

40

46

Traffic Count: 13,000 / Day

NAILS CREEK ROAD @ HWY 46

LESS THAN 1 MILE TO I-40

FOR SALE | 77 ACRES | DICKSON, TN | SUBURBAN NASHVILLE

EXECUTIVE SUMMARY

Foundry Commercial is pleased to present the opportunity to acquire a strategically located development site near the I-40 interchange in Dickson, Tennessee, a booming submarket 20 miles to the west of Nashville.

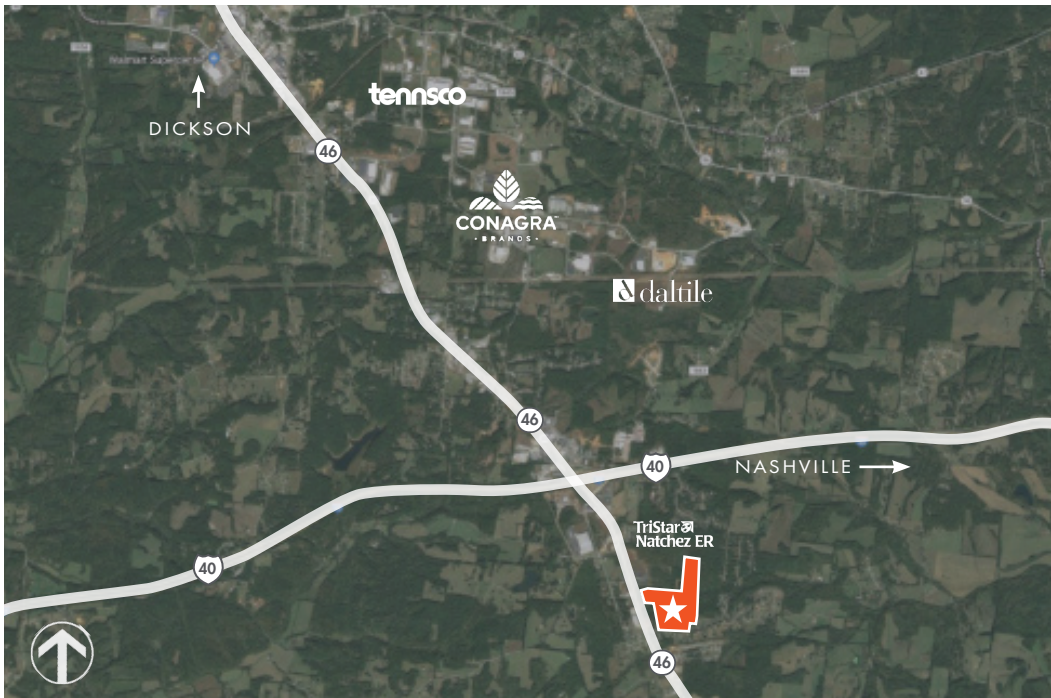
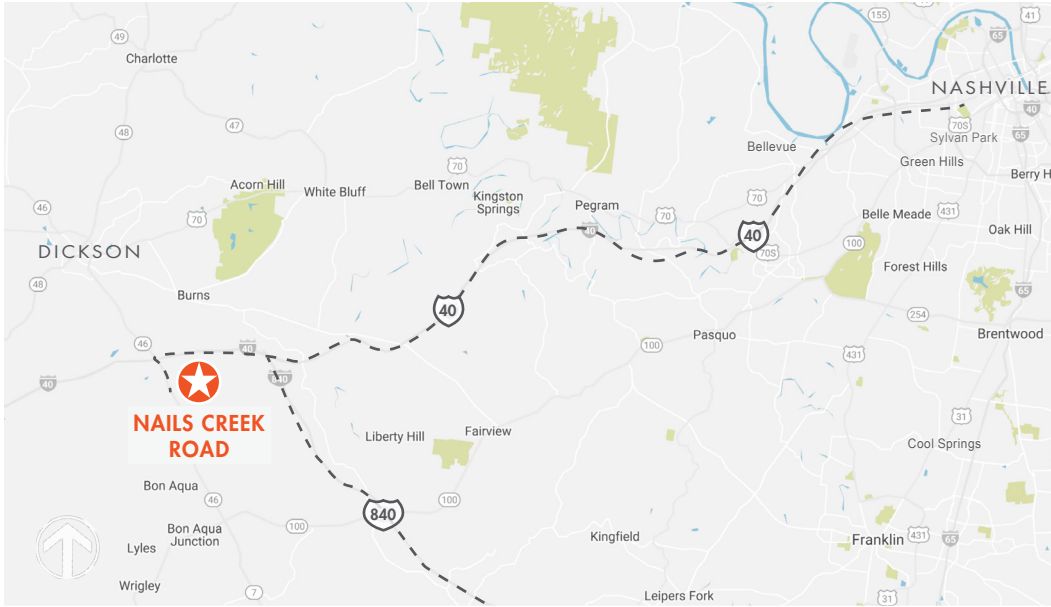
The property is comprised of 77 AC and is located less than 1 mile south of I-40. It has multiple access points via both Highway 46 and Nails Creek Road. Current zoning is Highway Commercial which allows for a variety of uses. Given its proximity to Dickson and the interstate, the property is ideal for a myriad of commercial, residential, and mixed-use development options.

