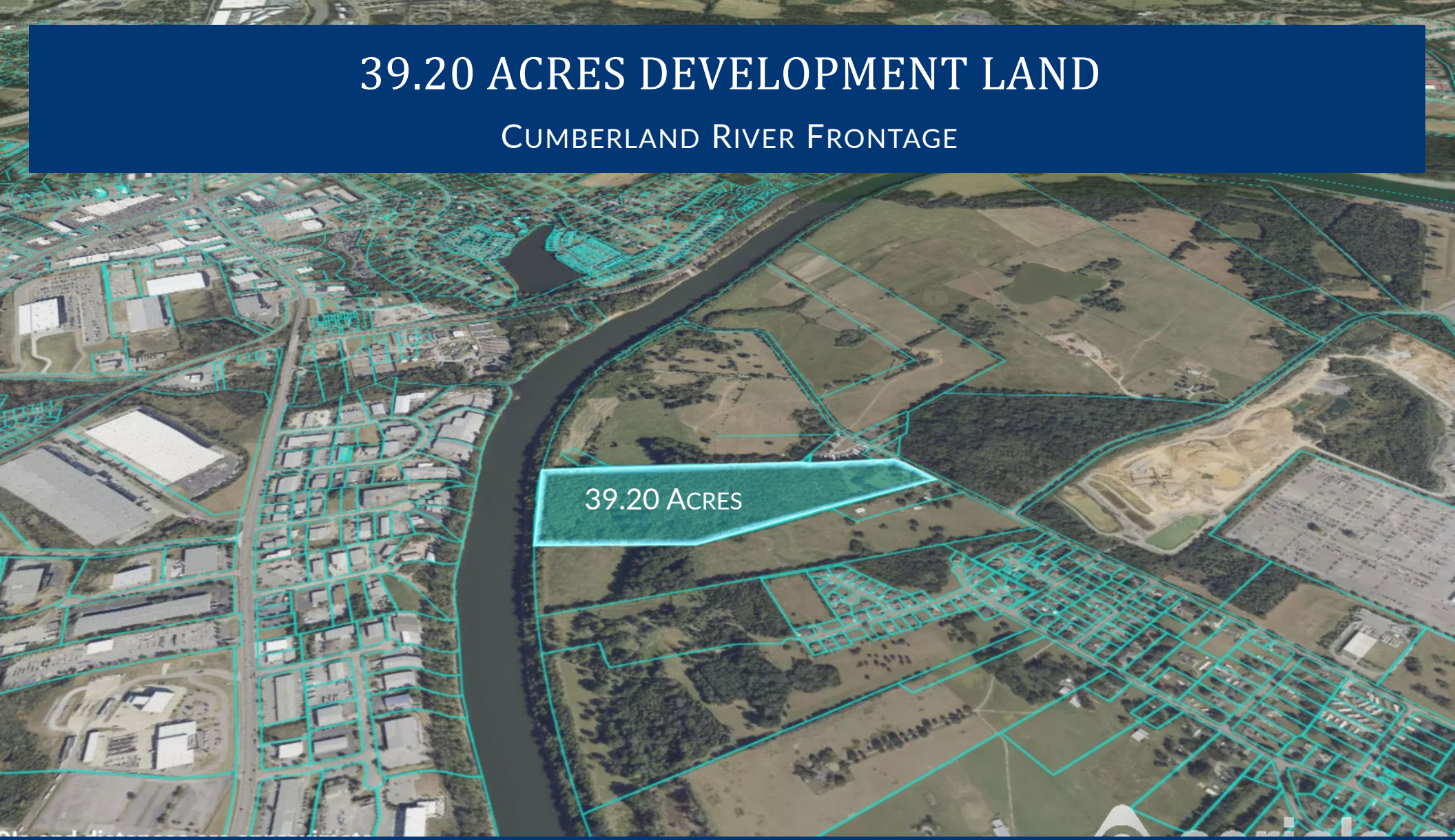
39.20 ACRES DEVELOPMENT LAND

CUMBERLAND RIVER FRONTAGE



909 Swinging Bridge Road, Old Hickory, TN 37138

ANDERSON COMMERCIAL BROKERAGE
2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
Rita Anderson, Broker License: 214959

Email: rita.acb@outlook.com
Office : (615) 754-2442
www.andersoncommercialbrokerage.com
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PARCEL NUMBER: 034 00 0 035.00



