

MT. VIEW

FOR SALE | 14.17 ACRES | ANTIOCH



THE OPPORTUNITY

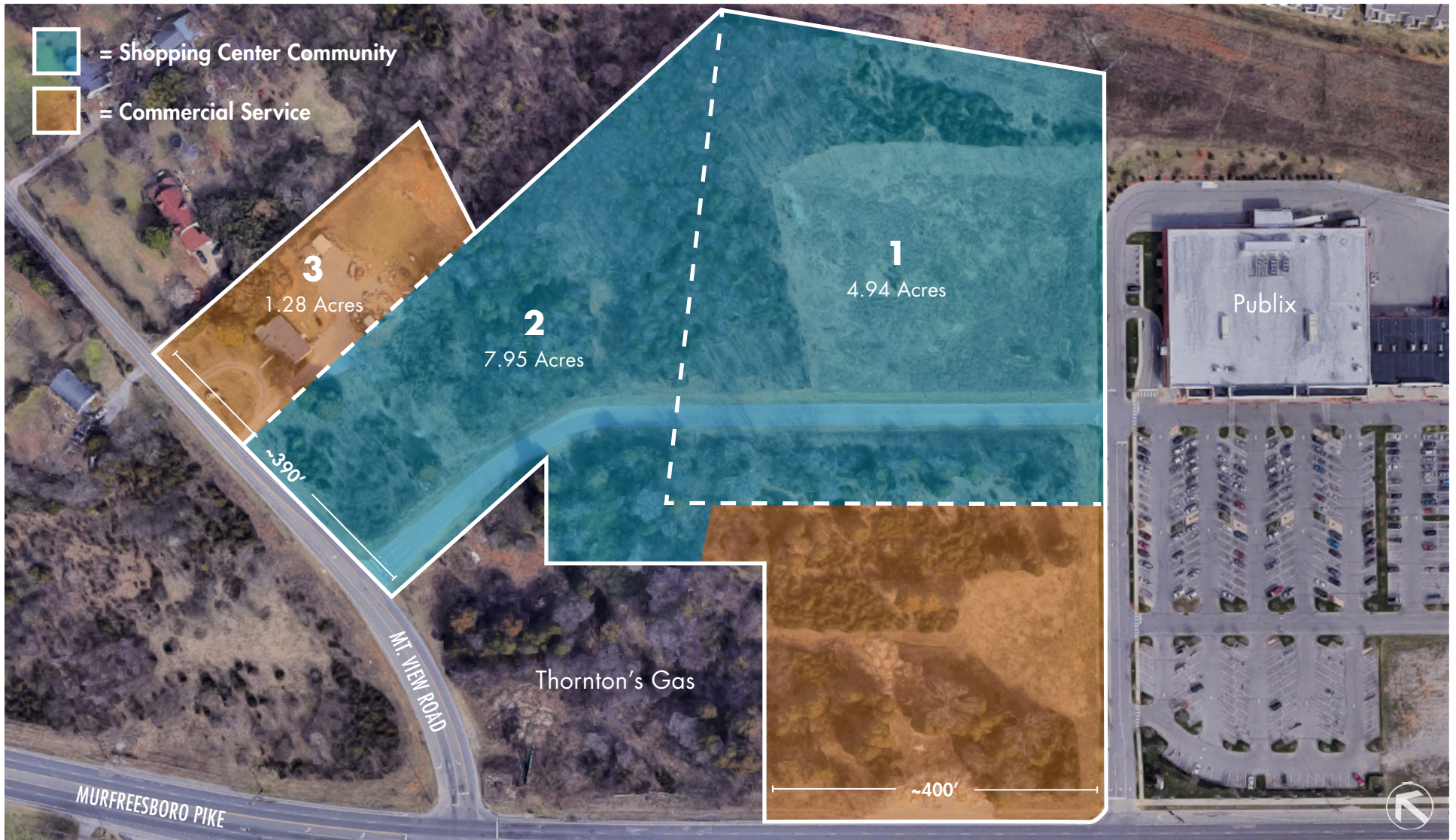


Foundry Commercial is pleased to present the 14.17 acre development opportunity, Mt. View at Murfreesboro Pike.

