

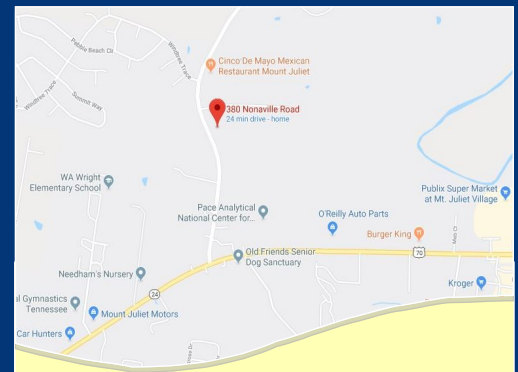
# FOR SALE 1.09 ACRES IN MT JULIET



380 Nonaville Road | Mt. Juliet, TN 3712

## PROPERTY HIGHLIGHTS:

- 1.09 acres with 143 ft road frontage
- Level lot, all utilities on-site
- Directly across from Northtown Gardens apartment complex under development with 360 units
- Near entrance to Windtree Trace subdivision with 334 single family homes
- 2021 Traffic Counts:
  - 11,815 ADV @ Property
  - 30,265 ADV on Lebanon Rd @ Morningside Drive
- Current Zoning: Residential (RS40)
- Mt. Juliet future land use: Neighborhood Commercial
- Wilson County tax map parcel # 053 056.0



**Driving from Nashville: I-40 Eastbound to Exit 221A. Turn left at light onto Old Hickory Blvd. Head north to light with Lebanon Rd and turn right. Head east 9.2 miles. Turn left at light onto Nonaville Road. In 0.4 miles, property is on the right**

[Google Map Link](#)



