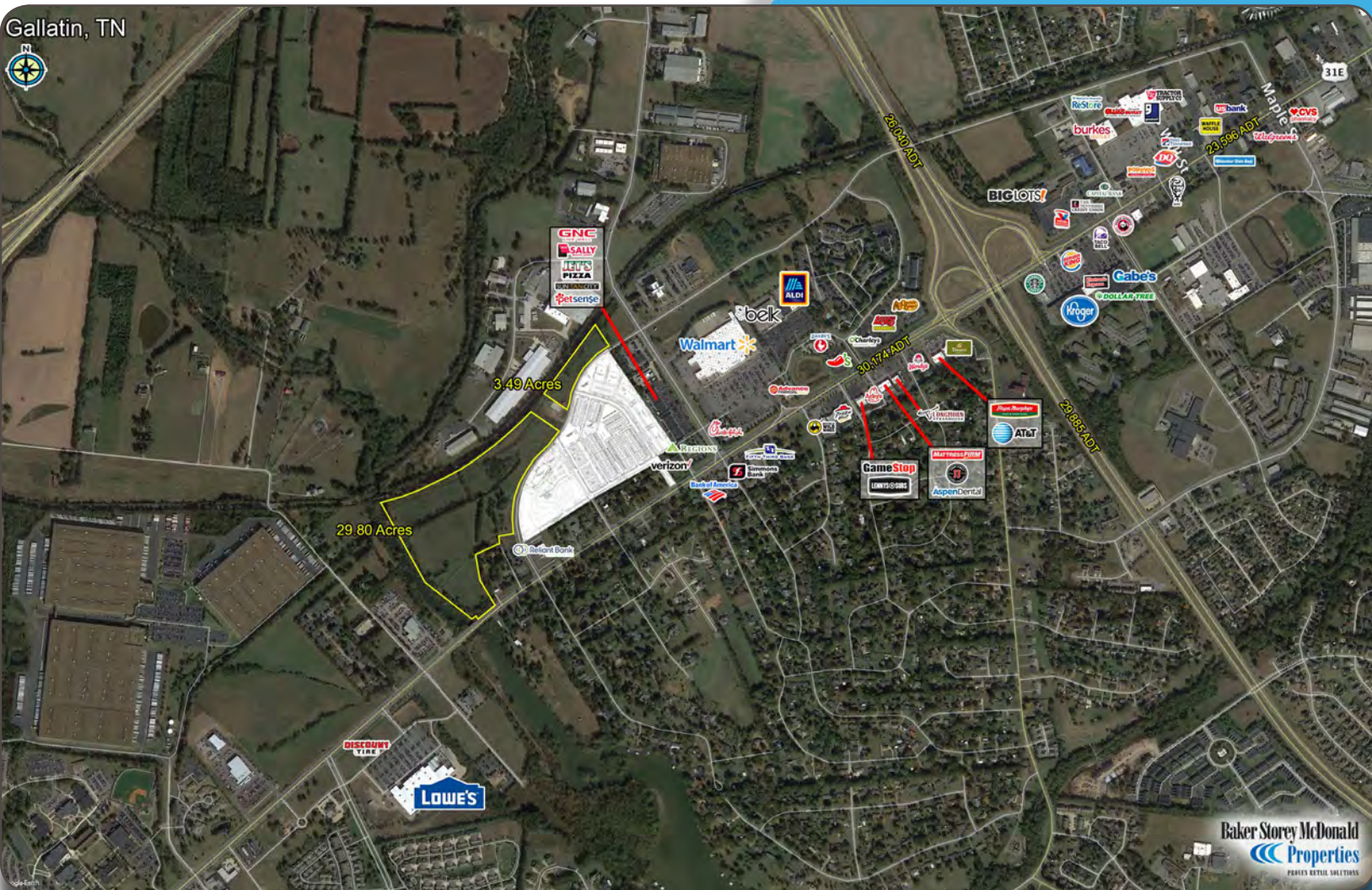


# TULIP POPLAR DR & NASHVILLE PIKE

700 Lake Drive, Gallatin, TN

## 34.29 Acres

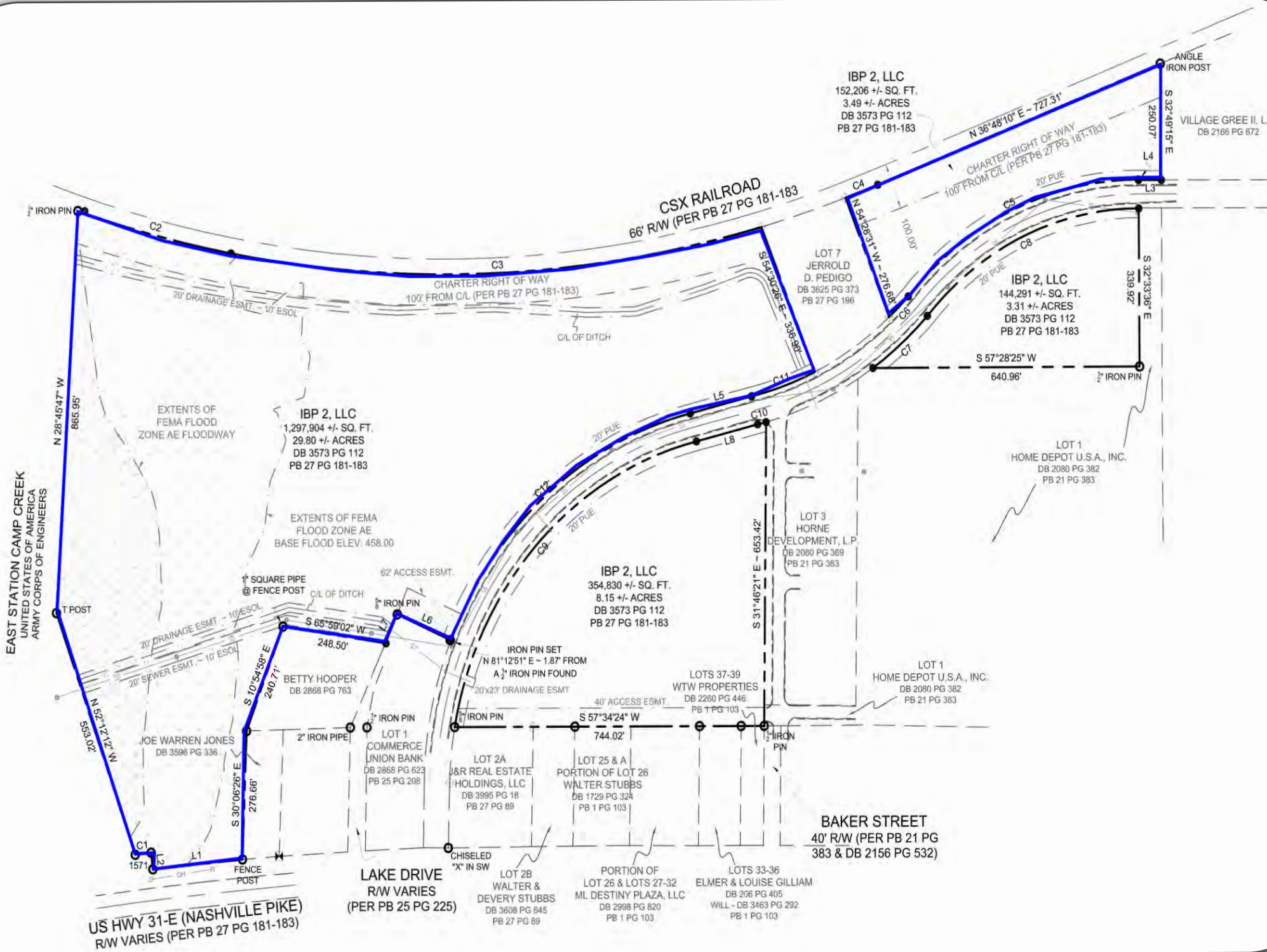
## FOR SALE



### Property Features

- \$2,900,000
- Multifamily Commercial Land Component Zoned MU
- Located on Nashville Pike
- Very accessible to 109 & Vietnam Veterans Parkway
- Mixed Use zoning allows for a number of residential and office uses
- 258 Apartments previously approved for site