This disposition features **14.17 acres** with various development opportunities and the **ability to be sold off as smaller individual pieces or as a whole**. With most of the heavy lifting completed, Mt. View at Murfreesboro Pike is primed for Antioch's newest hottest retail/mixed use development, with commercial zoning, sewer and all utilities fully in place. Additionally, **directly behind the property** on Pin Hook and Mt. View Road there are **1,000+ new homes being built** to heighten the already extensive retail demand.

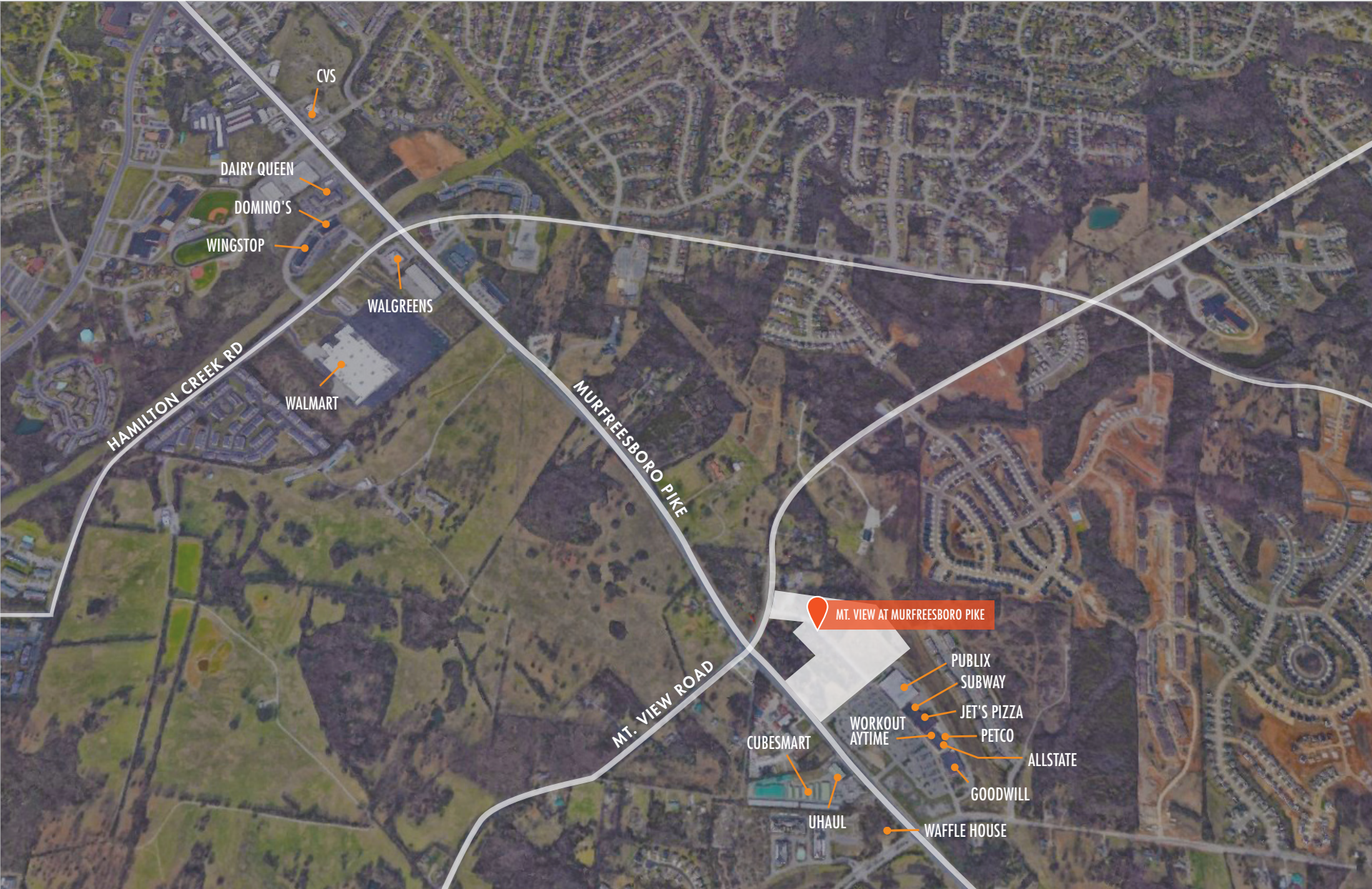
This land is directly contiguous to the Publix anchored Mt. View Marketplace. Mt. View Marketplace is a 101,888 square foot shopping center that is 100% occupied. Phase 1 was built in 2009, and sold for \$18.3 million last year. **The subject property for sale is not owned or affiliated with the Mt. View Marketplace, and is not burdened by any exclusive clauses.**

