

LAND FOR SALE 74.46 +/- ACRES IN WILSON COUNTY



14907 Cainsville Road | Lebanon, TN 37090



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

©2022 Anderson Commercial Brokerage

PARCEL #: 162-008.01 | WILSON COUNTY

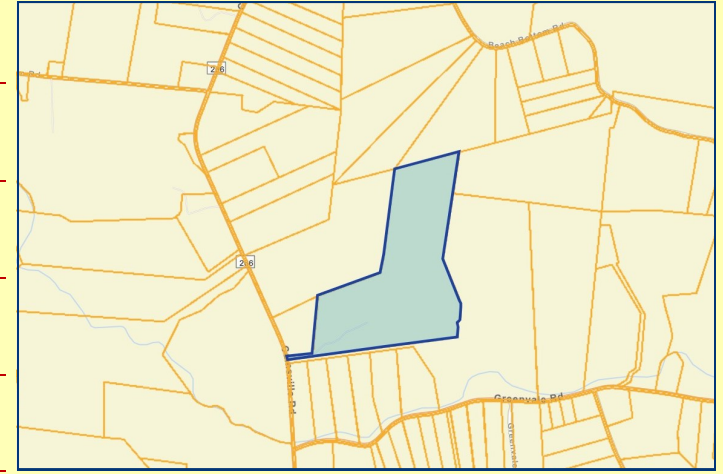
CROSS STREET: GREENVALE ROAD

ROAD FRONTAGE: 50 FT ON CAINSVILLE ROAD

TRAFFIC COUNT: 1,452 AVD

ACRES / SF: 74.46 Acres

ZONING: AGRICULTURAL



HIGHLIGHTS

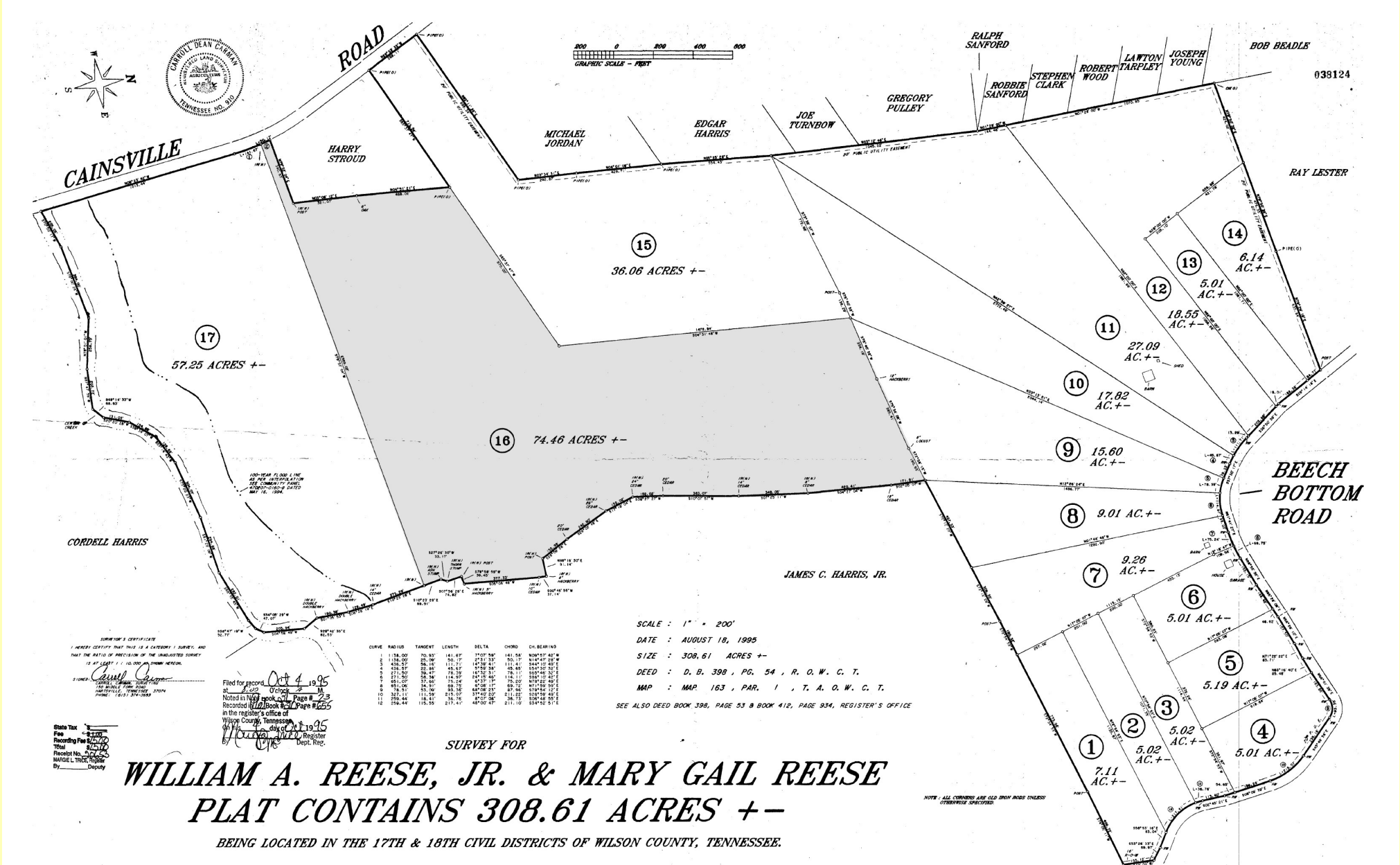
Great opportunity for farm or private residence

