

# I-24 EXIT 40 OUTPARCEL @ OLD HICKORY BLVD



7524 Old Hickory Blvd | Nashville, TN 37189



**ANDERSON COMMERCIAL BROKERAGE**  
2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122  
Rita Anderson, Broker

Email: [rita.acb@outlook.com](mailto:rita.acb@outlook.com)

Office : (615) 754-2442

[www.andersoncommercialbrokerage.com](http://www.andersoncommercialbrokerage.com)

©2026 Anderson Commercial Brokerage

**PARCEL #:** 040 00 0 136.00 | DAVIDSON COUNTY

**CORNER LOCATION:** AT INTERSTATE 24 WESTBOUND EXIT 40

**TOPOGRAPHY:** LEVEL/SLOPE

**LOT DIMENSION:** 242 x 319

**ACRES / SF:** 2.31 ACRES | 100, 623 LAND SF

**1.30 ACRES:** BUILDABLE ACREAGE OUTSIDE OF FLOODPLAIN & STORMWATER



## Investment Summary

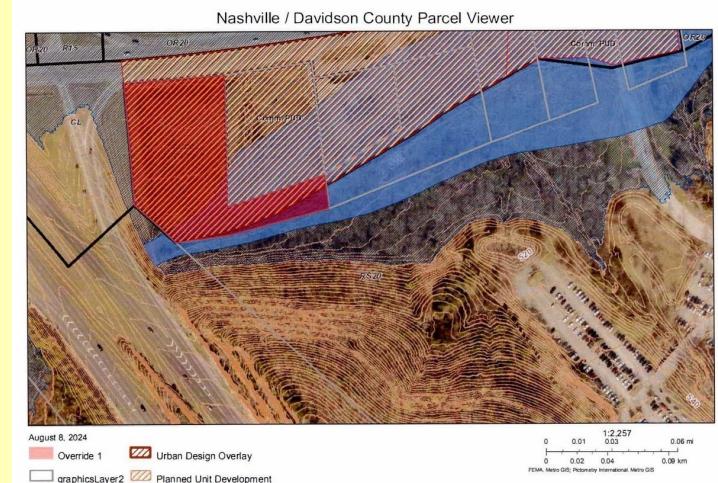
Property Cleared and ready for new development