© 2022 Anderson Commercial Brokerage

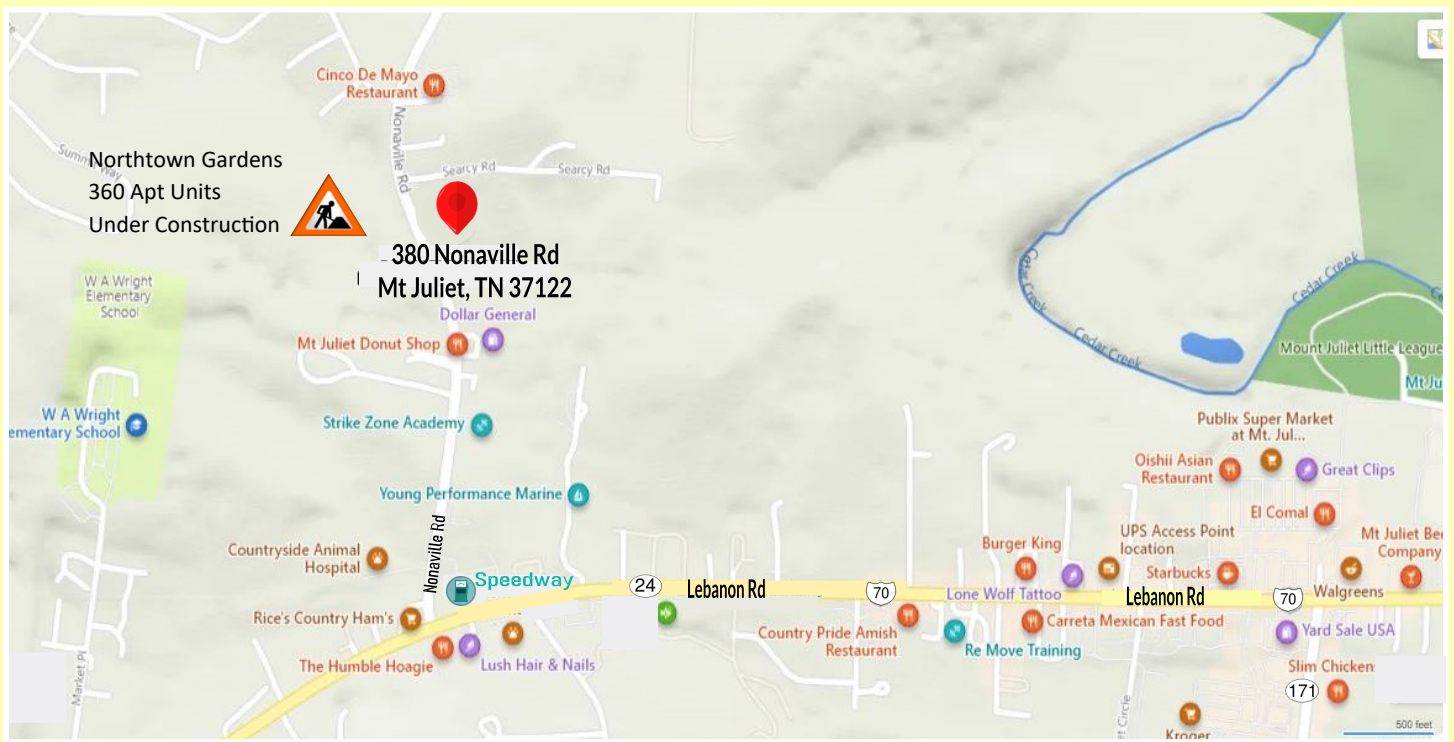
