

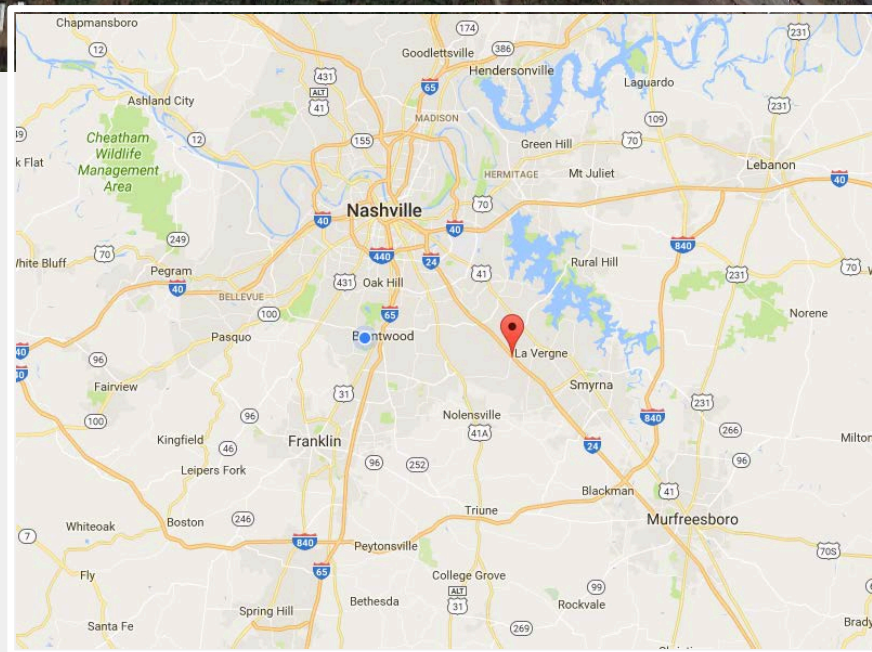


MUCI DRIVE

Antioch, TN 37013

Key Property Features

- 3.09 acres
- Zoned CS, Ideal Self-Storage development site
- Interstate visibility
- Utilities at site
- Traffic count: 15,319 VPD
- 130,056 residents within 5 miles
- 6 miles to Nolensville and 11 miles to Percy Priest Lake
- Asking price \$1,500,000



For more information:

Trey Kirby, CCIM

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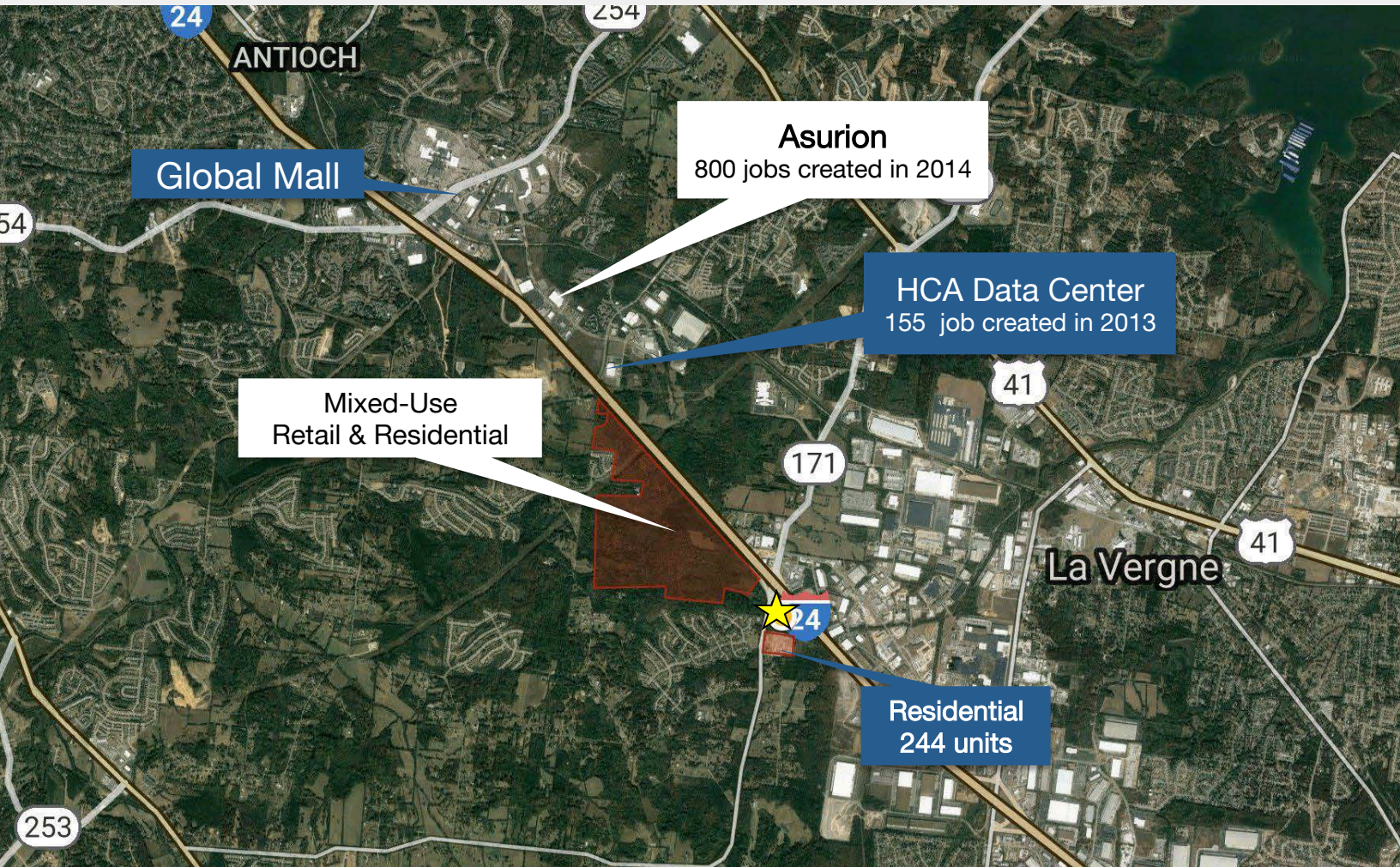
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Antioch, TN 37013