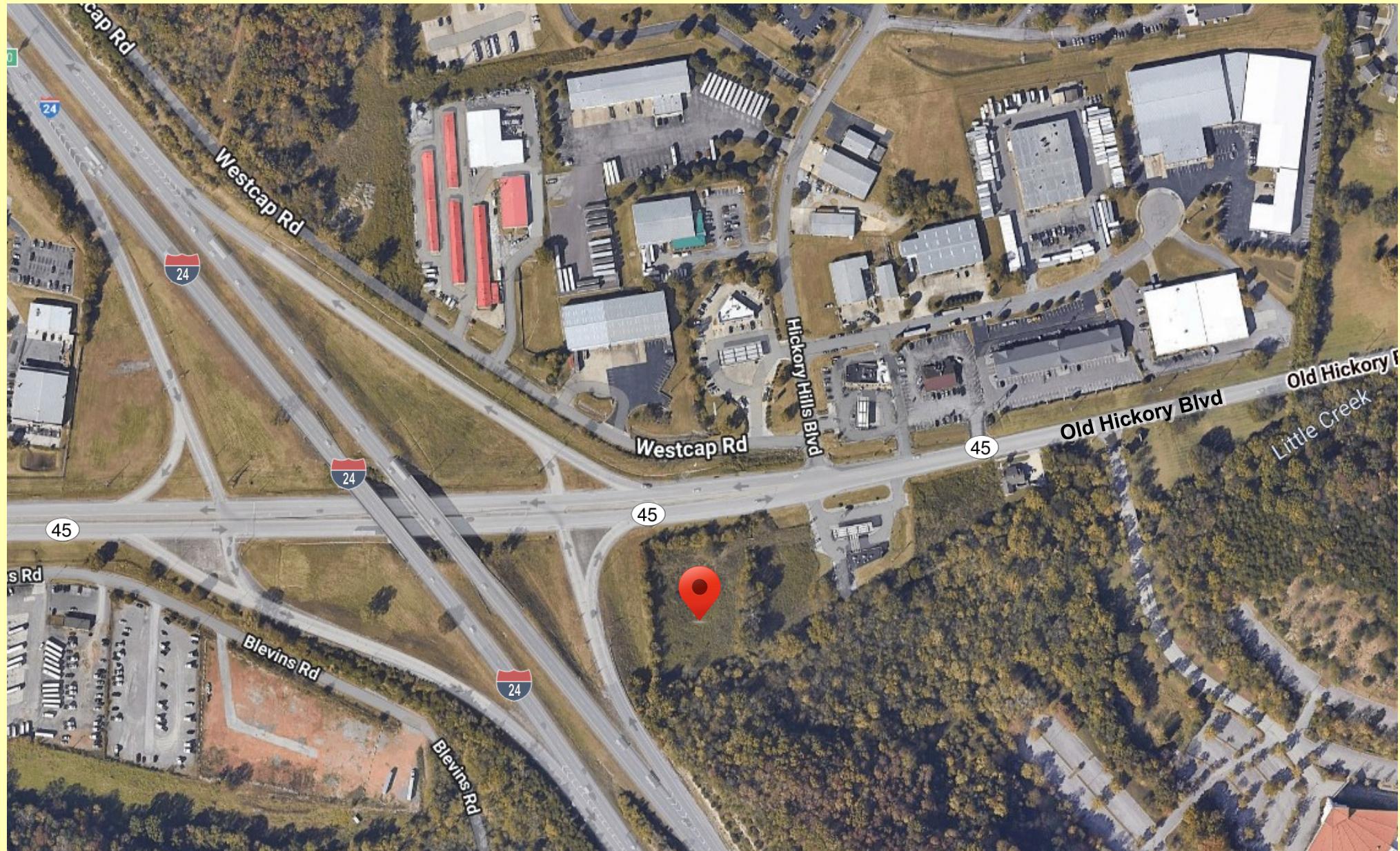
Zoned CL Commercial PUD

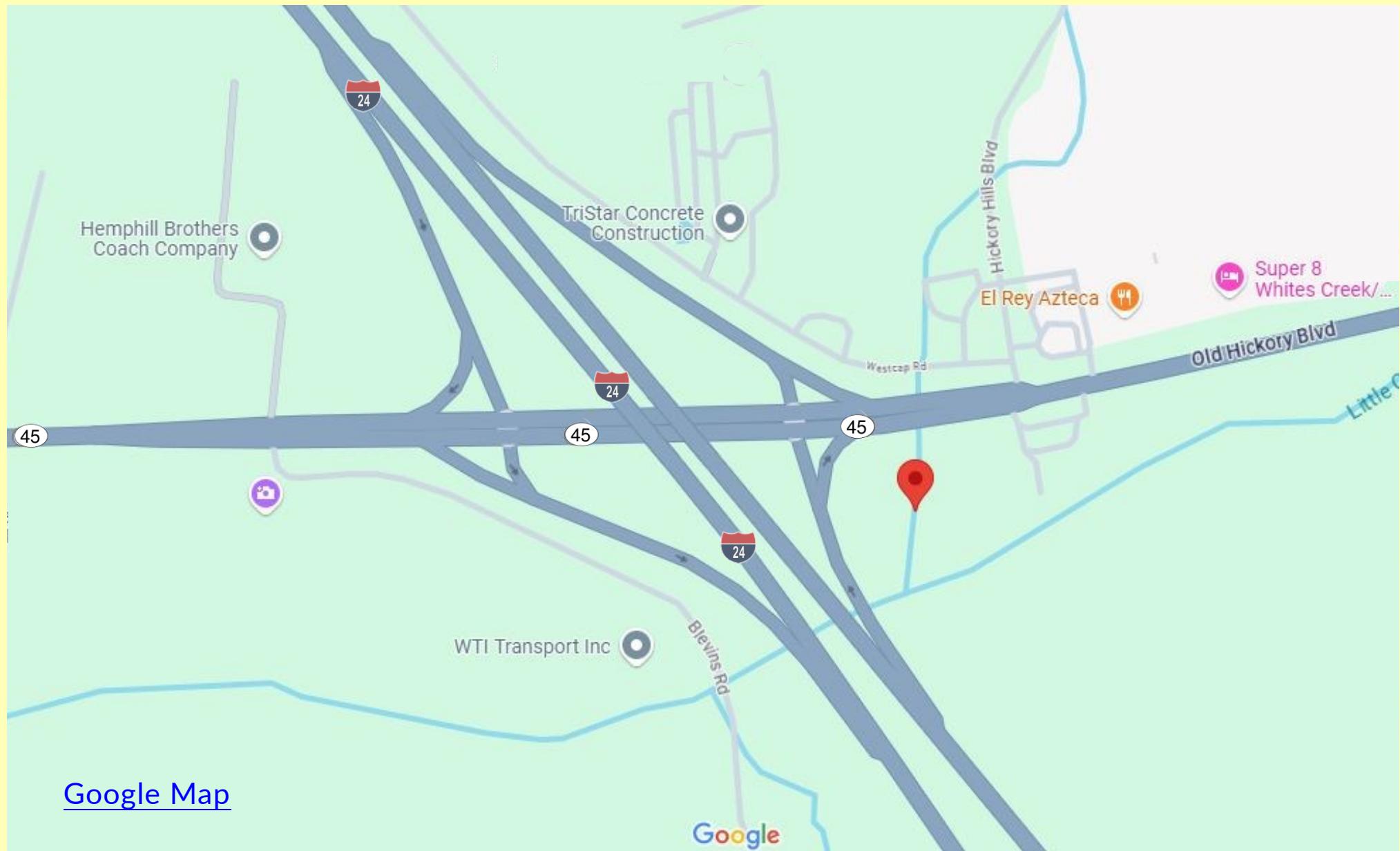
All Utilities Available to Site

