



DEVELOPMENT  
OPPORTUNITY

Hollister

FOR SALE - New Price - \$650,000

LOT 7 - 16.07 ACRES

# BECKWITH FARMS

MT. JULIET, TENNESSEE

 CUSHMAN &  
WAKEFIELD

MASTER-PLANNED CLASS A INDUSTRIAL PARK

# PROPERTY OVERVIEW

LOT 7 / 16.07 ACRES



## SITE SPECS - UTILITIES TO SITE

Water	West Wilson Co. Utility District (20" line)
Sewer	Cit of Mt. Juliet (8" line proposed)
Gas	Nashville Gas (4" - 6" line proposed)
Electric	Middle Tennessee Electric/TVA
Telephone	TDS Telcom



**PLANNED**  
Class A Park  
Environment



**EXCELLENT**  
INGRESS/EGRESS  
Access to I-40  
(exit 226B)



**12 MINUTES**  
To Nashville  
International  
Airport



**ZONED I-R**  
Industrial  
Restrictive



**0.5 MILE**  
to FedEx  
Sorting Facility

# WILSON COUNTY MT. JULIET AND LEBANON

Wilson County, located just east of Nashville, is home to the well-known cities of Mt. Juliet, Lebanon and Watertown. It is strategically located with easy access to three major interstates, rail and the Nashville International Airport. Wilson County is within 650 miles of 75% of the major U.S. markets and is known as one of the top logistic friendly cities in the United States.

Notably, Wilson County is also quickly becoming known for commercial growth due to the build of one of the largest industrial buildings in Greater Nashville, Under Armour and Wilson Farms.



**THIRD FASTEST  
GROWING  
COUNTY IN TN**

**SECOND HIGHEST  
MEDIAN HH  
INCOME IN TN**

**SECOND HIGHEST  
PER CAPITA  
INCOME IN TN**

## MAJOR EMPLOYERS



# STRATEGIC LOGISTICS LOCATION

The development is positioned geographically to serve a large market area extending from Nashville proper to Nashville's eastern suburbs into Wilson County, one of the fastest growing counties in the United States. Beckwith Farms is an ideal logistics location with access to over 75% of all U.S. Markets within a two day drive.

WITHIN TWO DAY DRIVE

75%  
OF ALL U.S.  
MARKETS

\$214M  
INVESTMENT

IN ROAD INFRASTRUCTURE IN  
WILSON COUNTY

TRUCK TRANSIT FROM NASHVILLE  
TO ANYWHERE IN THE U.S



# AREA AMENITIES & ECONOMIC GROWTH



## NASHVILLE MOMENTUM

Situated in the heart of Middle Tennessee, Beckwith Farms is a short 25 miles from Nashville, 16 miles from the Nashville International Airport and considered part of the Nashville economic region—which was recently ranked #3 in the country for places to invest by PricewaterhouseCoopers. Nashville is steadily experiencing record-breaking unemployment and job growth.

**INTERSTATE ACCESS AND VISIBILITY**

**NEW ROAD INFRASTRUCTURE**

# NASHVILLE HIGHLIGHTS



Over the past several years, Nashville has been recognized in national headlines for major corporate relocations and expansions including Amazon and Alliance Bernstein. Today, over 30 construction cranes can be seen in the downtown skyline, with over 7 MSF of real estate currently under construction in the market overall across all product types.

## CORPORATE HEADQUARTERS

**NISSAN**

**BRIDGESTONE**

**DOLLAR GENERAL**



**ALLIANCEBERNSTEIN**

**amazon**

**HCA**  
Healthcare™

# NASHVILLE ECONOMIC STRENGTH

**3.4%**

NASHVILLE MSA  
UNEMPLOYMENT RATE  
JULY 2019

**3.2%**

DAVIDSON COUNTY  
UNEMPLOYMENT RATE  
JULY 2019



**1,930,961**

NASHVILLE MSA  
POPULATION  
JULY 2018



**15,000 JOBS**

ANNOUNCED LAST FISCAL YEAR  
IN THE NASHVILLE REGION

**83**

NEW PEOPLE  
PER DAY  
ON AVERAGE  
IN 2018



**692,587**

DAVIDSON  
COUNTY  
POPULATION  
JULY 2018

SOURCE: TENNESSEE LABOR MARKET REPORT JULY 2019

SOURCE: CENSUS BUREAU ANNUAL  
ESTIMATES OF THE RESIDENT POPULATION 2018



**CUSHMAN &  
WAKEFIELD**



**LOT 7**

**16.07 ACRES**

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