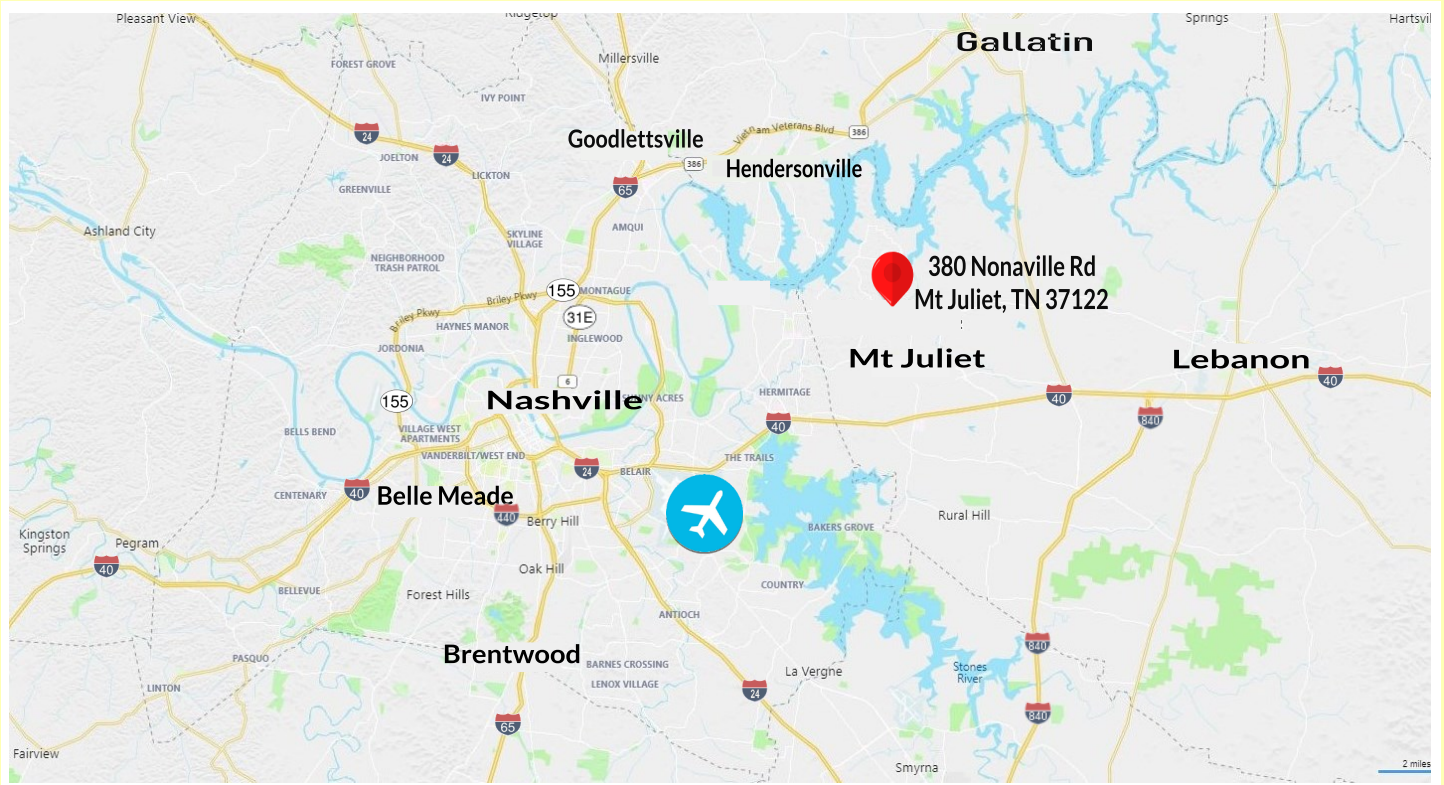


