

FOR SALE 1.18 ACRES PRIME RETAIL

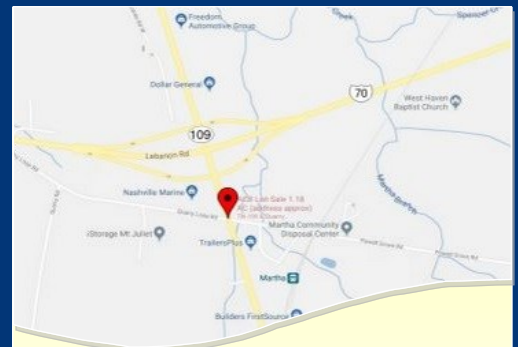
NEAR INTERSECTION HWY 109 N AND LEBANON RD



NE Powell Grove Rd & Hwy 109 | Lebanon, TN 37090

PROPERTY HIGHLIGHTS:

- 1.18 Acres in Wilson County
- Level, mostly cleared lot
- Music City Star commuter train station is 400+/- ft down and across the street from property
- Easy access to I-40 and I-840
- 2020 TDOT Traffic Counts:
 - 24,032 AVD – TDOT #021, Hwy 109N north of Lebanon Rd
 - 16,318 AVD – TDOT #085, Lebanon Road east of Hwy 109N
 - 25,894 AVD – TDOT #107, Hwy 109N south of Lebanon Rd
- Current Zoning (City of Lebanon): Commercial-General
- Utilities: water, sewer and electricity available at site
- Wilson County tax map parcel #095-056-00301-000



Driving from Nashville:

I-40 East to Exit 232B, Highway 109 North. Go approx. 3.3 miles to Powell Grove Rd and turn right. First property on the left.

[Google Map Link](#)



