



BETHEL ROAD @ I-65N

FOR SALE | 155 ACRES | MILLERSVILLE, TN (SUBURBAN NASHVILLE)

FOUNDRY
COMMERCIAL

THE OPPORTUNITY

Foundry Commercial is pleased to present the opportunity to acquire a large parcel of 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.

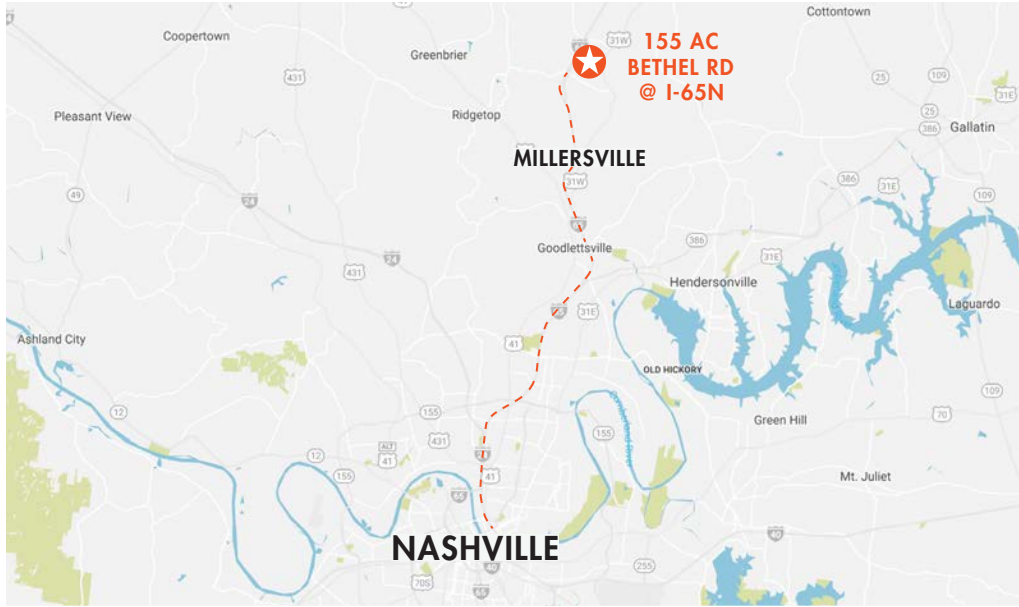
The 155 AC site is located just 18 miles north of Downtown Nashville, 12 miles from Hendersonville, and 16 miles from Gallatin. Located seconds from I-65 future residents will have easy access to a major interstate that can take them directly into Nashville.

With the current C-3 commercial zoning, a developer will have a wide variety of retail uses, including hospitality, that can front Bethel Road. The R-5 residential portion of the property includes attractive rolling fields that back up to hills that would be utilized as the open space for the development. The population of Robertson county is 66,165 as of 2016 with that being a 4.4% growth since 2010 and continuing to rise.

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



PROPERTY OVERVIEW



PROPERTY DETAILS

Location	Bethel Road & I-65N Exit 104 Millersville, Tennessee 18 miles north of Downtown Nashville
County	Robertson
Price	\$4,000,000
Site Size	155.14 AC
Parcel	126 079.00
Zoning	28 AC C-3 Commercial 127 AC R-5 Residential
Frontage	0.3 MI on Bethel Road, Commercial Zoning
Utilities	Water & Sewer on Bethel Road
Uses	C-3: 120,000 SF retail, 260 multi-family units, potential hotel R-5: 142 multi-family units, 156 single family lots

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
- Residential portion of site is attractive for neighborhood development with green space