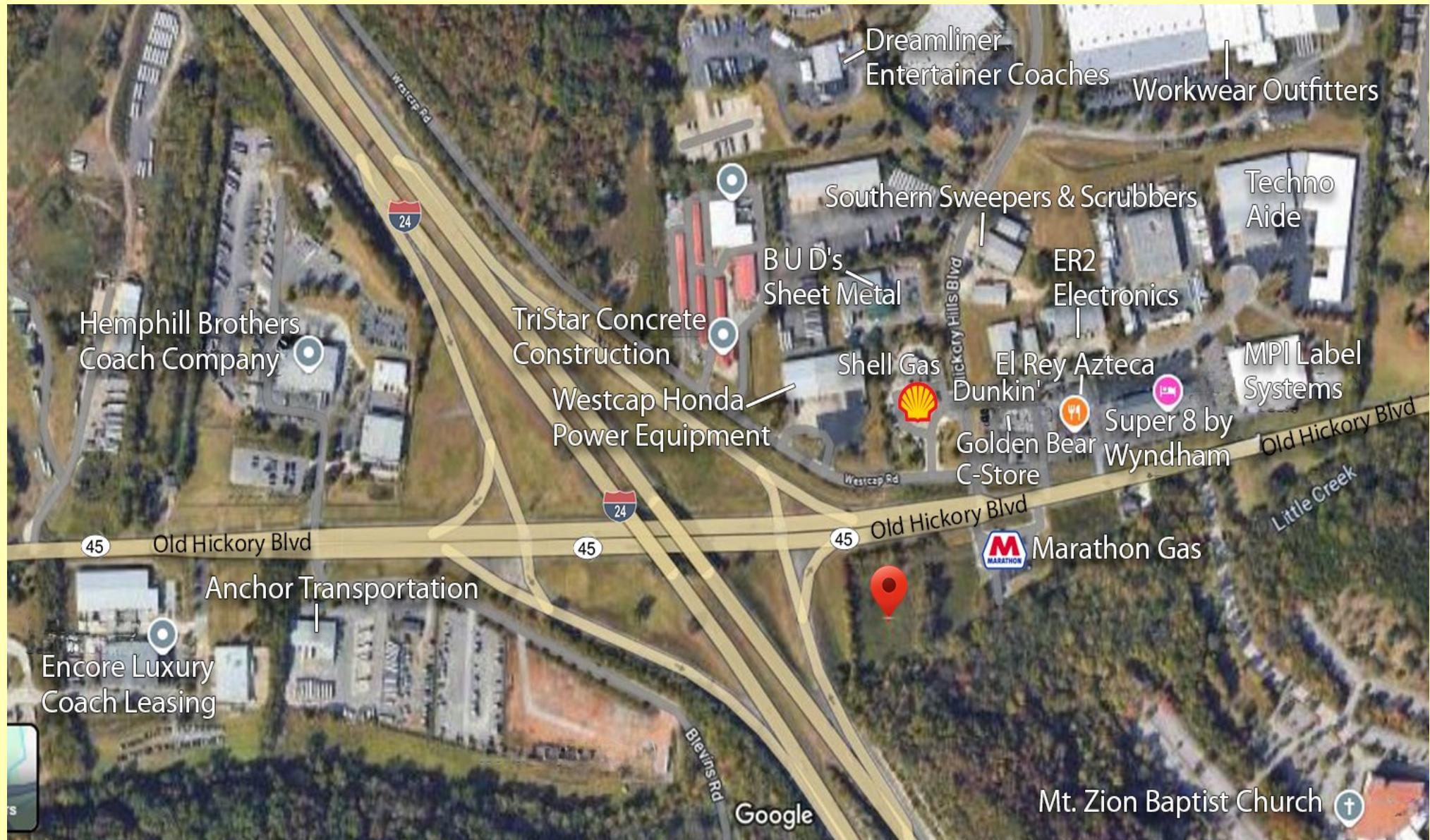
Convenient to the Downtown Nashville, 14 miles with proximity to:

Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.







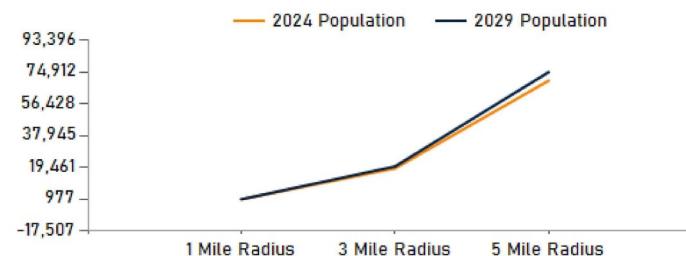




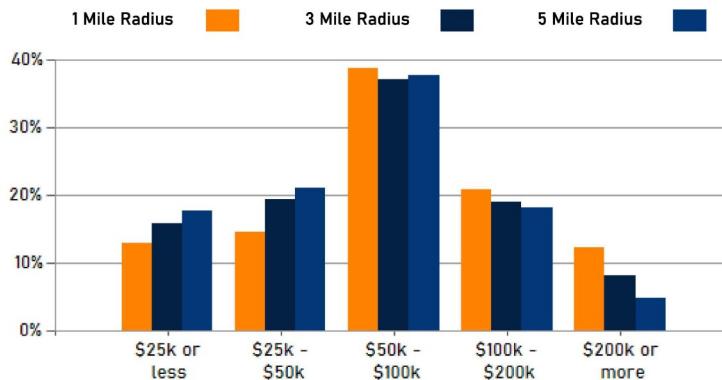
POPULATION	1 MILE	3 MILE	5 MILE
<b>2000 Population</b>	650	13,818	58,212
<b>2010 Population</b>	897	15,199	60,141
<b>2024 Population</b>	985	18,999	69,926
<b>2029 Population</b>	977	20,082	74,912
<b>2024-2029: Population: Growth Rate</b>	-0.80%	5.55%	6.95%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
<b>less than \$15,000</b>	24	668	3,089
<b>\$15,000-\$24,999</b>	23	465	1,993
<b>\$25,000-\$34,999</b>	11	423	1,900
<b>\$35,000-\$49,999</b>	42	958	4,136
<b>\$50,000-\$74,999</b>	68	1,399	6,606
<b>\$75,000-\$99,999</b>	73	1,251	4,164
<b>\$100,000-\$149,999</b>	60	1,016	3,435
<b>\$150,000-\$199,999</b>	16	344	1,717
<b>\$200,000 or greater</b>	45	588	1,381
<b>Median HH Income</b>	\$78,238	\$66,636	\$59,029
<b>Average HH Income</b>	\$107,152	\$91,314	\$79,993

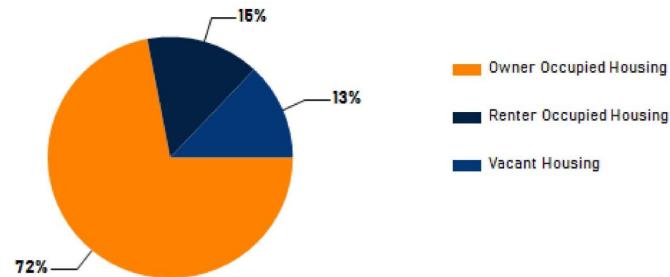
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
<b>2000 Total Housing</b>	292	5,483	24,661
<b>2010 Total Households</b>	340	5,647	24,363
<b>2024 Total Households</b>	363	7,112	28,421
<b>2029 Total Households</b>	359	7,518	30,452
<b>2024 Average Household Size</b>	2.71	2.65	2.44
<b>2024-2029: Households: Growth Rate</b>	-1.10%	5.60%	6.95%