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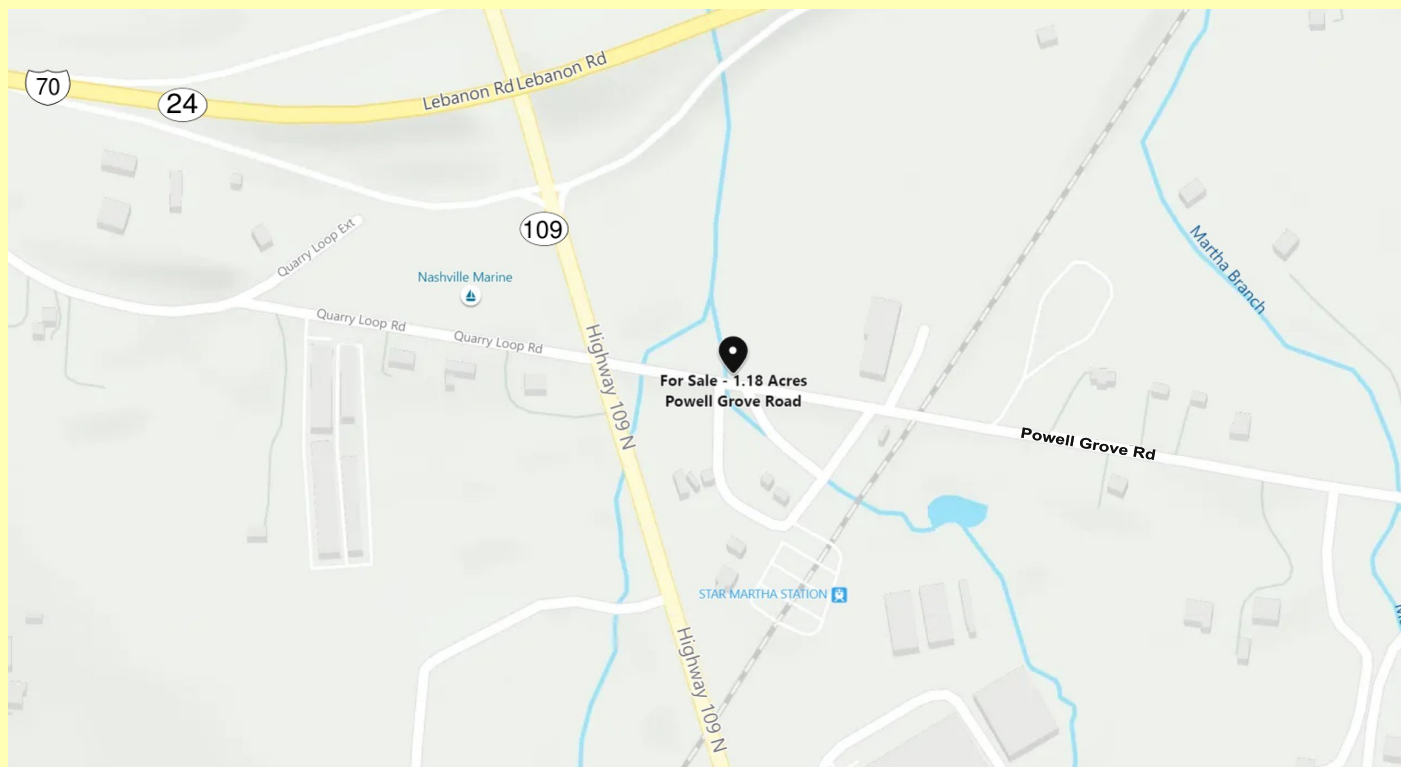
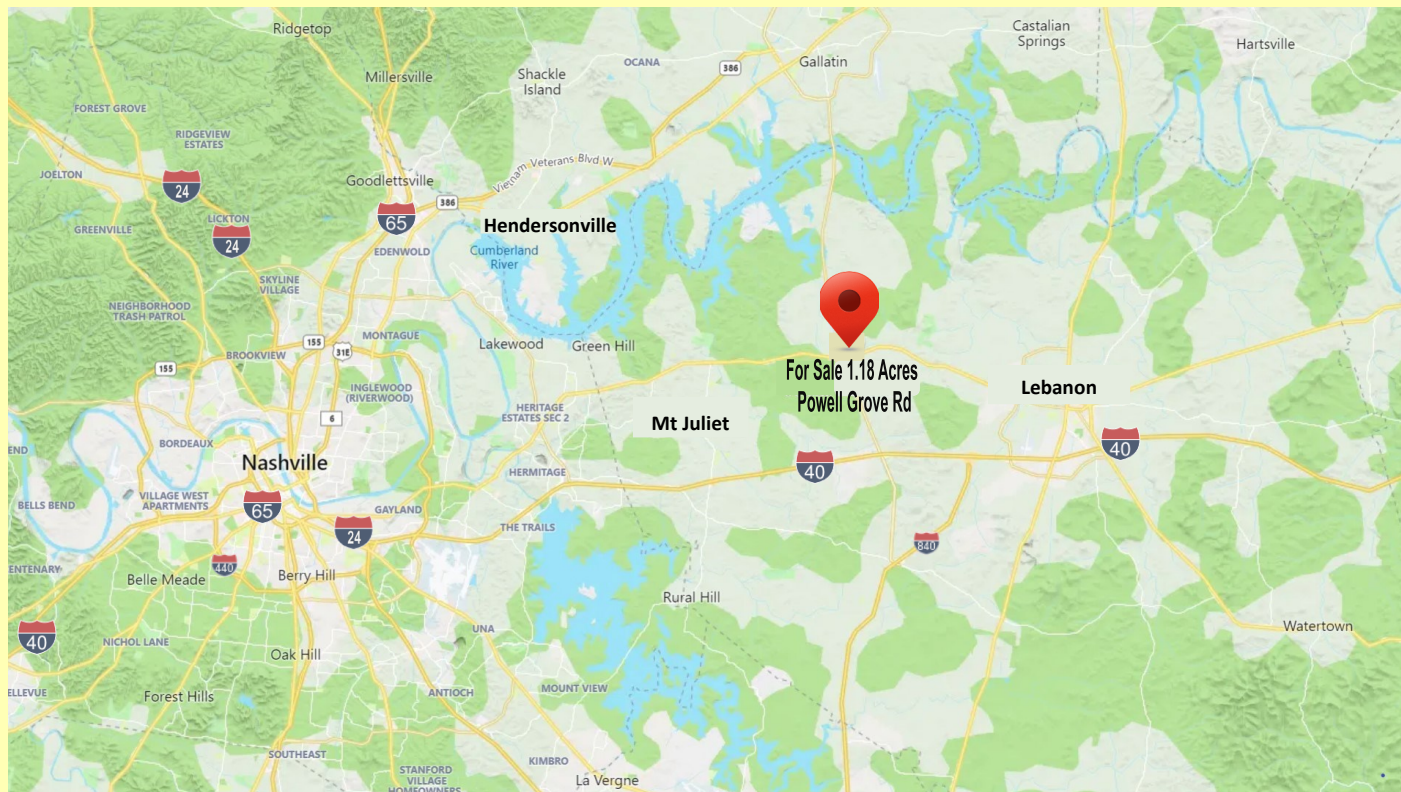