Midway between Lebanon and Murfreesboro:

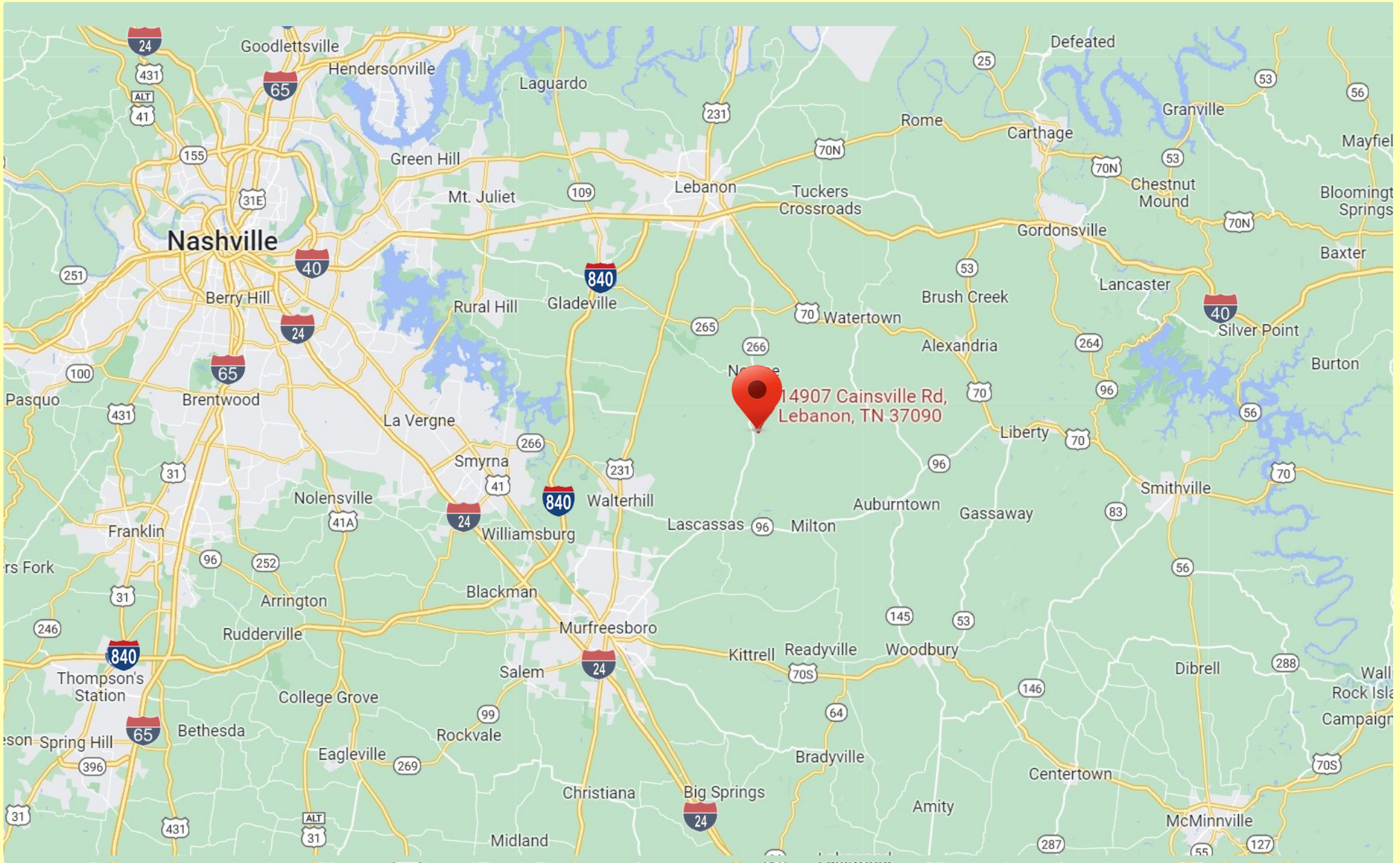
- 13 miles to I-840 Exit 65
- 15 miles to I-40 Exit 238
- 38 Miles to Nashville International Airport (BNA)