#### 2024 Household Income



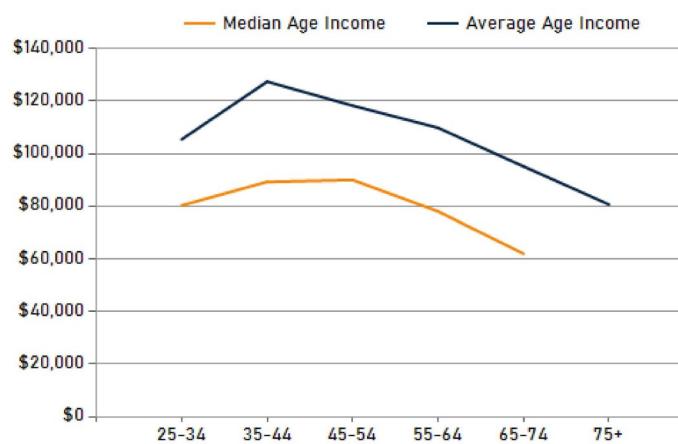
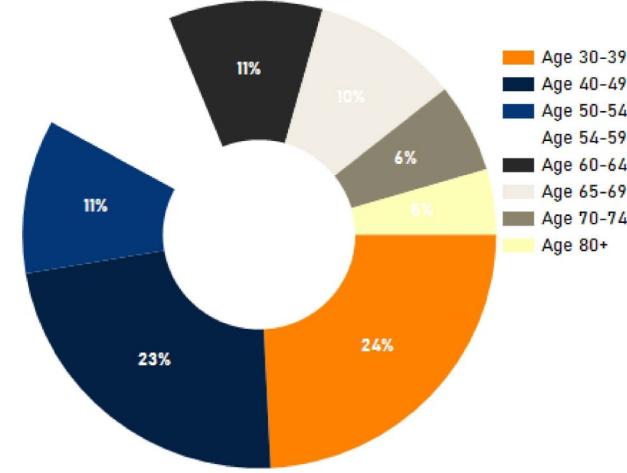
#### 2024 Own vs. Rent - 1 Mile Radius



Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	78	1,395	5,568
2024 Population Age 35-39	72	1,448	5,367
2024 Population Age 40-44	73	1,315	4,695
2024 Population Age 45-49	70	1,156	4,006
2024 Population Age 50-54	66	1,187	3,983
2024 Population Age 55-59	67	1,131	3,880
2024 Population Age 60-64	65	1,204	4,346
2024 Population Age 65-69	62	1,088	4,004
2024 Population Age 70-74	38	780	3,070
2024 Population Age 75-79	28	522	2,203
2024 Population Age 80-84	15	265	1,329
2024 Population Age 85+	13	255	1,237
2024 Population Age 18+	797	14,678	54,439
2024 Median Age	40	38	38
2029 Median Age	42	39	40
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,329	\$71,671	\$61,901
Average Household Income 25-34	\$105,441	\$92,152	\$80,610
Median Household Income 35-44	\$89,292	\$76,629	\$69,454
Average Household Income 35-44	\$127,452	\$103,567	\$93,425
Median Household Income 45-54	\$90,034	\$76,405	\$68,278
Average Household Income 45-54	\$118,295	\$103,587	\$92,769
Median Household Income 55-64	\$78,074	\$66,590	\$60,284
Average Household Income 55-64	\$109,866	\$90,223	\$80,052
Median Household Income 65-74	\$62,058	\$57,893	\$52,131
Average Household Income 65-74	\$95,194	\$81,297	\$71,088
Average Household Income 75+	\$80,686	\$71,330	\$60,177



The information contained herein does not provide a complete summary of the Property or any documents related thereto. Additional information and an opportunity to inspect the Property will be made available only to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their Agents or principals has made or will make any representations or warranties express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment shall arise by reason of its contents. Analysis and verification of the information contained herein is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any expressions of interest or offer to purchase the Property with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package unless approved by Owner in its sole discretion, and a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Marketing Package and its contents, except such information which is a matter of public record or provided in sources available to the public, are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat its Contents in the strictest confidence, that you will not photocopy or duplicate any contents; you will not disclose any of the Contents to any other entity (except in the case of a principal, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



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*



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