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STREET MAPS

LOT ON POWELL GROVE ROAD | LEBANON, TN 37090



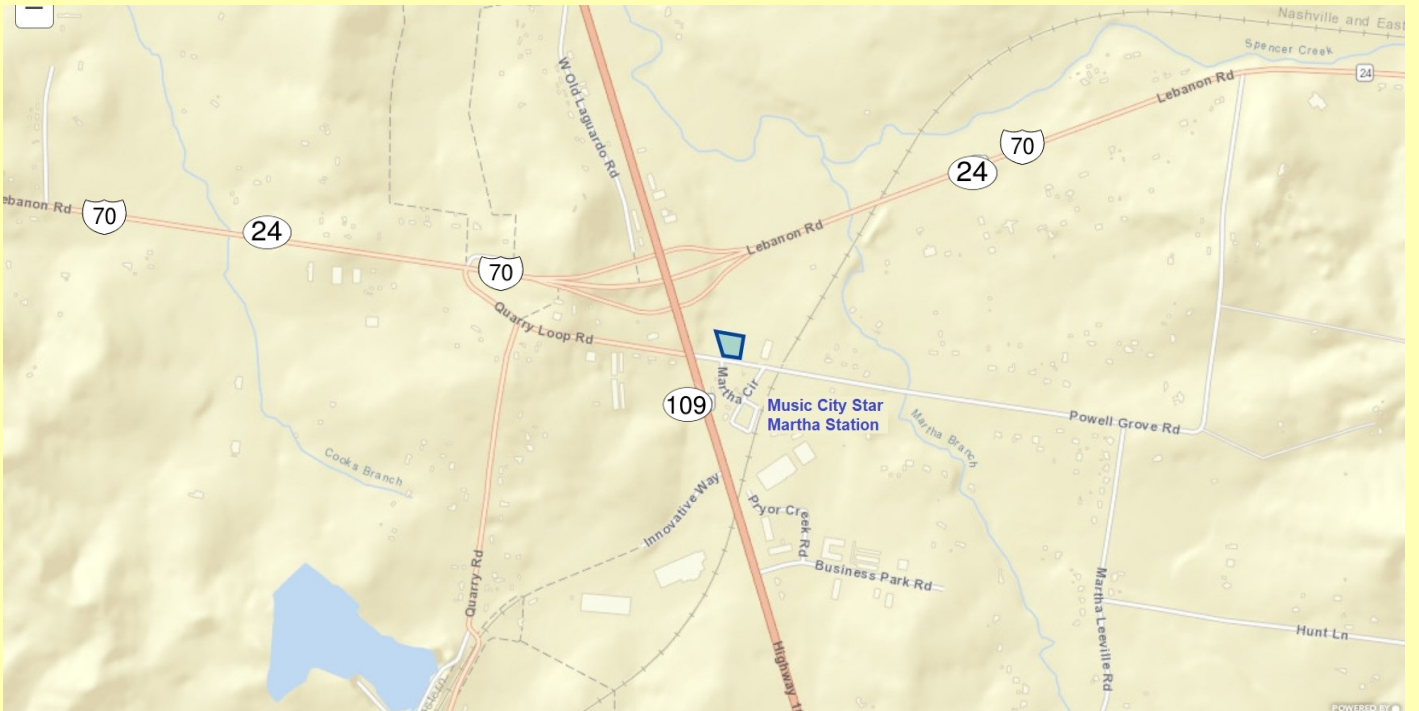
SATELLITE MAPS

LOT ON POWELL GROVE ROAD | LEBANON, TN 37090



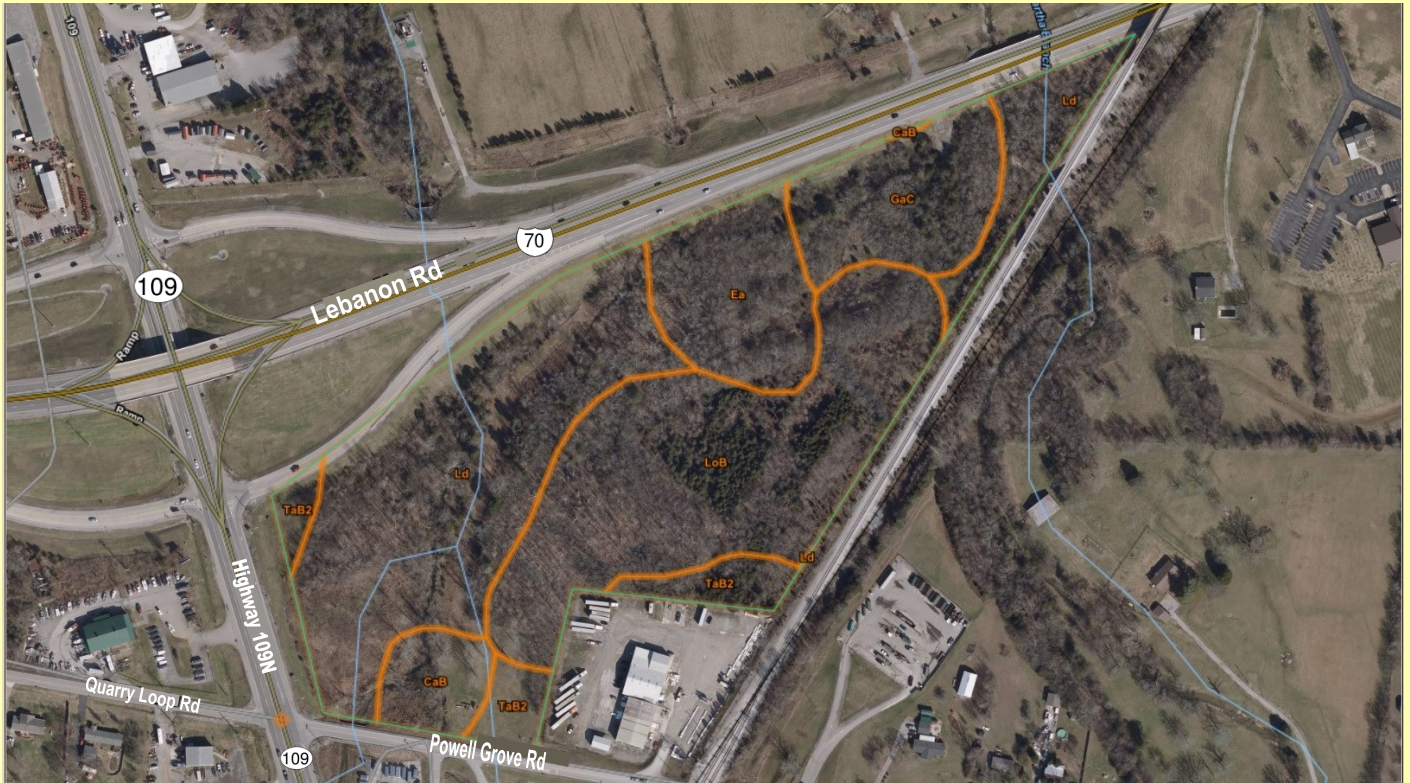
TAX MAPS

LOT ON POWELL GROVE ROAD | LEBANON, TN 37090



SOIL SURVEY AND DATA TABLE

LOT ON POWELL GROVE ROAD | LEBANON, TN 37090



Powell Grove Road and Hwy 109, Lebanon, TN

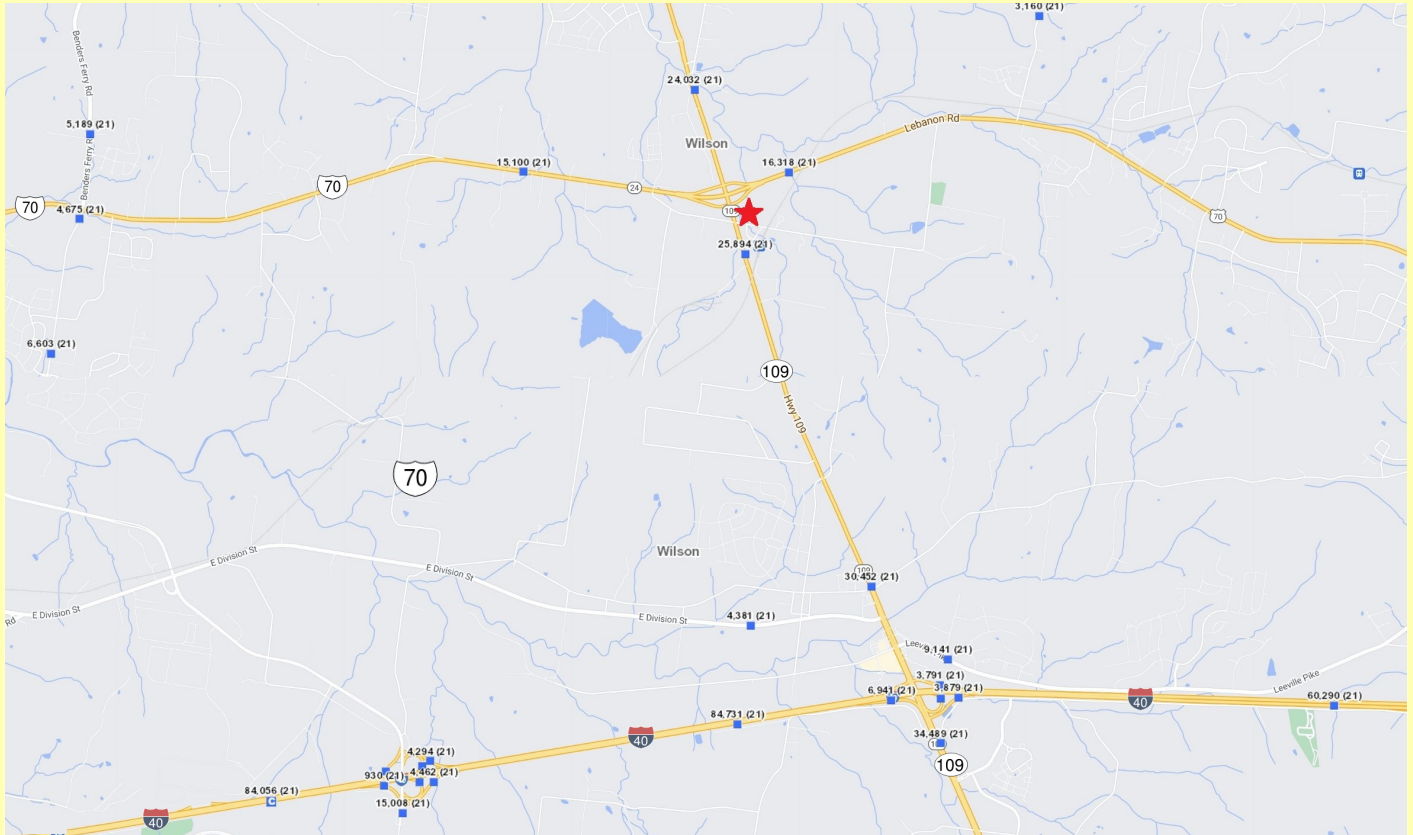
Soil Survey Data Table

Wilson County, Tennessee (TN189)			