ASSET OVERVIEW

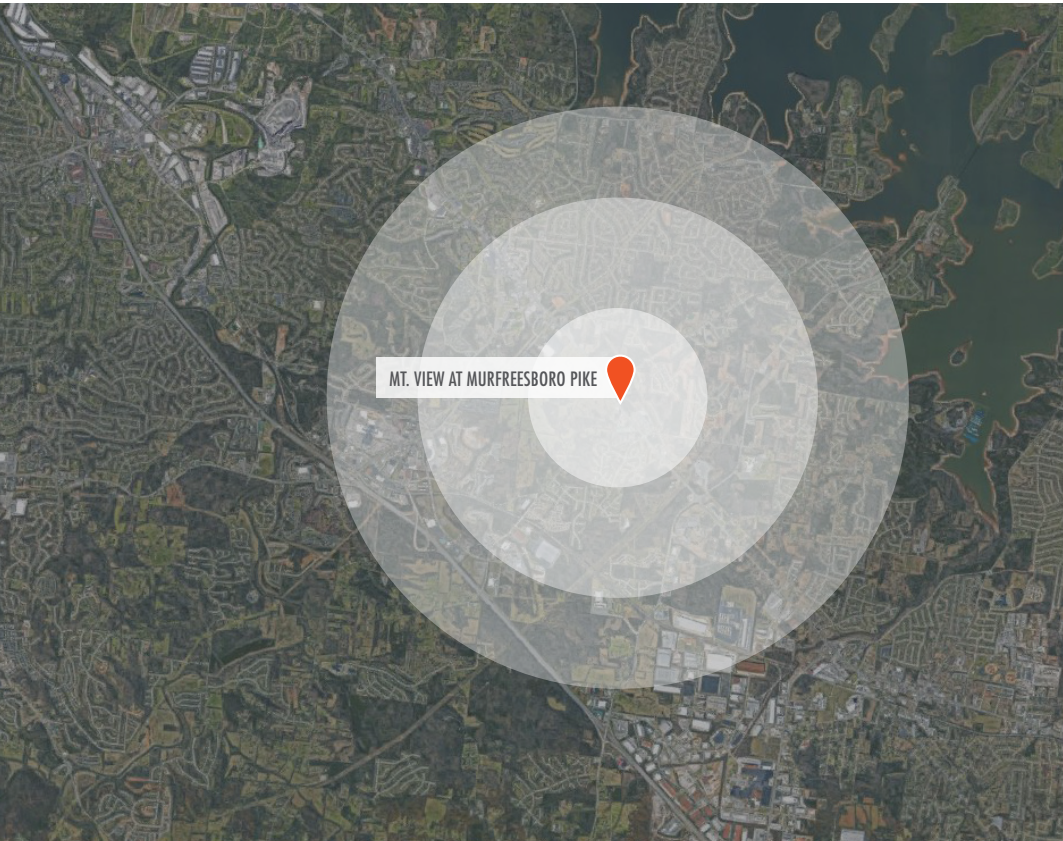


ACRES	ZONING	PERMITTED USES	TRAFFIC COUNT	UTILITIES	NUMBER OF HOMES WITHIN 1 MILE RADIUS
14.17	CS, SCC	Retail	25,000 & CPD	In Place	5,372