ANDERSON COMMERCIAL BROKERAGE  
2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122  
Rita Anderson, Broker

Email: [rita.acb@outlook.com](mailto:rita.acb@outlook.com)  
Office Phone: (615) 754-2442  
[www.andersoncommercialbrokerage.com](http://www.andersoncommercialbrokerage.com)

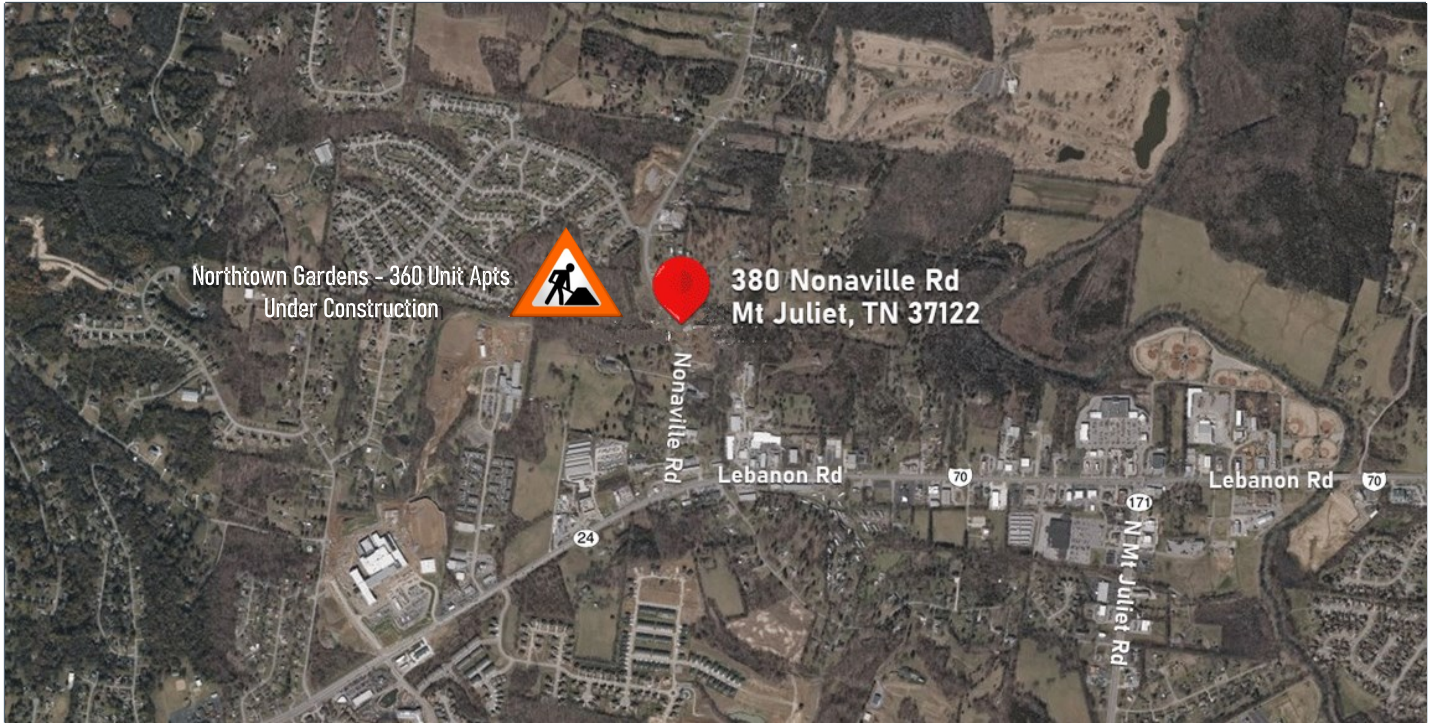
# STREET MAPS

380 Nonaville Road | Mt. Juliet, TN 37122