Dickson is home to Dal-Tile's 1.8 MM SF manufacturing facility, as well as their future 273,000 SF facility also in Dickson. Adjacent to the development site sits the TriStar Natchez ER. Dickson has been very active in attracting employers and continues to be exceptionally pro-growth.

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



PROPERTY OVERVIEW



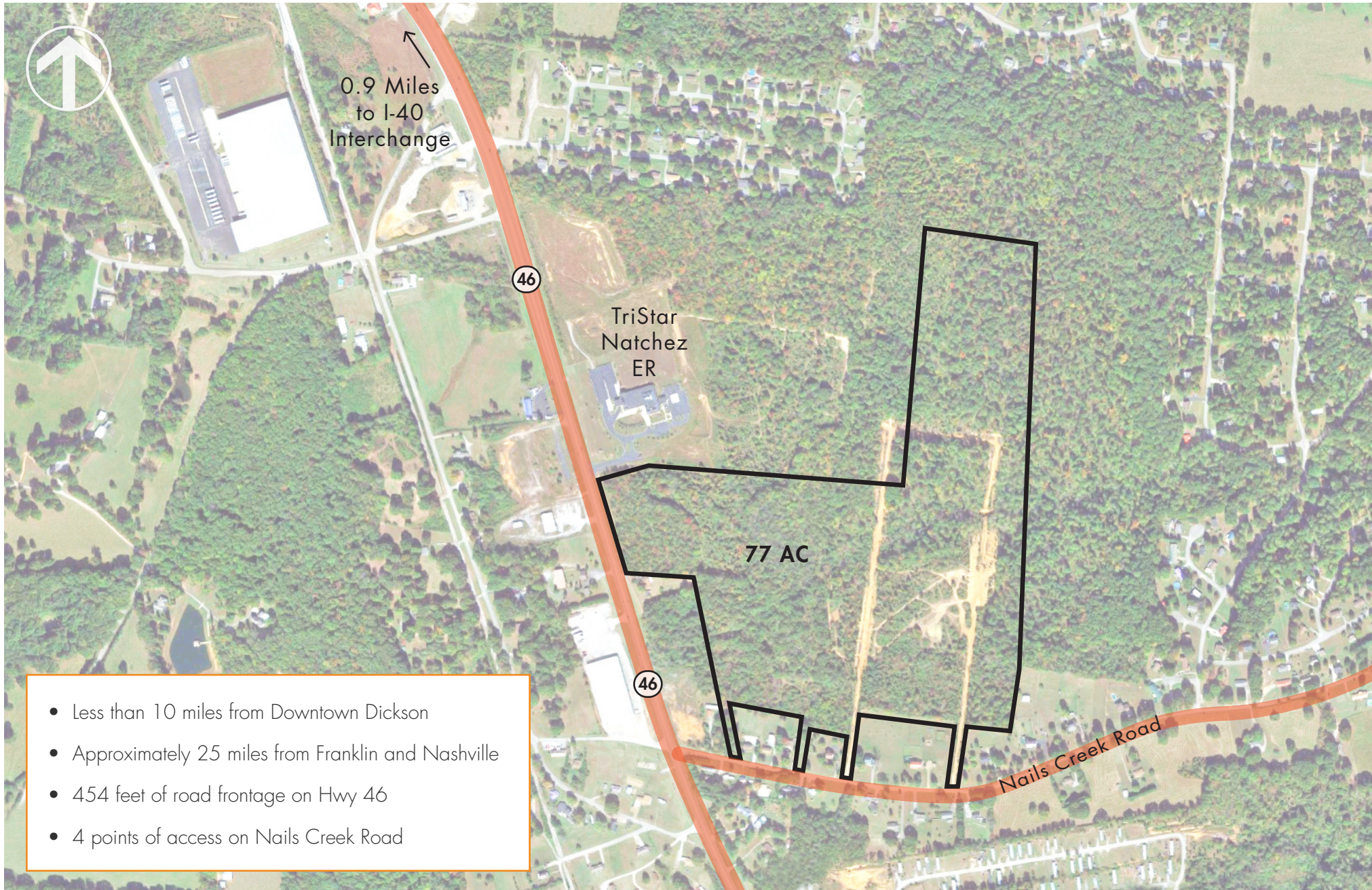
PROPERTY DETAILS

Location	Nails Creek Road Dickson, TN 37055
Site Size	± 77 AC Can Be Subdivided
County	Dickson
Zoning	B-3 Highway Commercial
Traffic Counts	47,000 a day on I-40 13,000 a day on Hwy 46
Potential Uses	Commercial Retail Mixed Use Residential Hotel
Price	\$2,500,000

PROXIMITY HIGHLIGHTS

- Site is less than one mile from the I-40 interchange
- Easy access to 840 via I-40 for transportation to Spring Hill, Thompsons Station, College Grove & Murfreesboro
- Approx. 25 miles to Nashville, Franklin, and Brentwood
- Close proximity to major area employers such as Dal-Tile and ConAgra, all within 5 miles
- Located 10 minutes south of historic downtown Dickson
- Notable amenities within 4 miles of site include: Walmart, Lowes, Aldi, Roxy Movie Theater, and Montgomery Bell State Park

SITE OVERVIEW



SITE PLAN FOR POTENTIAL COMMERCIAL DEVELOPMENT



NOTE
Utilities are close by and can be connected

DICKSON COUNTY



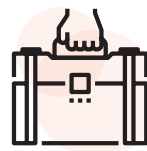
Currently, more than 2,400 businesses call Dickson County home. From start-ups to major manufacturers, each establishment plays an important role in driving the local economy. Steady population increases, stable housing options, a low cost of living and excellent schools means finding and keeping employees is easier than ever.



▲ **7%**
Population



▲ **10%**
Median Household Income



▲ **14%**
Job Growth



▲ **35%**
Food Services Sector



▲ **27%**
Healthcare Sector

Source: 2013 US Census Bureau

TOP REGIONAL EMPLOYERS



TENNSCO CORPORATION
630 Employees



CONAGRA FOOD PACKAGED FOODS
500 Employees



NEMAK
410 Employees



HORIZON MEDICAL CENTER
400 Employees



WAL-MART
400 Employees



SHILOH INDUSTRIES
315 Employees



QUEBECOR GRAVURE / QUAD/GRAPHICS
300 Employees



DAL-TILE
280 Employees



MARTIN-BROWER CO LLC
260 Employees

NAILS CREEK ROAD
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