RIVER FRONTAGE: Approximately 900 feet on the Cumberland River

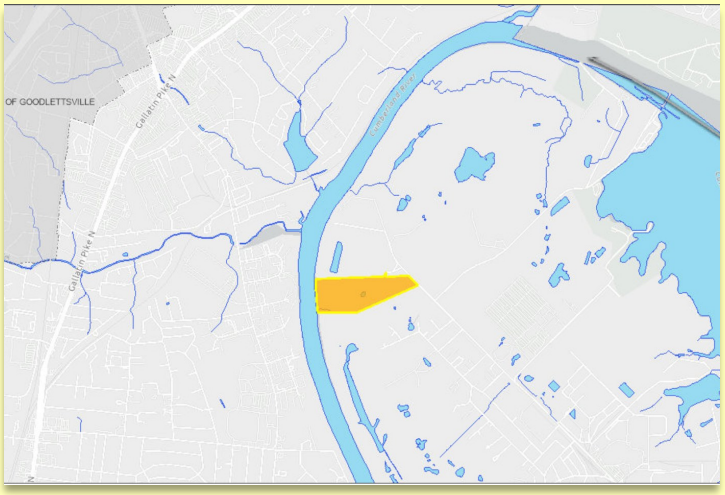
ROAD FRONTAGE: 360 feet on Swinging Bridge Road

