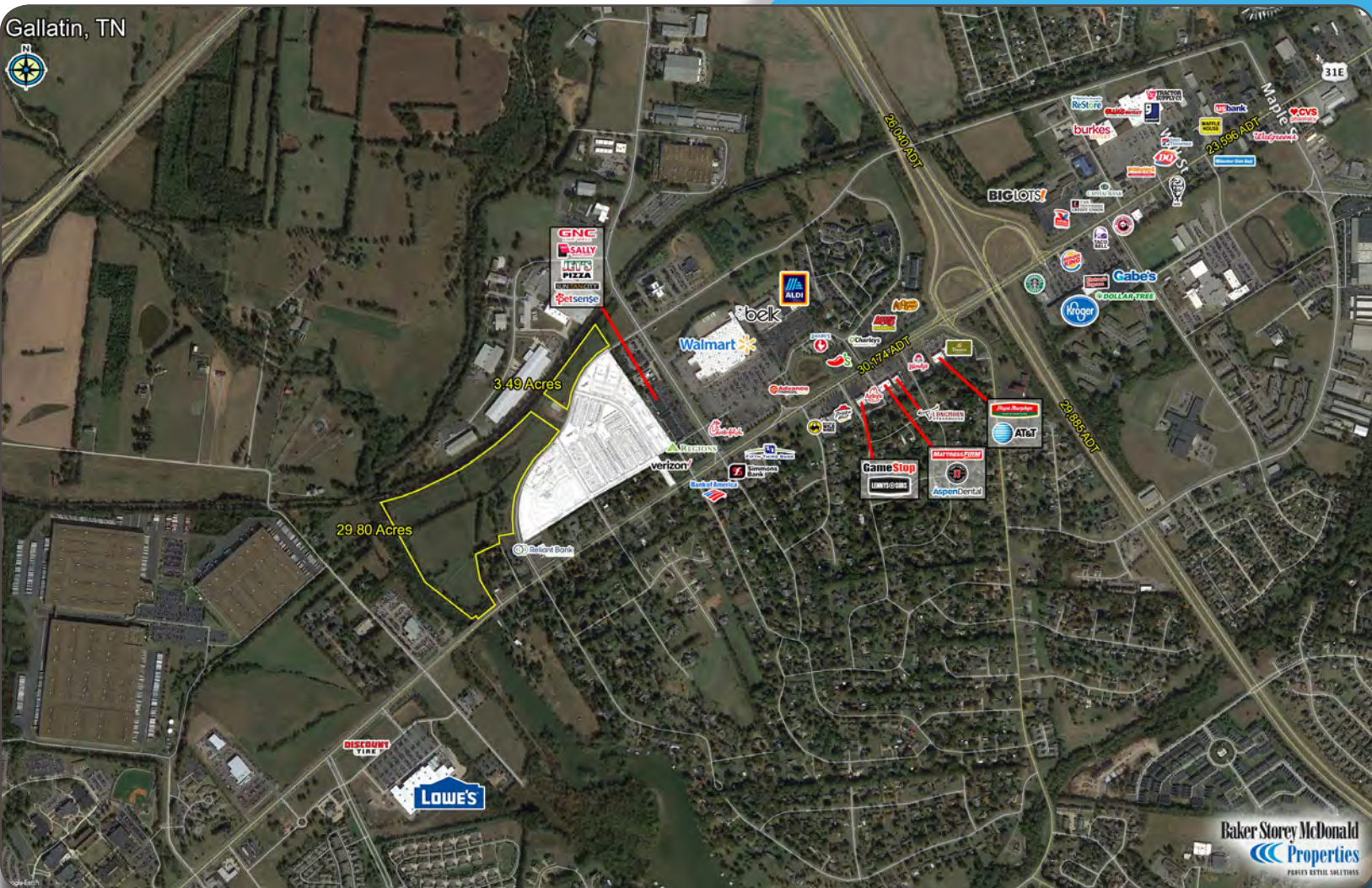


TULIP POPLAR DR & NASHVILLE PIKE

700 Lake Drive, Gallatin, TN

34.29 Acres

FOR SALE



Property Features

- \$2,200,000
- 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

SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 36.3715/-86.4844

RS1

700 Lake Dr		1 mi radius	3 mi radius	5 mi radius
Gallatin, TN 37066				
POPULATION	2019 Estimated Population	2,791	35,800	55,715
	2024 Projected Population	3,059	39,178	61,203
	2010 Census Population	2,398	25,182	40,219
	2000 Census Population	1,930	20,434	31,255
	Projected Annual Growth 2019 to 2024	1.9%	1.9%	2.0%
	Historical Annual Growth 2000 to 2019	2.3%	4.0%	4.1%
	2019 Median Age	41.7	37.4	38.3
HOUSEHOLDS	2019 Estimated Households	1,241	14,306	22,068
	2024 Projected Households	1,339	15,513	23,936
	2010 Census Households	1,041	9,734	15,448
	2000 Census Households	784	7,862	11,889
	Projected Annual Growth 2019 to 2024	1.6%	1.7%	1.7%
	Historical Annual Growth 2000 to 2019	3.1%	4.3%	4.5%
RACE AND ETHNICITY	2019 Estimated White	88.9%	75.6%	78.3%
	2019 Estimated Black or African American	4.7%	15.5%	13.8%
	2019 Estimated Asian or Pacific Islander	2.9%	2.1%	1.8%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%
	2019 Estimated Other Races	3.4%	6.5%	5.8%
	2019 Estimated Hispanic	3.9%	8.5%	7.4%
INCOME	2019 Estimated Average Household Income	\$71,965	\$66,253	\$75,307
	2019 Estimated Median Household Income	\$78,456	\$68,059	\$72,150
	2019 Estimated Per Capita Income	\$32,012	\$26,756	\$30,028
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.8%	4.7%	4.0%
	2019 Estimated Some High School (Grade Level 9 to 11)	3.9%	7.5%	7.0%
	2019 Estimated High School Graduate	27.5%	29.2%	27.5%
	2019 Estimated Some College	23.0%	24.2%	23.8%
	2019 Estimated Associates Degree Only	7.2%	7.5%	7.8%
	2019 Estimated Bachelors Degree Only	23.0%	18.1%	19.8%
	2019 Estimated Graduate Degree	13.6%	8.9%	10.2%
BUSINESS	2019 Estimated Total Businesses	331	1,412	2,068
	2019 Estimated Total Employees	4,039	13,297	21,013
	2019 Estimated Employee Population per Business	12.2	9.4	10.2
	2019 Estimated Residential Population per Business	8.4	25.4	26.9

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