Mix of cleared and mostly wooded, mostly level lot

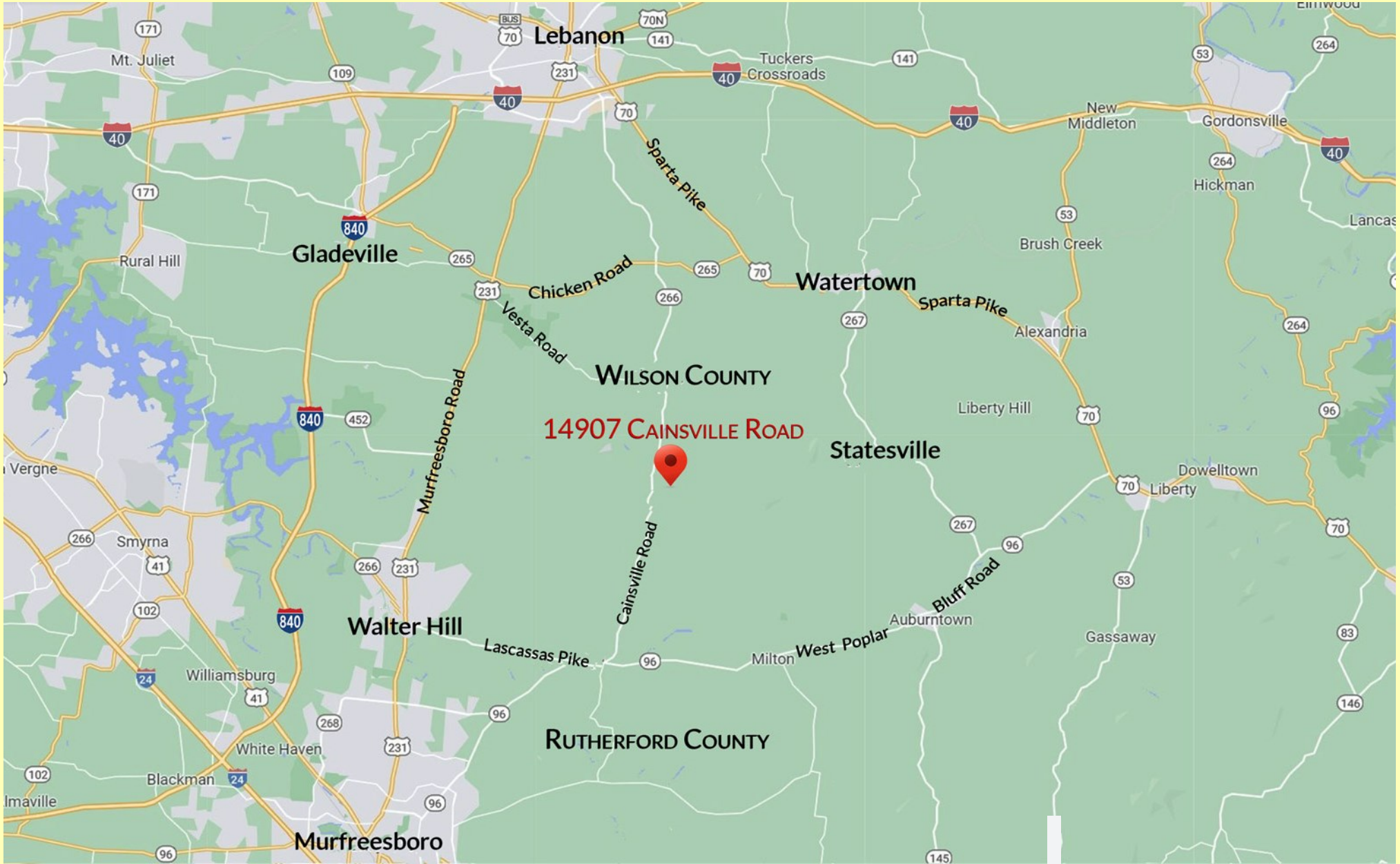




14907 Cainsville Road | Lebanon, TN 37090 | Regional Map

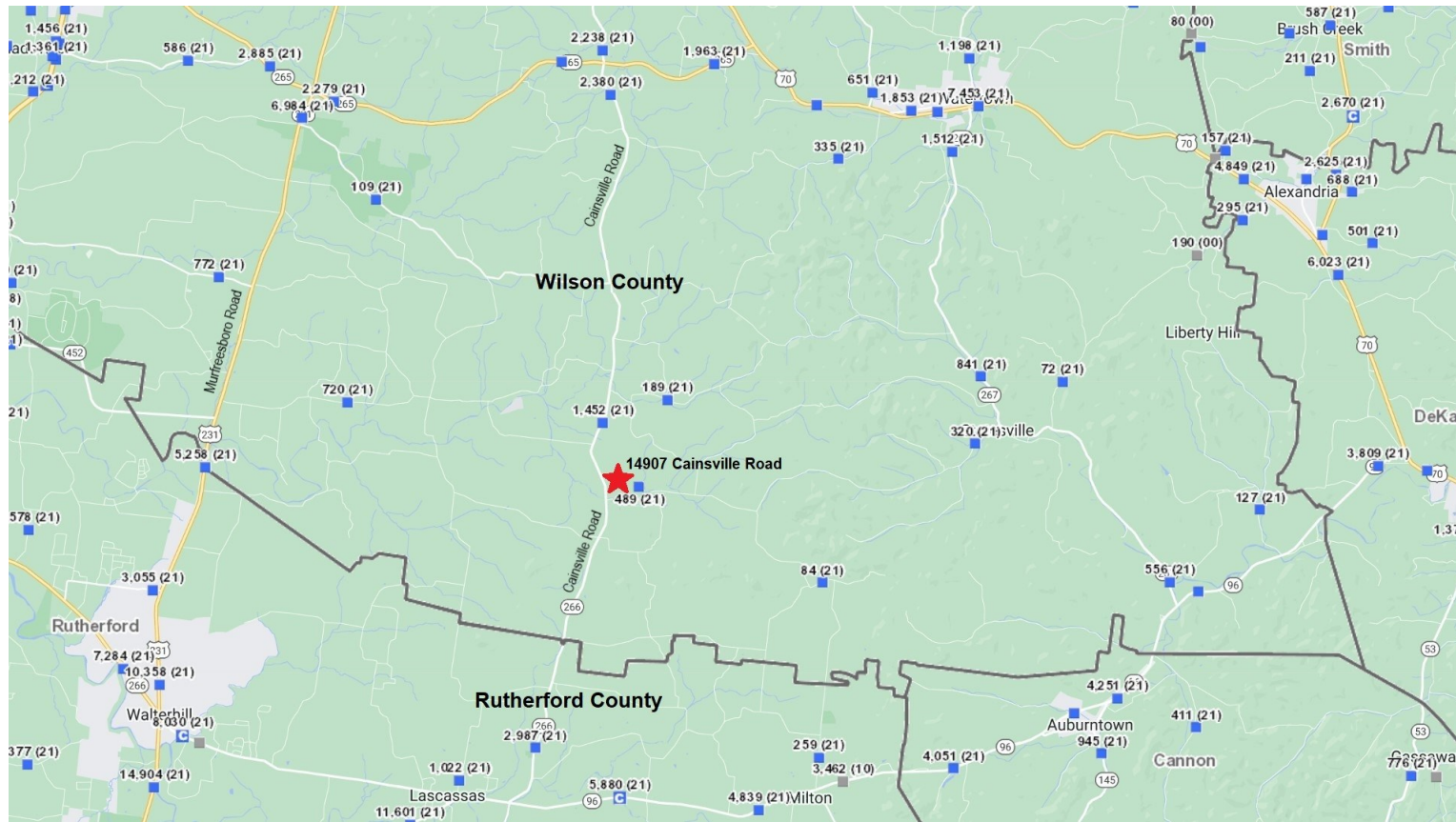


14907 Cainsville Road | Lebanon, TN 37090 | Street Map






14907 Cainsville Road | Lebanon, TN 37090 | Traffic Counts




Counting Sta #	#AVD	Main Road	Cross Street	Date of Sample
