BETHEL ROAD @ I-65N

COMMERCIAL LAND FOR SALE

±20 AC

MILLERSVILLE, TN

(SUBURBAN NASHVILLE)

FOUNDRY COMMERCIAL

THE OPPORTUNITY

Foundry Commercial is pleased to present the opportunity to acquire a large parcel of commercial land at the intersection of Bethel Road and I-65N in Robertson County.

Positioned along the rapidly growing corridor between Goodlettsville and White House, Bethel Road is poised to be a very attractive neighborhood for incoming residents looking for new construction in the area.

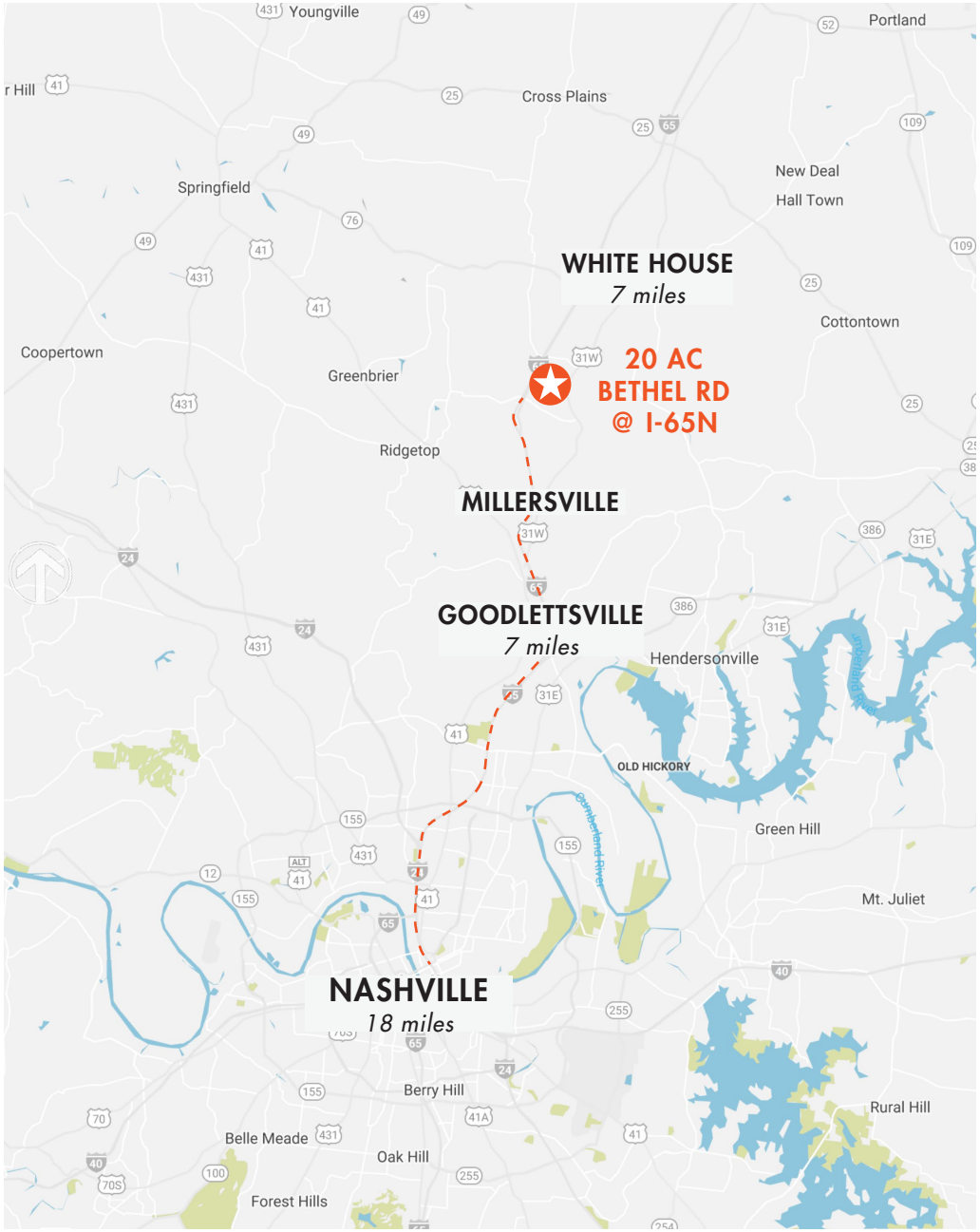
The 20 AC commercial tract is located just 18 miles north of Downtown Nashville, 12 miles from Hendersonville, and 16 miles from Gallatin. Located seconds from I-65 future residents will have easy access to a major interstate that can take them directly into Nashville.