TOPOGRAPHY: Level to slope

ZONING: Currently R-15

PRIOR USE: Farm | **CURRENT USE:** Residential

PROPERTY HIGHLIGHTS



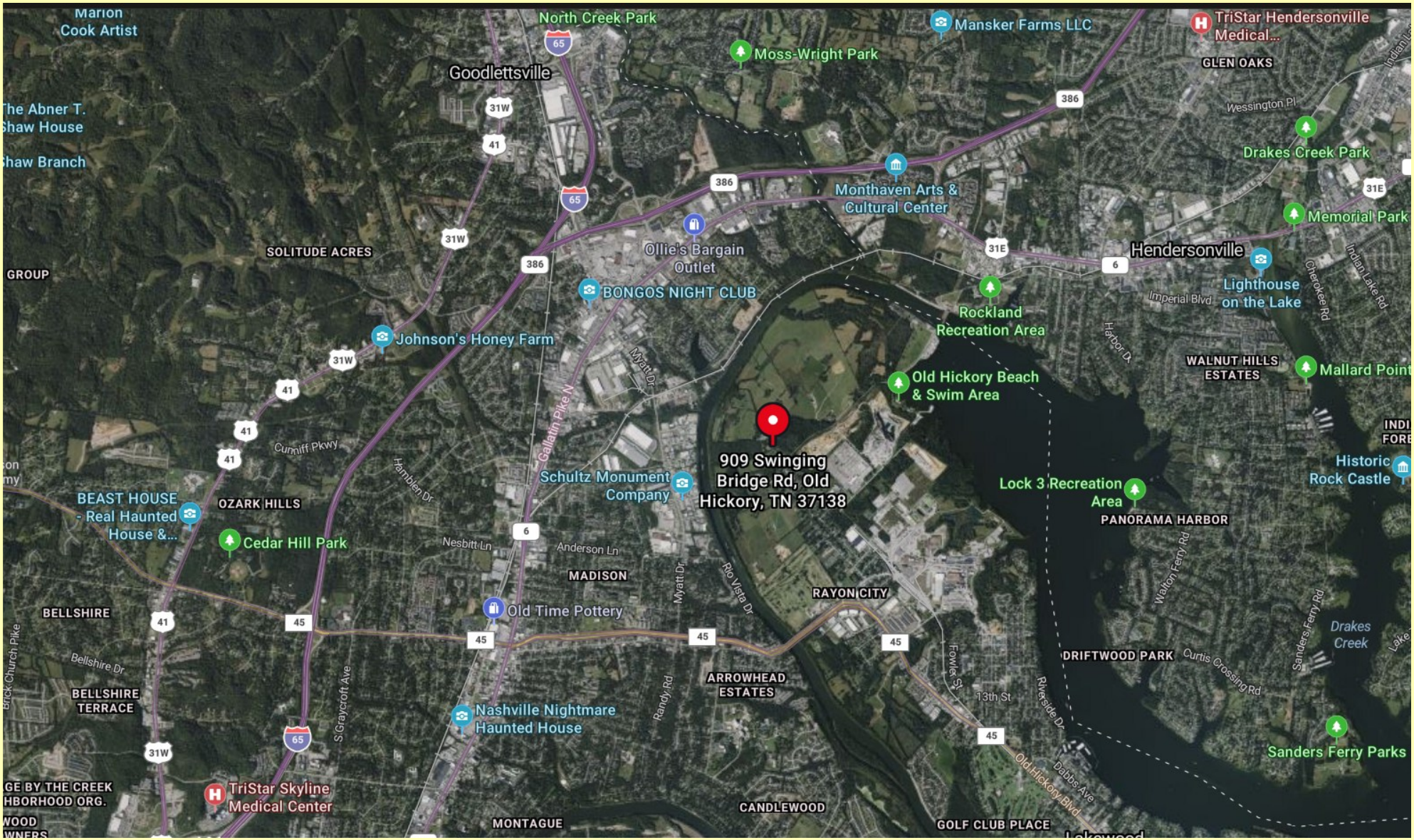
39.20 Acres

8.0 Acres Area Above the 100-Year Floodplain

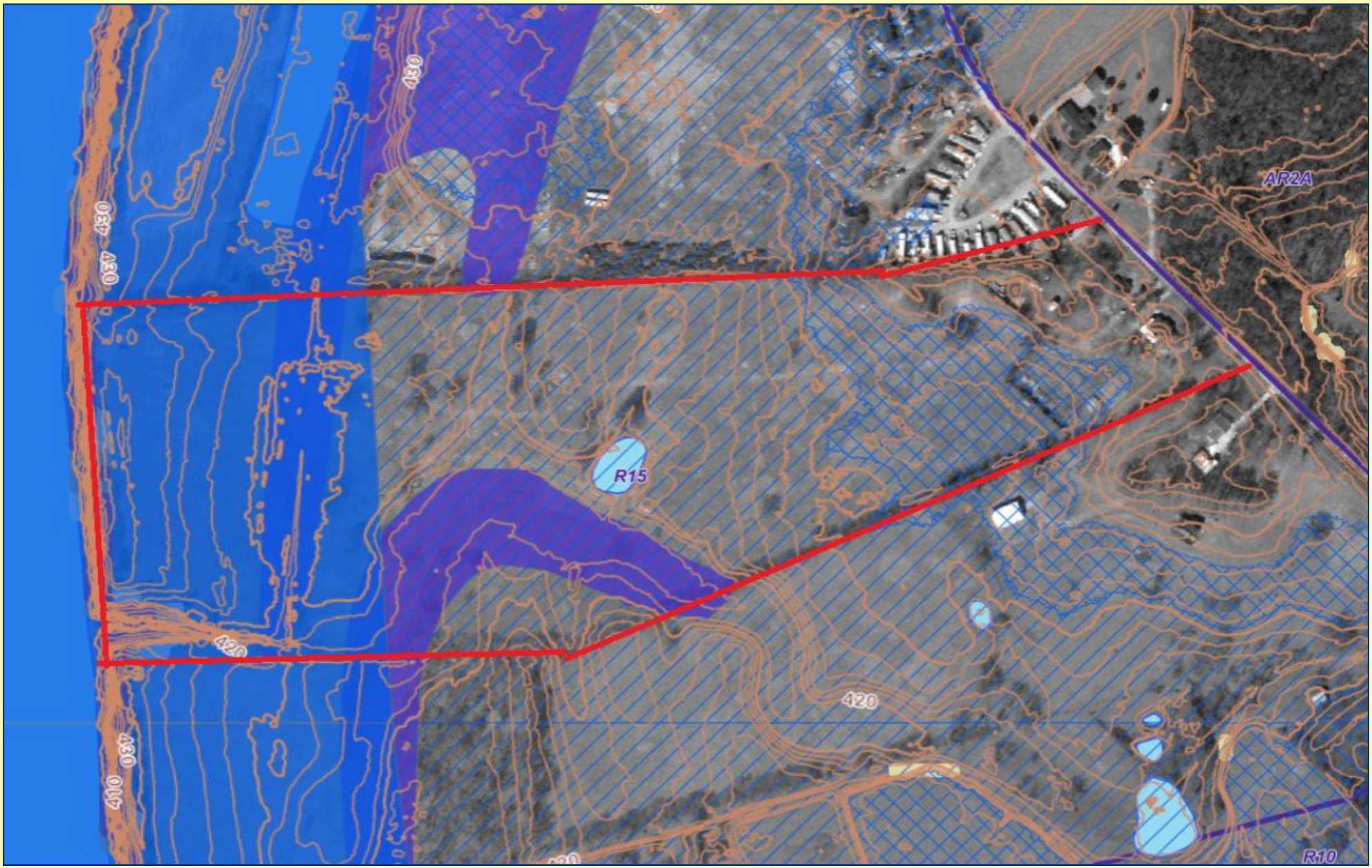
17.6 Acres 100-Year Floodplain Outside of the Buffer and Floodway