141	2,380	Cainsville Road	South of Chicken Road	2021
055	1,452	Cainsville Road	South of Jug Creek Road	2021
054	489	Greenvale Road	Dillon Road	2021
023	2,987	Cainsville Pike	Rhodes Lane	2021




2020 Population

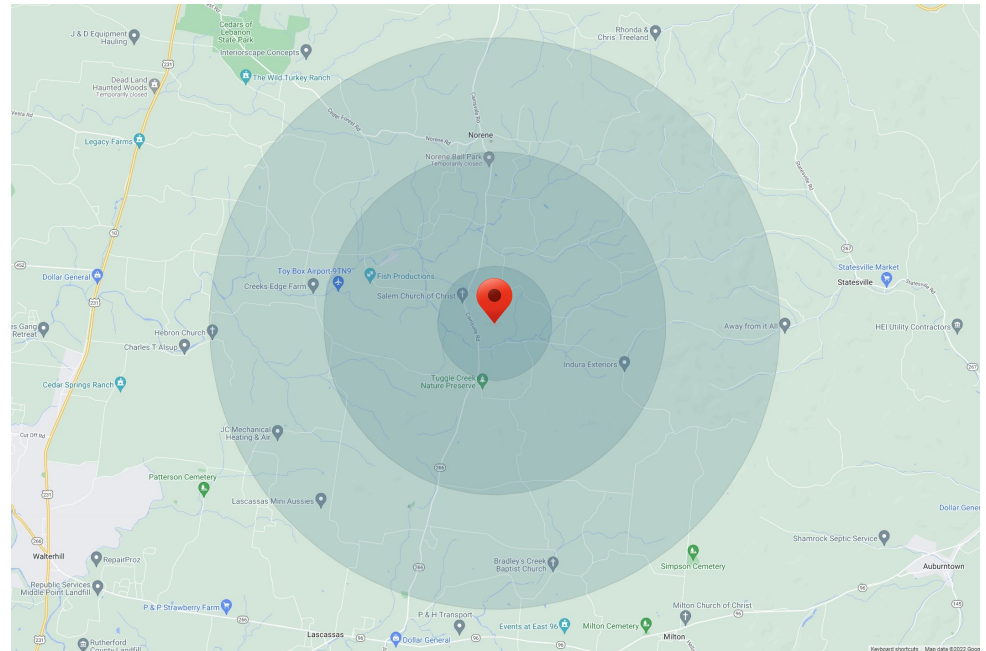
	1 MILE	3 MILES	5 MILES
	98	928	3,774

Average HH Income

	1 MILE	3 MILES	5 MILES
	\$79,050	\$78,597	\$80,754

Number of Households

	1 MILE	3 MILES	5 MILES
	39	369	1,486



Source: My E Listing.com
 © 2022 MyEListing.com Reprinted with permission

Our company success was earned from relationships and trust we achieved from our clients. ACB was established 25 years ago and I have been leading with 35 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 optima investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mt 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