With the current General Commercial zoning, a developer will have a wide variety of retail uses, including hospitality, that can front Bethel Road. Approximately 135 AC of the residential zoned property is currently under contract to develop 189 single family homes. Additionally, the adjacent parcel to the west of the subject property is being redeveloped to include a gas station, convenience store, retail strip center, free standing restaurant and additional warehouse space.

These new developments and investments along Bethel Road shows the continued strength of this suburban location, and the tremendous growth that's suported by the City of Millersville.

For further information about the property or to submit and offer, please contact Ally Lanahan at (615) 324-0782.

PROPERTY OVERVIEW



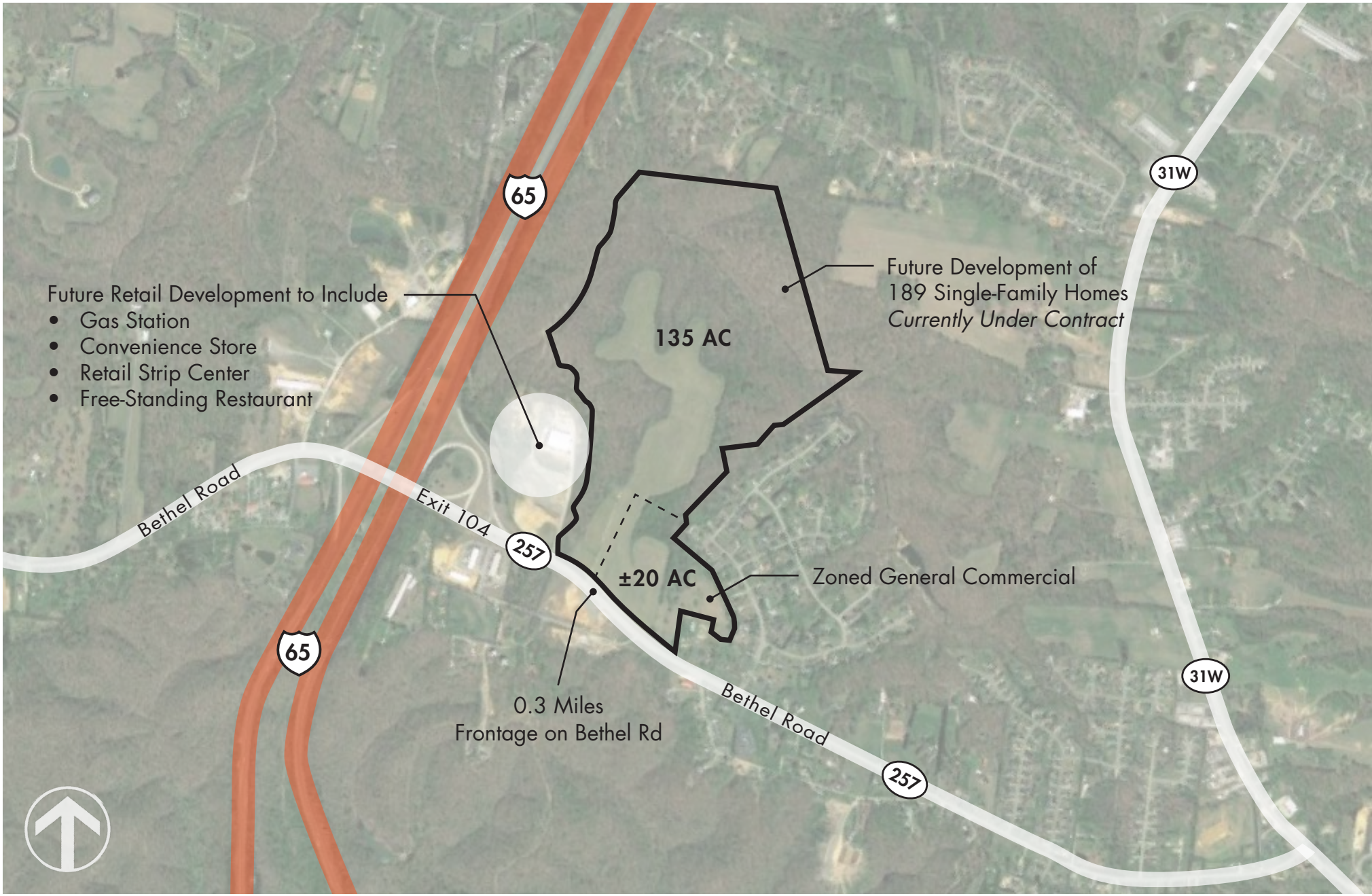
PROPERTY DETAILS

Location	Bethel Road & I-65N Exit 104 Millersville, Tennessee
County	Robertson
Site Size	± 20 AC
Parcel	126 079.00
Zoning	GC - General Commercial
Frontage	0.3 mi on Bethel Road
Utilities	Water & sewer on Bethel Road
Uses	Professional office uses, retail uses, restaurants, hotels, and other general commercial uses