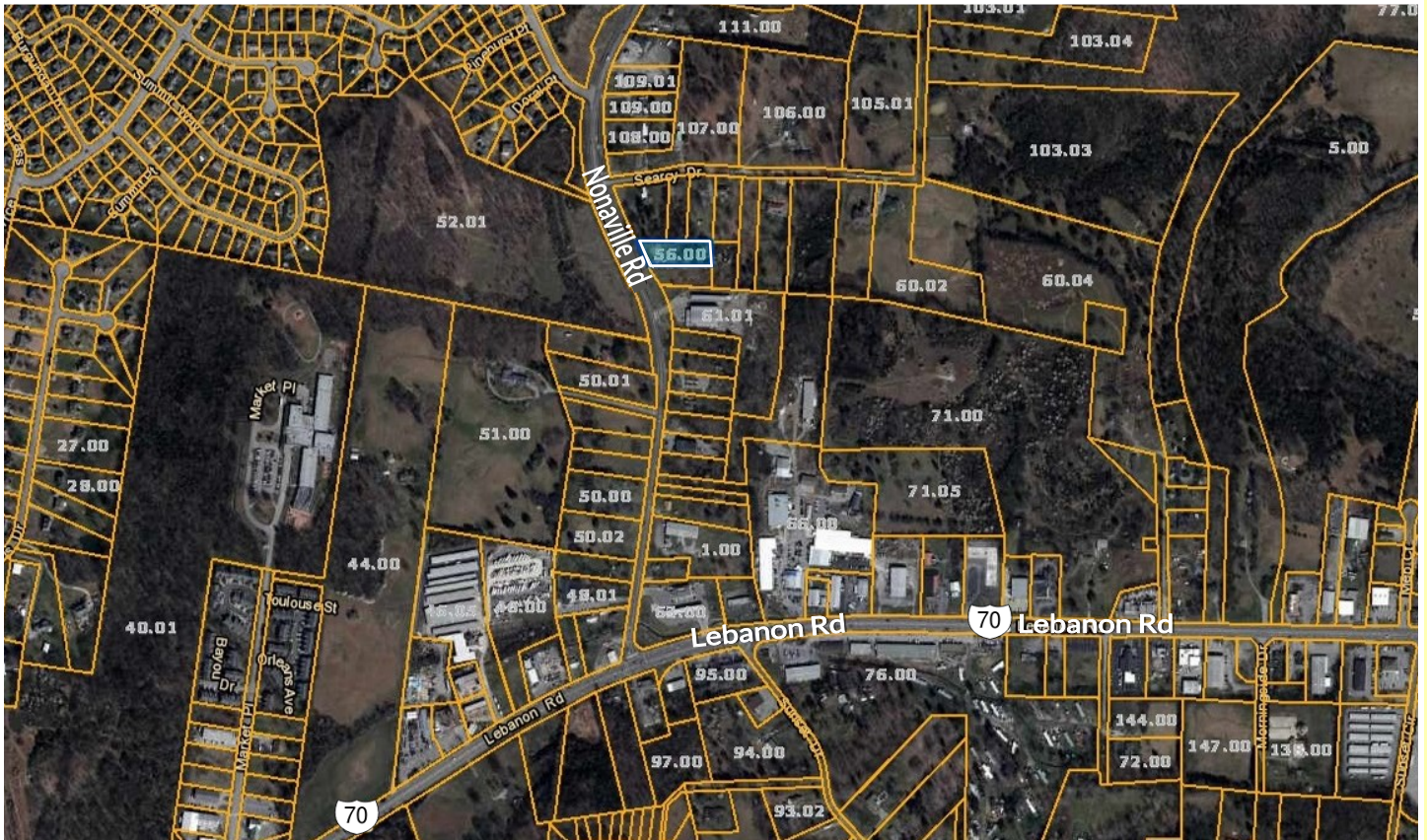


# AERIAL MAPS

380 Nonaville Road | Mt. Juliet, TN 37122



TAX MAPS - PARCEL # 053 056.00  
380 Nonaville Road | Mt. Juliet, TN 37122



# TRAFFIC COUNTS

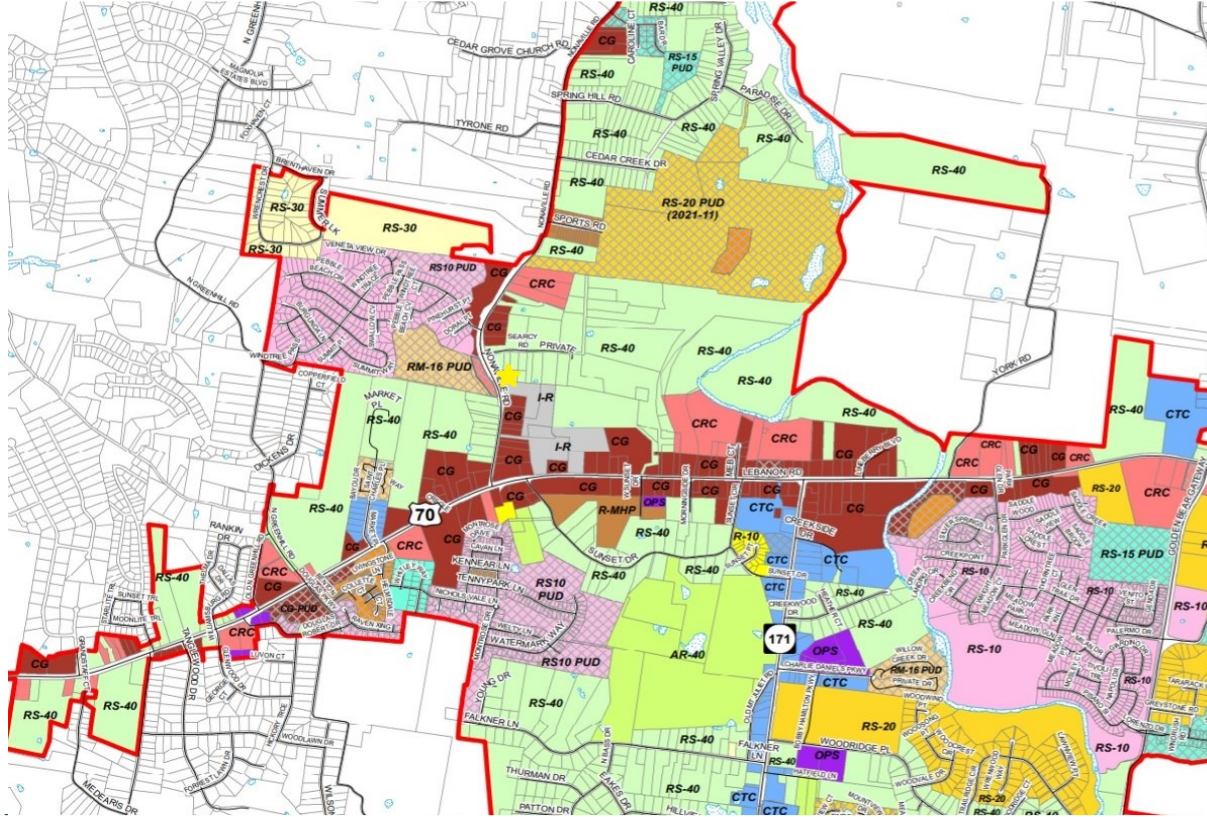
380 Nonaville Road | Mt. Juliet, TN 37122



Sta#	#AVD	Main Road	Cross Street	Date of Sample
012	11,815	Nonaville Rd	Between Lebanon Road and Searcy Drive	2021
014	26,531	N. Mt. Juliet Rd	Creekwood Drive	2021
108	22,807	Lebanon Road	Park Glen Drive	2021
109	30,265	Lebanon Road	Between Sunset Drive and Morningside Drive	2021
151	24,723	Lebanon Road	East of Matterhorn@Wilson Co Line	2021
189	1,154	North Green Hill Road	South of Saundersville Road	2021
190	775	Needmore Road	East of Saundersville Road	2021
236	5,071	Golden Bear Gateway	South of Lebanon Road	2021