For Sale

Development Site

3.09 Acres



Upcoming Development

- 375 Acres for a mixed-use development of retail and residential in a fast growing segment of Nashville
- Vintage Burkitt's Station- residential apartments with 244 units
- 208 residential building permits applied for in 2016-2017
- Asurion addition of 800 jobs in 2014
- HCA Data Center addition of 155 jobs in 2013

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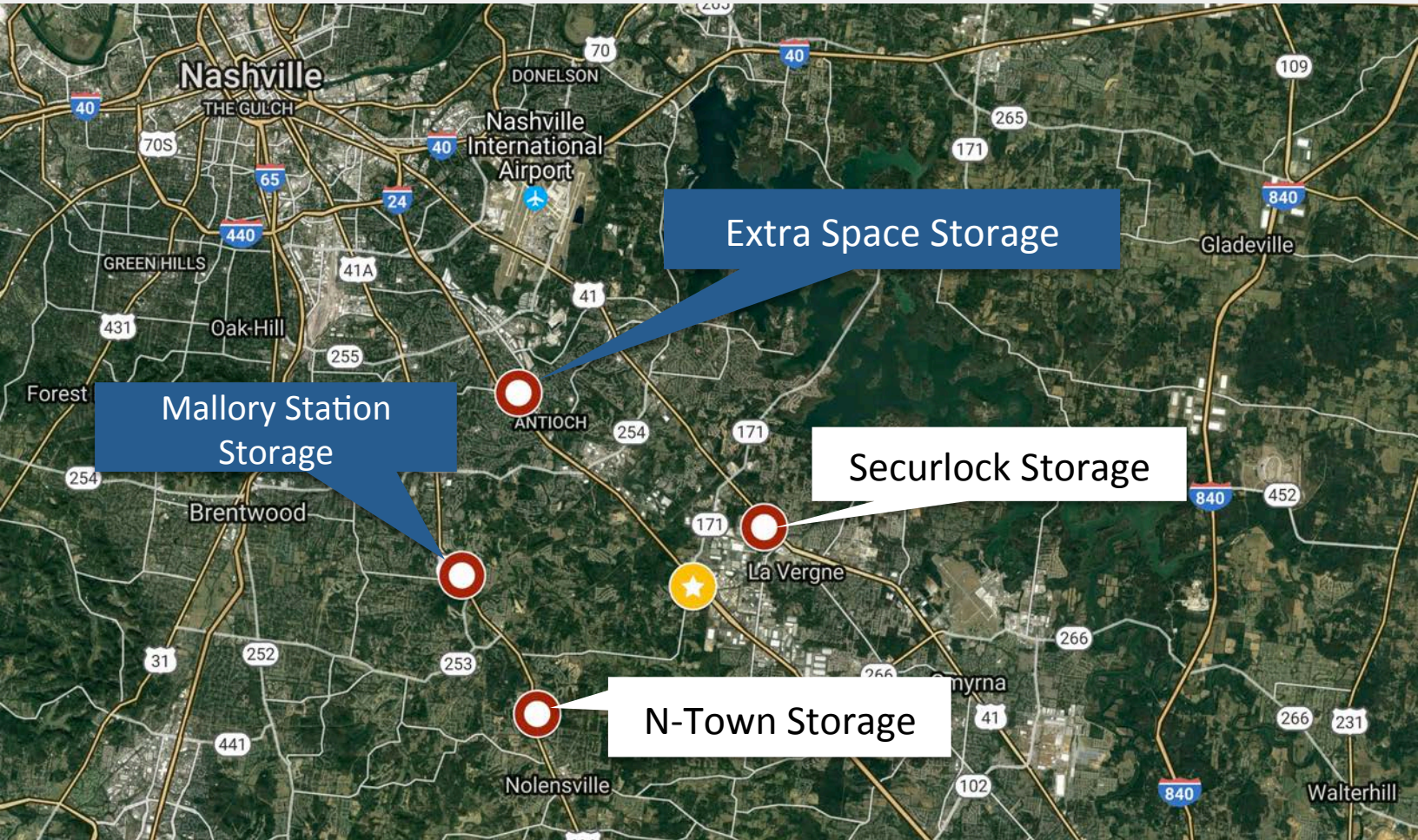
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Antioch, TN 37013

For Sale
Development Site
3.09 Acres



Comparable Rent Data

5 x 10 Storage Units	Climate Controlled	Non-Climate Controlled
SecurLock Storage:	\$89	\$65
Extra Space Storage:	\$123	\$104
Mallory Station :	\$99	\$85
N-Town Storage:	\$-	\$65

10 x 10 Storage Units	Climate Controlled	Non-Climate Controlled
SecurLock Storage:	\$125	\$107
Extra Space Storage:	\$160	\$142
Mallory Station :	\$159	\$139
N-Town Storage:	\$-	\$95.00

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