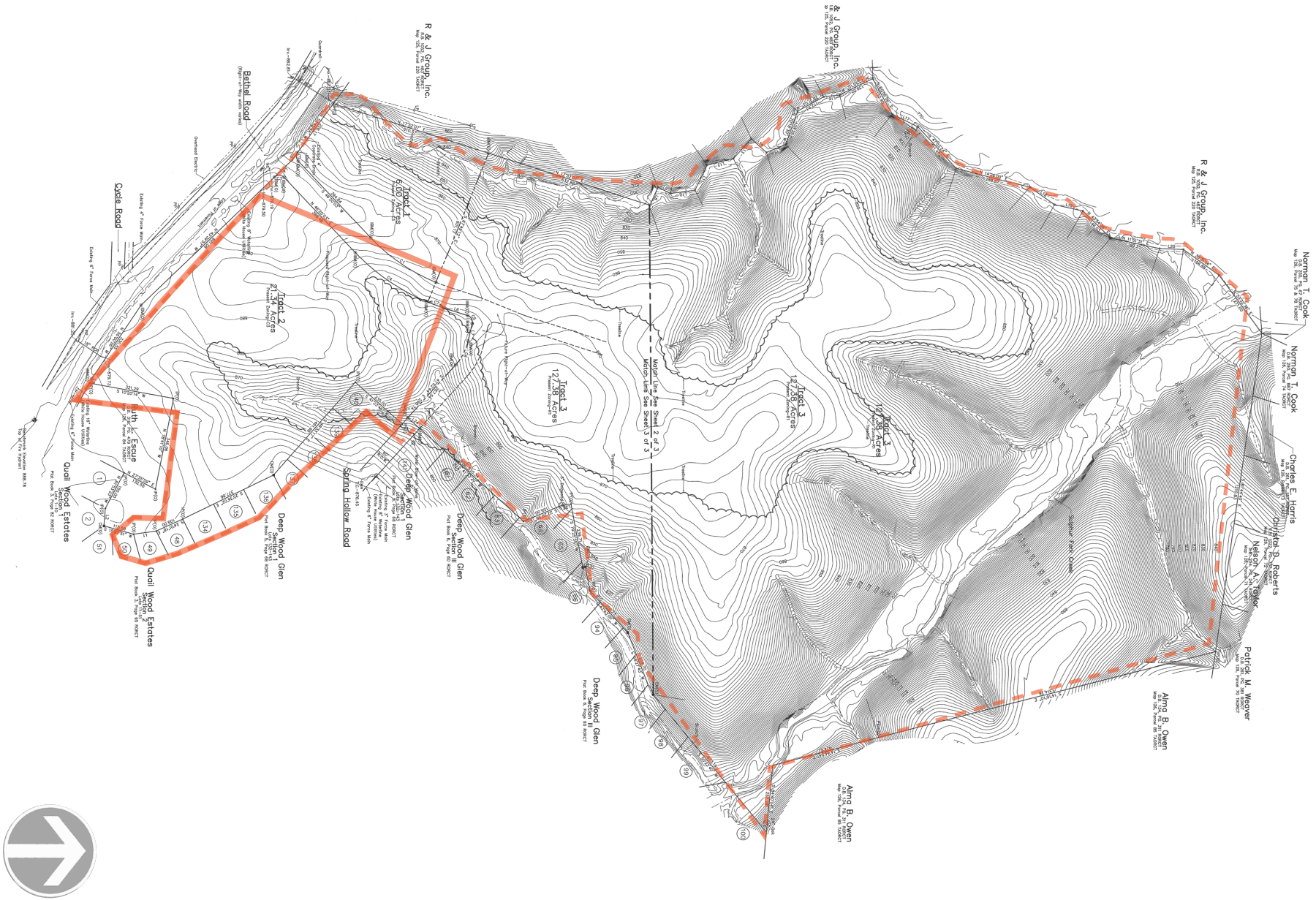
PROPERTY HIGHLIGHTS

- Immediate access to I-65 at the Exit 104 interchange
- Less than 18 miles north of Downtown Nashville
- Located between Goodlettsville & White House in a rapidly growing residential area
- Current commercial zoning allows for flexible retail development, including hospitality with frontage on Bethel Rd
- Daily traffic count on I-65: 56,463 *(Source: TDOT 2018)*

SITE OVERVIEW



TOPOGRAPHY



*TOPO LINES SHOWN AT 2 FOOT INTERVALS

BETHEL ROAD
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