# MT JULIET ZONING MAP

380 Nonaville Road | Mt. Juliet, TN 37122



## Zoning District Terms

- AR-40, Agricultural/Residential District*
- CG, Commercial-General District*
- CI, Commercial Interchange District*
- CMU, Commercial Mixed Use District*
- CNS, Convenience Neighborhood Service District*
- CRC, Commercial Retail Center District*
- CTC, Commercial Town Center District*
- I-G, General Industrial District*
- I-R, Restrictive Industrial District*
- OPS, Office/Professional Service District*
- R-MHP, Manufactured Home Park Residential District*
- RM-8, Multifamily Residential District*
- RS-10, Single-Family Residential District*
- RS-10, One-and Two-Family Residential District*
- RS-15, Single-Family Residential District*
- RM-16, Multifamily Residential District*
- RS-20, Single-Family Residential District*
- RS-30, Single-Family Residential District*
- RS-40, Single-Family Residential District*
- PUD- Planned Unit Development*

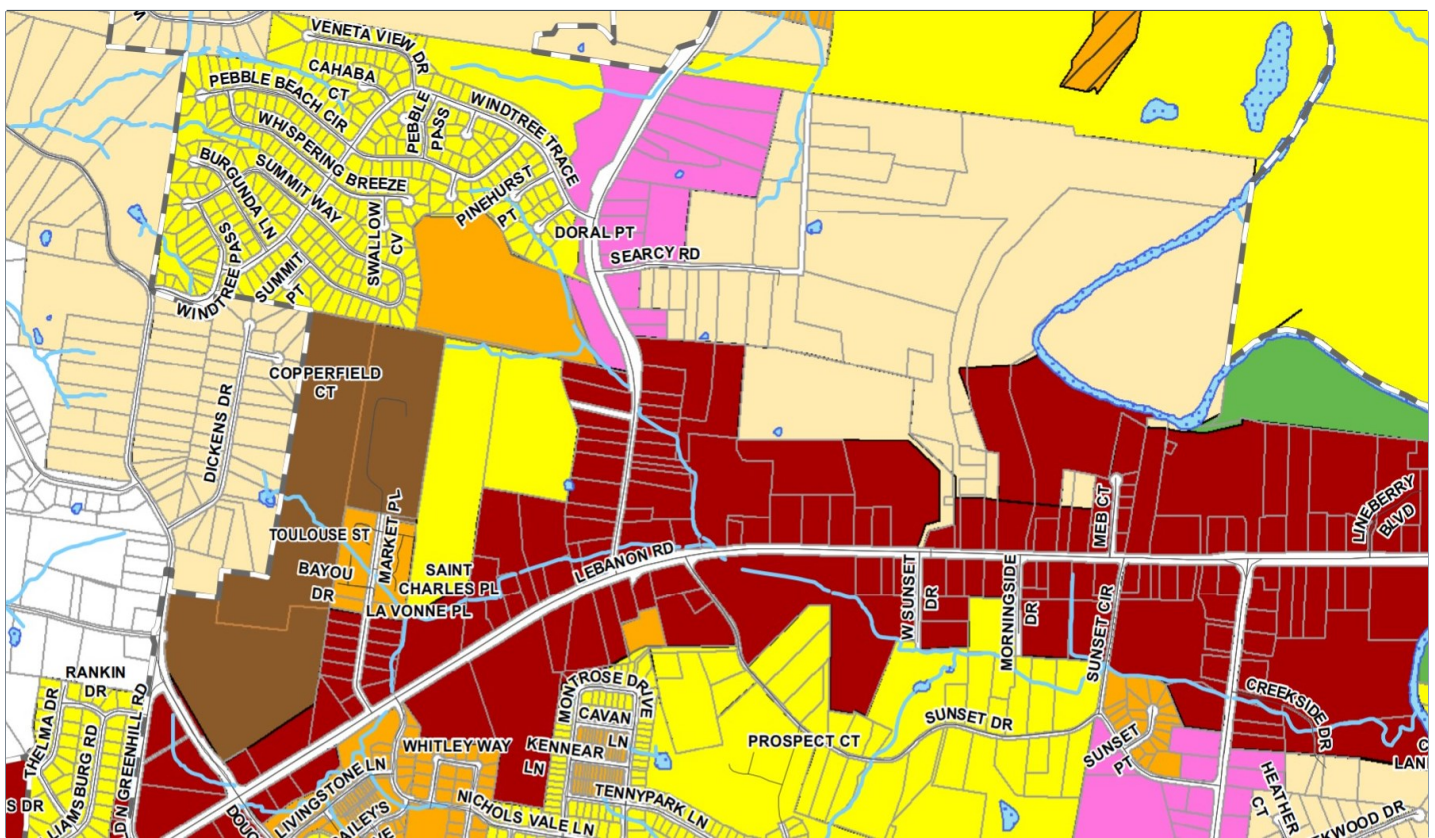
## LEGEND

City Limits	CRC	RS-15
Water Bodies	CTC	RM-16
Parcels	I-G	RS-20
<b>Zoning Districts</b>	I-R	RS-30
AR-40	OPS	RS-40
CG	R-MHP	PUD
CI	RM-8	
CMU	RS-10	
CNS	R-10	