1.5 Acres Floodway Buffer

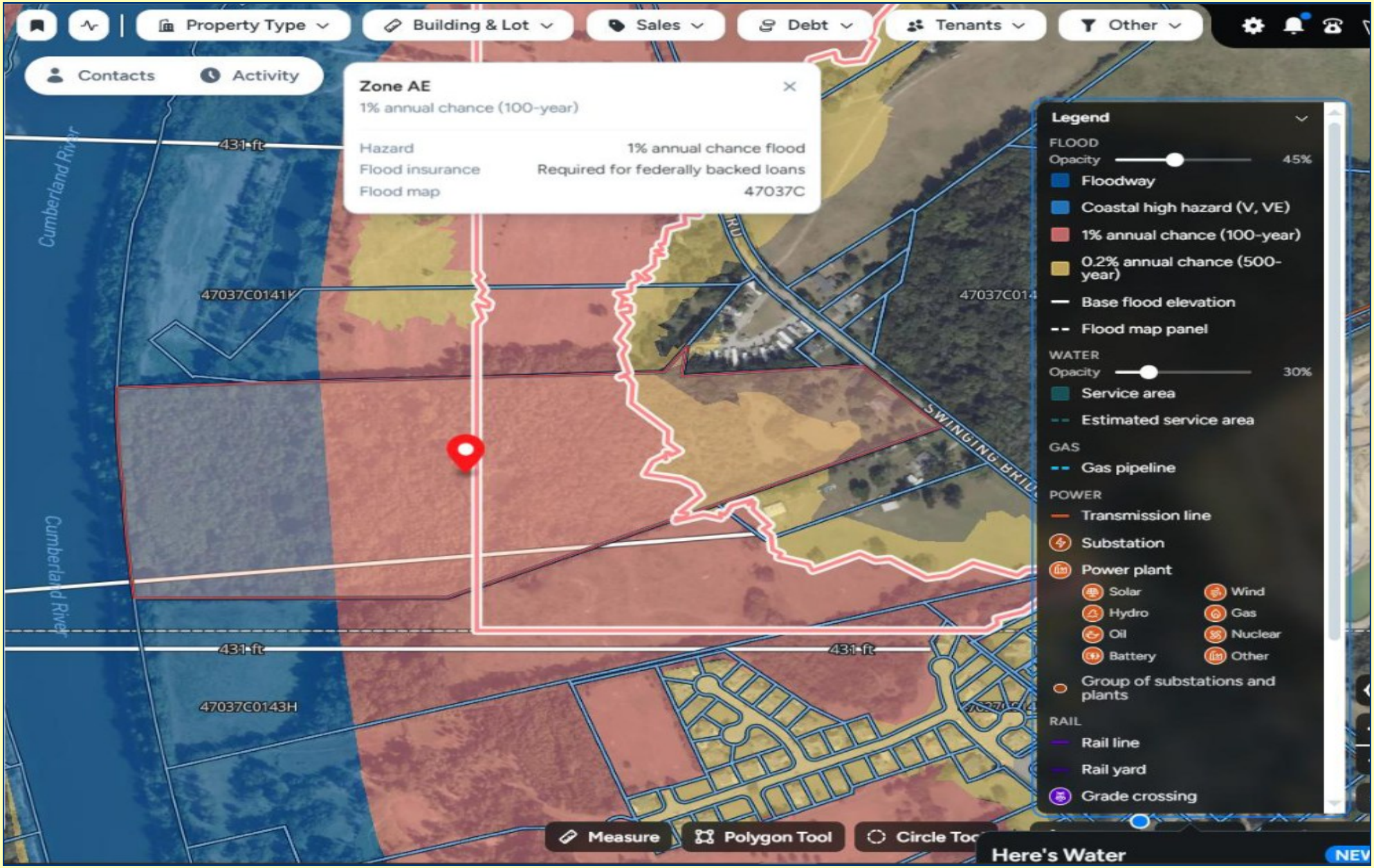
12.1 Acres Floodway


909 Swinging Bridge Rd, Old Hickory, TN 37138
Goodlettsville
North Creek Park
Moss-Wright Park
Mansker Farms LLC
TriStar Hendersonville Medical...
GLEN OAKS
Drakes Creek Park
Monthaven Arts & Cultural Center
Memorial Park
Hendersonville
Lighthouse on the Lake
Ollie's Bargain Outlet
BONGOS NIGHT CLUB
Rockland Recreation Area
SOLITUDE ACRES
Johnson's Honey Farm
Old Hickory Beach & Swim Area
WALNUT HILLS ESTATES
Mallard Point
Historic Rock Castle
Schultz Monument Company
Lock 3 Recreation Area
PANORAMA HARBOR
BEAST HOUSE - Real Haunted House &...
OZARK HILLS
Cedar Hill Park
MADISON
RAYON CITY
Old Time Pottery
BELLSHIRE
BELLSHIRE TERRACE
DRIFTWOOD PARK
ARROWHEAD ESTATES
Nashville Nightmare Haunted House
Sanders Ferry Parks
TriStar Skyline Medical Center
MONTAGUE
CANDLEWOOD
GOLF CLUB PLACE
Marion Cook Artist
The Abner T. Shaw House
Shaw Branch
Wessington Pl
Imperial Blvd
Cherokee Rd
Indian Lake Rd
Harbor Dr
Myatt Dr
Gallatin Pike N
Cunniff Pkwy
Hambien Dr
Nesbitt Ln
Anderson Ln
Rio Vista Dr
Walton Ferry Rd
Sanders Ferry Rd
Drakes Creek
Curtis Crossing Rd
Fowler St
13th St
Riverside Dr
Old Hickory Blvd
Dabbs Ave
Bellshire Dr
Brick Church Pike
S Graycroft Ave
Randy Rd
Lakewood
386
65
31W
41
45
6
31E


POIs and distances are approximate.
aerialbeat.ai



Rita Anderson, Broker | Office (615) 754-2442 | Email: rita.acb@outlook.com | www.andersoncommercialbrokerage.com |©2026


Property Type
Building & Lot
Sales
Debt
Tenants
Other
Contacts
Activity
Zone AE
1% annual chance (100-year)
Hazard
1% annual chance flood
Flood insurance
Required for federally backed loans
Flood map
47037C
Legend
FLOOD
Opacity
45%
Floodway
Coastal high hazard (V, VE)
1% annual chance (100-year)
0.2% annual chance (500-year)
Base flood elevation
Flood map panel
WATER
Opacity
30%
Service area
Estimated service area
GAS
Gas pipeline
POWER
Transmission line
Substation
Power plant
Solar
Wind
Hydro
Gas
Oil
Nuclear
Battery
Other
Group of substations and plants
RAIL
Rail line
Rail yard
Grade crossing
Cumberland River
431 ft
47037C0141K
47037C0143H
Measure
Polygon Tool
Here's Water

Overview

3 mile radius • 1 of 2

'25 Total Pop	51,818
'25 Total HH	22,329
'25 Total Businesses	2,045