Wilson County, Tennessee (TN189)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Capshaw silt loam, 2 to 6 percent slopes	1.2	4.1%
Ea	Eagleville silty clay loam, occasionally flooded	3.0	10.4%
GaC	Gladeville-Rock outcrop complex, 2 to 15 percent slopes, extremely stony	3.1	10.9%
Ld	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded	10.6	37.0%
LoB	Lomond silt loam, 2 to 5 percent slopes	9.0	31.7%
TaB2	Talbott silt loam, 2 to 5 percent slopes, eroded	1.7	5.8%
Totals for Area of Interest		28.5	100.0%

Data Table Download Link: [wss_aoi_2021-07-08_11-39-02.zip](#)

TRAFFIC COUNTS

LOT ON POWELL GROVE ROAD | LEBANON, TN 37090



Traffic Counts

Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
020	15,100	Lebanon Road	East of Bass Lane	2021
021	24,032	Highway 109 N	North of Lebanon Road	2021
071	30,452	Highway 109 N	Hickory Ridge Road	2021
085	16,318	Lebanon Road	East of Highway 109 N	2021
107	25,894	Highway 109 N	South of Powell Grove Road	2021
213	34,489	Highway 109 N	South of I-40	2021
174	60,290	I-40 Eastbound	East of Highway 109	2021
228	84,731	I-40 Eastbound	West of Highway 109	2021

Source: Tennessee Dept of Transportation, June 2022