AREA AMENITIES

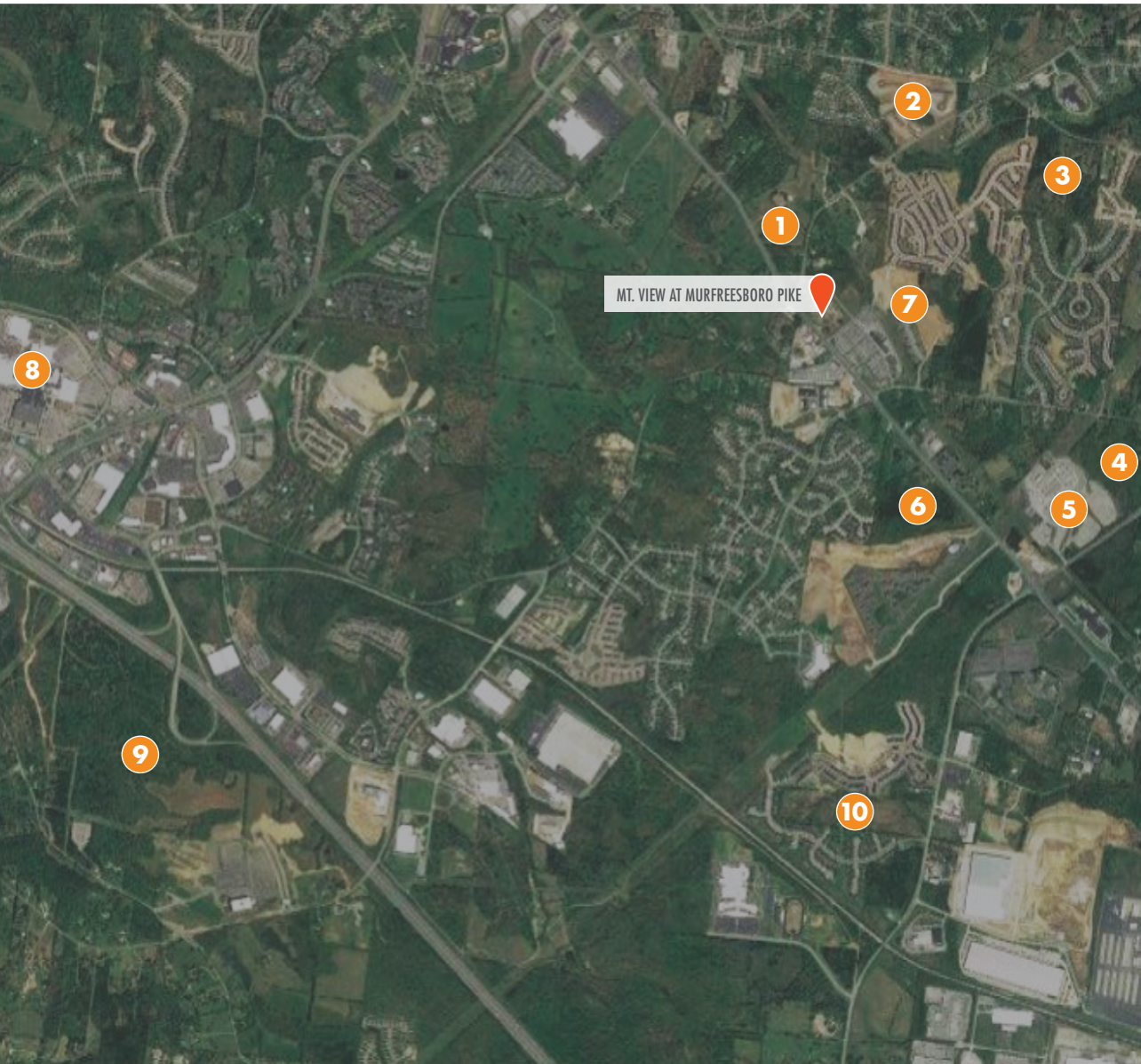


DEMOGRAPHICS



RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Projection	14,382	70,451	143,173
2019 Estimate	13,213	67,716	135,979
2010 Census	8,356	61,726	125,919
Growth 2019-2024	8.85%	4.04%	5.29%
Growth 2010-2019	58.13%	9.70%	7.99%
2019 Population Hispanic Origin	1,655	9,926	25,159
HOUSEHOLDS			
2024 Projection	5,849	27,920	52,969
2019 Estimate	5,372	26,867	50,380
2010 Census	3,410	24,774	46,945
Growth 2019 - 2024	8.88%	3.92%	5.14%
Growth 2010 - 2019	57.54%	8.45%	7.32%
Owner Occupied	3,119	14,556	29,765
Renter Occupied	2,253	12,312	20,615
2019 Avg Household Income	\$65,736	\$65,317	\$65,572
2019 Med Household Income	\$58,484	\$53,589	\$53,574
2019 HOUSEHOLDS BY HOUSEHOLD INC:			
<\$25,000	728	3,865	7,796
\$25,000 - \$50,000	1,519	8,743	15,729
\$50,000 - \$75,000	1,486	6,198	11,547
\$75,000 - \$100,000	737	3,502	7,034
\$100,000 - \$125,000	511	2,197	4,029
\$125,000 - \$150,000	199	1,014	1,654
\$150,000 - \$200,000	148	1,038	1,740
\$200,000+	45	313	850

AREA DEVELOPMENT



- 1 THE CASCADES** by The Carroll Cos.
Multifamily development
264 apartments and 75 townhomes
- 2 KEENELAND DOWNS** by Century Communities
Residential community featuring 78 single-family homes
- 3 HAMILTON RUN** by Ole South
Single family home community starting in the \$230s
- 4 90 HOME DEVELOPMENT** by Ole South
- 5 ST. THOMAS HEALTH**
30,000 sf
Primary Care, Cardiology, and Walk-In Clinic
- 6 KIPP ANTIOCH COLLEGE PREP**
K-8 public charter school
