th fastest in the US, the current population is 51,000 with an additional daytime population of another 9,000. As of 8-2025 the city had approximately 12,000 existing residential units with another 14,000+- under construction and another 4000+ in the approval / permitting process.

The site is adjacent to Interstate 40 and within 3 miles of Interstate 840 providing easy access to downtown Nashville, Murfreesboro, Franklin or other areas South & West. It is accessible to Highway 109 North providing easy access to Gallatin, TN & Hendersonville as well as other locations North....

- Quick access to 2 Interstates
- Located in the fastest growing city in TN
- Entitled Site



Price:	\$12,000,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Single Family Development
Sale Type:	Investment
Total Lot Size:	115.83 AC
No. Lots:	1
Zoning Description:	Residential Multifamily
APN / Parcel ID:	079 060.00



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