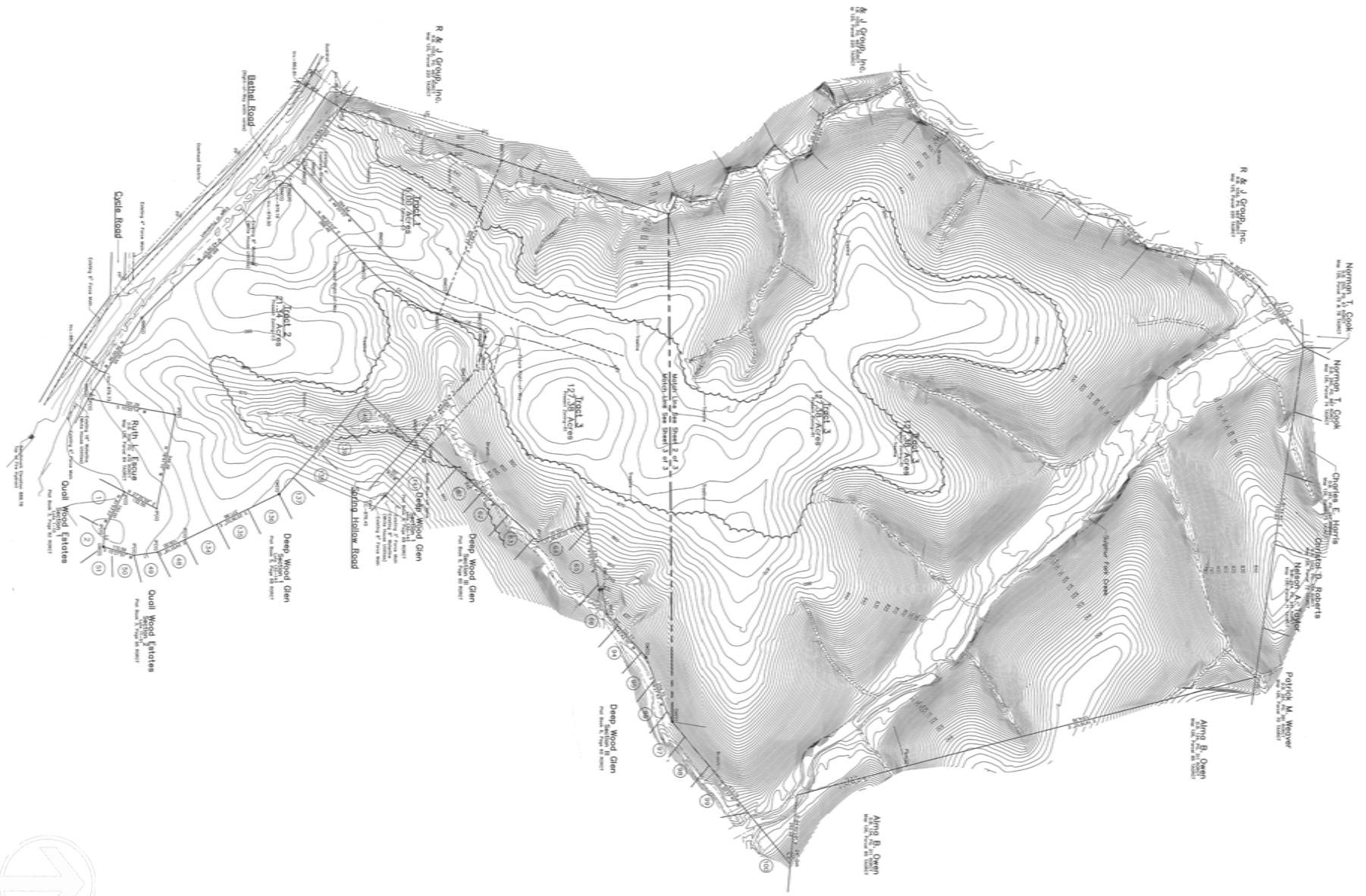
SITE OVERVIEW



DEVELOPMENT OPPORTUNITIES



TOPOGRAPHY



*TOPO LINES SHOWN AT 2 FOOT INTERVALS

BETHEL ROAD
@ I-65N
MILLERSVILLE, TN

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