- 7 BRADBURN VILLAGE** by Ole South
134 townhomes priced in the \$170k range
- 8 HICKORY HOLLOW MALL REDEVELOPMENT**
by local investor Ben Freeland
- 9 CENTURY FARMS** by Oldacre McDonald
300+ acres
Mixed use
Master-planned development with 30M+ sf of space
- 10 STARWOOD TOWNCENTER** by Ron Buck
65 acre mixed use development

TOPOGRAPHY



RETAIL OPPORTUNITY



Mt. View at Murfreesboro Pike finds itself in the heart of Antioch's boom. Being 3 miles away from Century Farms 310 acre development, the revived Global Mall, and I-24 exit featuring daily traffic counts of 146,019. This parcel is poised for immediate success for retail with this submarket featuring healthy demographics, superior access to Nashville's transportation network, including three major interstate systems (I-40, I-24, and I-65), and 15,000 SF of retail currently under construction.



QUICK FACTS

- Neighboring tenants include, HCA, Publix Supercenter, Popeye's, Petco, Saint Thomas, and Goodwill Industries.
- Retail Vacancy rate currently 3.8% for submarket.
- 12 month net absorption 16,000 SF
- 15,000 SF under construction.
- Average submarket rate PSF \$17.56
- Nashville is experiencing some of the strongest rent growth in the country at 4.5%, continuing a trend that has been going on for most of the cycle. Rents here have surpassed the pre-recession peak by nearly 30%, representing one of the largest cumulative increases in the nation, behind only Miami, Austin, and Denver.



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