# MT JULIET FUTURE LAND USE MAP

380 Nonaville Road | Mt. Juliet, TN 37122

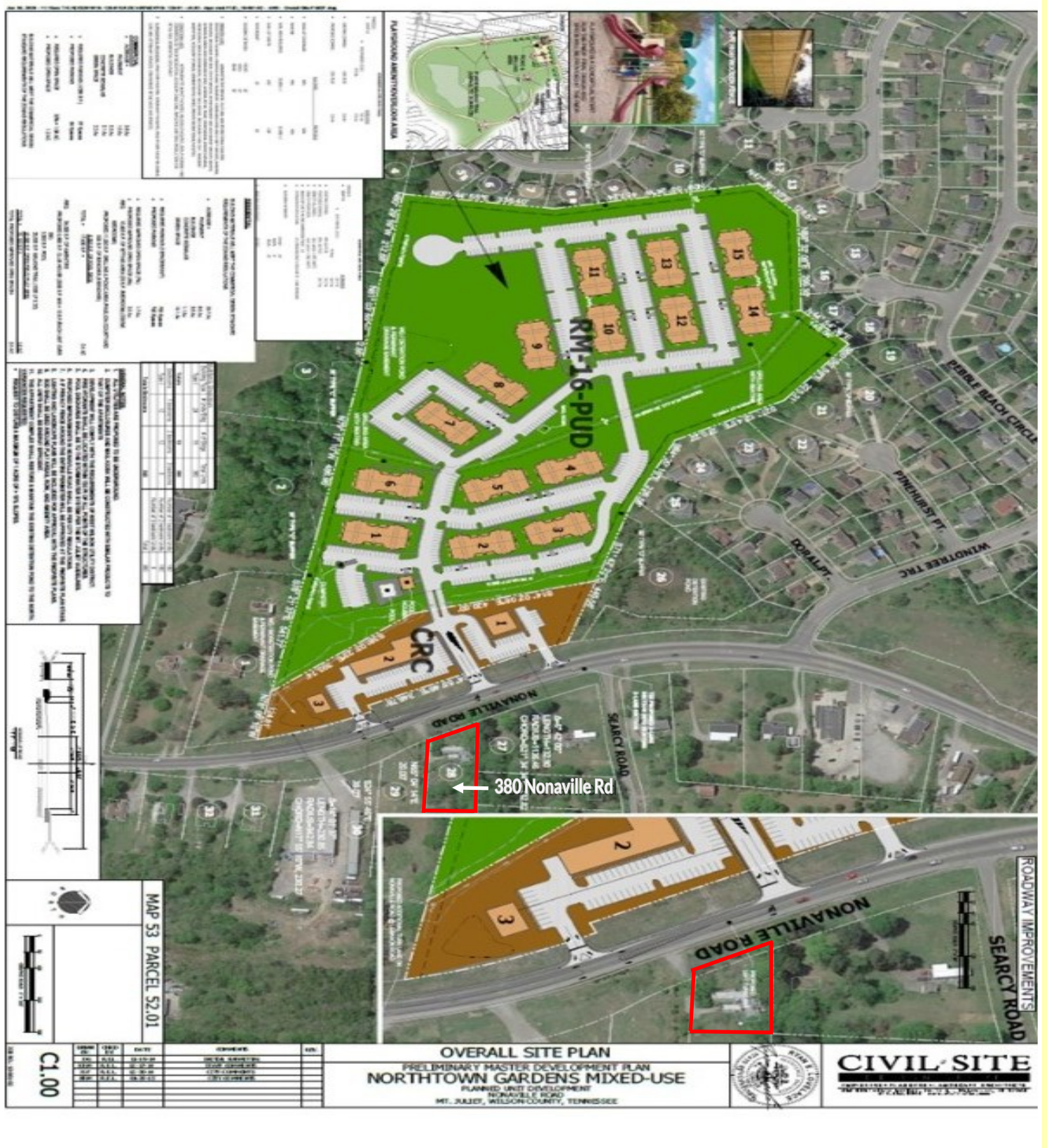


## Future Land Use Designation

City Limits	Low Density Residential	Town Center
UGB	Medium Density Residential	Business Development Center
Streams	High Density Residential	Business Development Center-Impact Zone
Streets	Multi Family	Mixed Use
Water Bodies	Neighborhood Commercial	Light Industrial
Parcels	Thoroughfare Commercial	Parks and Greenways
	Interstate Commercial	Schools

# NORTHTOWN GARDENS SITE PLAN

## 380 Nonville Road | Mt. Juliet, TN 37122





# STREET VIEWS

380 Nonaville Road | Mt. Juliet, TN 37122



Entrance Southbound



Entrance Northbound

# DEMOGRAPHICS

380 Nonaville Road | Mt. Juliet, TN 37122

Category	Subset	1 Mile	3 Miles	5 Miles
<b>Total Population</b>		<b>2,788</b>	<b>26,470</b>	<b>78,881</b>
Population Median Age		39	39	39
Population by Age	0-9 Yrs	339 (12%)	3281 (12%)	9873 (12%)
	10-19 Yrs	335 (12%)	4053 (15%)	10799 (13%)
	20-29 Yrs	280 (10%)	2375 (8%)	7887 (9%)
	30-39 Yrs	265 (9%)	2867 (10%)	9502 (12%)
	40-49 Yrs	663 (23%)	4544 (17%)	12384 (15%)
	50-59 Yrs	357 (12%)	3763 (14%)	11128 (14%)
	60-69 Yrs	329 (11%)	3395 (12%)	9882 (12%)
	70+ Yrs	220 (7%)	2192 (8%)	7426 (9%)
<b>Median HH Income</b>		<b>\$69,474</b>	<b>\$91,579</b>	<b>\$86,722</b>
Total Household Income	< 24K	173 (16%)	863 (9%)	2327 (8%)
	25-49K	180 (16%)	1294 (13%)	5062 (17%)
	50-74K	225 (21%)	1593 (17%)	4990 (17%)
	75-99K	162 (15%)	1394 (14%)	4554 (15%)
	100-199K	266 (25%)	3369 (36%)	9439 (32%)
	200K+	54 (5%)	836 (8%)	2656 (9%)
<b>Highest Education Level</b>	No Diploma	108	913	2960
	Diploma or GED	560	4401	12399
	Some College	517	4399	13338
	Assoc. Degree	159	1461	4347
	Bachelor's Degree	446	4688	14728
	Higher Degree	188	2030	6557
<b>Total Housing Units</b>		<b>1,111</b>	<b>9,716</b>	<b>30,459</b>
--Owner-Occupied		961	8,115	23,582
--Renter-Occupied		100	1,234	5,446
<b>Total Working Age Population</b>		<b>2,262</b>	<b>20,601</b>	<b>62,211</b>
In Work Force		1,565	14,104	42,956
Not In Work Force		697	6,496	19,256
Workforce Employed		1,504	13,735	41,720
Workforce Unemployed		61	358	1,197
Civilian Workforce		1,565	14,092	42,917
Military Workforce		0	12	38
<b>Total Households</b>		<b>1,061</b>	<b>9,349</b>	<b>29,028</b>
Family Households		804	7,705	22,367
Non-Family Households		257	1,644	6,661

© Copyright 2021 MyEListing.com. Reprinted with permission.