IBP 2, LLC  
 152,206 +/- SQ. FT.  
 3.49 +/- ACRES  
 DB 3573 PG 112  
 PB 27 PG 181-183

IBP 2, LLC  
 1,297,904 +/- SQ. FT.  
 29.80 +/- ACRES  
 DB 3573 PG 112  
 PB 27 PG 181-183

IBP 2, LLC  
 354,830 +/- SQ. FT.  
 8.15 +/- ACRES  
 DB 3573 PG 112  
 PB 27 PG 181-183

IBP 2, LLC  
 144,291 +/- SQ. FT.  
 3.31 +/- ACRES  
 DB 3573 PG 112  
 PB 27 PG 181-183

JOE WARREN JONES  
 DB 3596 PG 336

BETTY HOOPER  
 DB 2868 PG 763

LOT 1  
 COMMERCE UNION BANK  
 DB 2868 PG 623  
 PB 25 PG 208

LOT 2A  
 J&R REAL ESTATE HOLDINGS, LLC  
 DB 3995 PG 18  
 PB 27 PG 89

LOT 25 & A  
 PORTION OF LOT 26  
 WALTER STUBBS  
 DB 1729 PG 324  
 PB 1 PG 103

LOT 2B  
 WALTER & DEVERY STUBBS  
 DB 3608 PG 645  
 PB 27 PG 89

PORTION OF  
 LOT 26 & LOTS 27-32  
 ML DESTINY PLAZA, LLC  
 DB 2998 PG 820  
 PB 1 PG 103

LOTS 33-36  
 ELMER & LOUISE GILLIAM  
 DB 206 PG 405  
 WILL - DB 3463 PG 292  
 PB 1 PG 103

BAKER STREET  
 40' R/W (PER PB 21 PG  
 383 & DB 2156 PG 532)

LAKE DRIVE  
 R/W VARIES  
 (PER PB 25 PG 225)

US HWY 31-E (NASHVILLE PIKE)  
 R/W VARIES (PER PB 27 PG 181-183)

# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 36.3722/-86.4855

RS1

700 Lake Dr Gallatin, TN 37066		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	2,306	31,383	51,975
	2023 Projected Population	2,585	34,856	58,262
	2010 Census Population	2,078	24,296	40,222
	2000 Census Population	1,680	19,671	31,248
	Projected Annual Growth 2018 to 2023	2.4%	2.2%	2.4%
	Historical Annual Growth 2000 to 2018	2.1%	3.3%	3.7%
	2018 Median Age	44.4	38.1	38.5
HOUSEHOLDS	2018 Estimated Households	1,001	12,147	19,905
	2023 Projected Households	1,066	13,044	21,349
	2010 Census Households	904	9,394	15,448
	2000 Census Households	682	7,575	11,887
	Projected Annual Growth 2018 to 2023	1.3%	1.5%	1.5%
	Historical Annual Growth 2000 to 2018	2.6%	3.4%	3.7%
RACE AND ETHNICITY	2018 Estimated White	88.9%	74.8%	78.5%
	2018 Estimated Black or African American	5.5%	16.5%	13.6%
	2018 Estimated Asian or Pacific Islander	1.9%	1.6%	1.7%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
	2018 Estimated Other Races	3.6%	6.7%	5.9%
	2018 Estimated Hispanic	4.2%	8.7%	7.4%
INCOME	2018 Estimated Average Household Income	\$89,057	\$74,293	\$82,384
	2018 Estimated Median Household Income	\$77,026	\$66,019	\$70,156
	2018 Estimated Per Capita Income	\$38,657	\$29,061	\$31,757
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.2%	4.2%	3.5%
	2018 Estimated Some High School (Grade Level 9 to 11)	3.7%	7.8%	7.5%
	2018 Estimated High School Graduate	26.9%	29.1%	27.6%
	2018 Estimated Some College	25.8%	24.8%	24.1%
	2018 Estimated Associates Degree Only	7.3%	6.9%	7.1%
	2018 Estimated Bachelors Degree Only	22.6%	17.8%	19.8%
	2018 Estimated Graduate Degree	12.6%	9.4%	10.4%
BUSINESS	2018 Estimated Total Businesses	310	1,407	2,072
	2018 Estimated Total Employees	3,792	13,289	21,541
	2018 Estimated Employee Population per Business	12.2	9.4	10.4
	2018 Estimated Residential Population per Business	7.4	22.3	25.1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.