'25 Total Employees (16+)	28,160
'25 Average HH Size	2.31
'25 Median Home Value	$355,701

Overview

3 mile radius • 2 of 2

'25 Median Net Worth	$79,757
'10-'20 HH Growth Rate	0.7%
'25-'30 Pop Growth Rate	1.4%
'25 Per Capita Income	$35,757
'25 Total Businesses	14,447

Overview

5 mile radius • 1 of 2

'25 Total Pop	118,216
'25 Total HH	49,742
'25 Total Businesses	4,474
'25 Total Employees (16+)	63,421
'25 Average HH Size	2.36
'25 Median Home Value	$397,889

Overview

5 mile radius • 2 of 2

'25 Median Net Worth	$161,601
'10-'20 HH Growth Rate	0.8%
'25-'30 Pop Growth Rate	1.1%
'25 Per Capita Income	$42,048
'25 Total Businesses	14,447

d distances are approximate.

Overview

10 mile radius • 1 of 2

'25 Total Pop	387,767
'25 Total HH	162,821
'25 Total Businesses	4,474
'25 Total Employees (16+)	213,508
'25 Average HH Size	2.36
'25 Median Home Value	$445,153

Overview

10 mile radius • 2 of 2

'25 Median Net Worth	$202,048
'10-'20 HH Growth Rate	1.2%
'25-'30 Pop Growth Rate	1.4%
'25 Per Capita Income	$48,217
'25 Total Businesses	14,447

and distances are approximate

Our company success was earned from relationships and trust we achieved from our clients. ACB was established 30 years ago and I have been leading with 43 years of experience in the Real Estate Industry. We are proud of our small innovative firm and the advantages we have in staying committed to our core principles of providing successful transactions and exceptional experiences.

What sets us apart from other commercial brokerage companies is our guarantee to always maintain our Clients interest a top priority. We have a reputation of success in providing brokerage services for acquisition, entitlement process, investment properties, retail development, industrial, retail, and mixed-use properties in Tennessee. We identify unique real estate investment opportunities, to produce optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mount Juliet, TN we service clients throughout the Greater Nashville Region and throughout the state of Tennessee. We have earned our stature for being one of the most reliable and trusted agencies in the industry.



Rita Anderson, Broker

License: 214959

"We are and can be only as successful as our clients"

- Rita Anderson, Broker