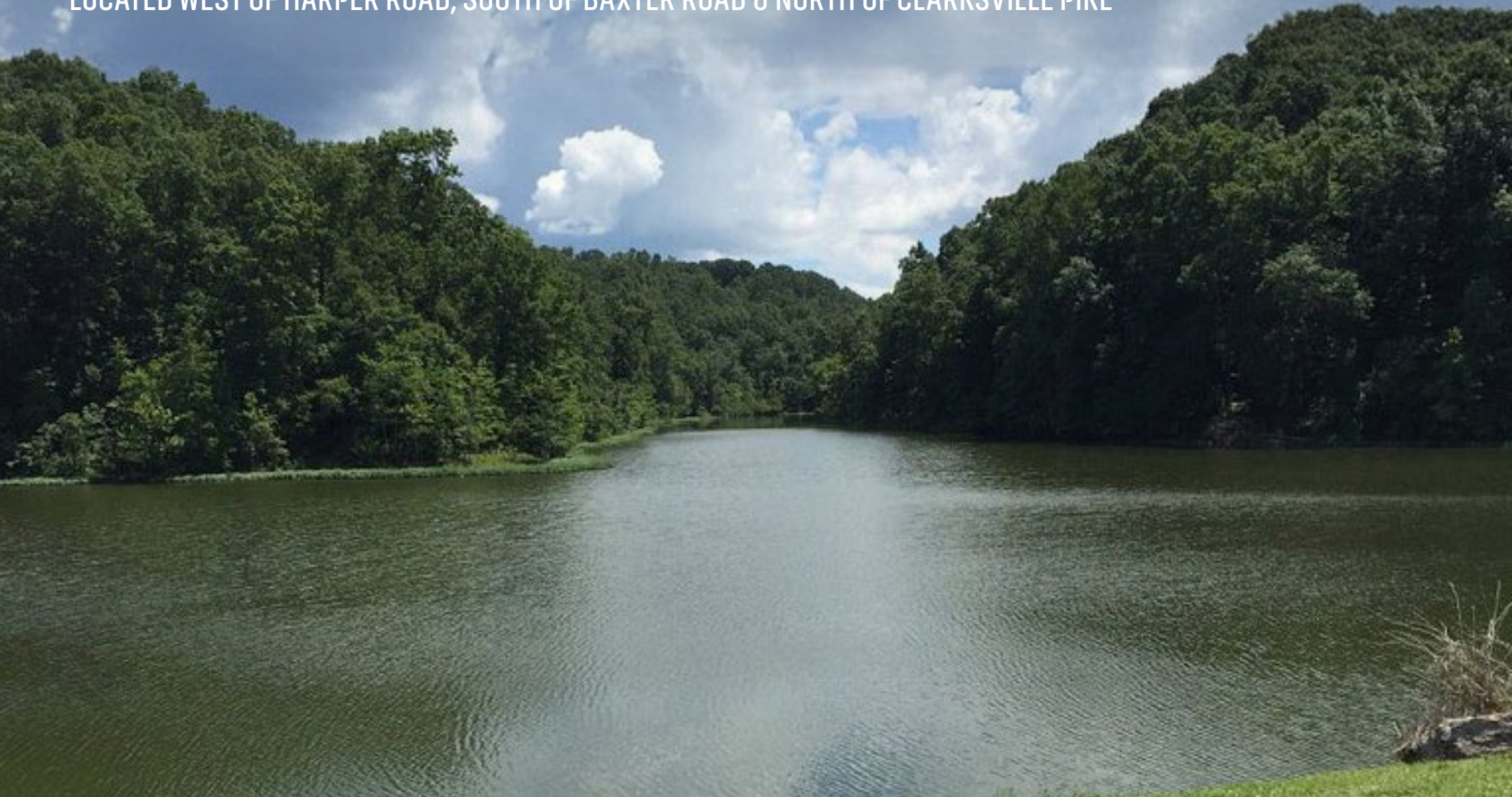


FOR SALE: ±261 ACRES | JOELTON, TN

LOCATED WEST OF HARPER ROAD, SOUTH OF BAXTER ROAD & NORTH OF CLARKSVILLE PIKE



CONTACT FOR MORE INFORMATION

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OFFERING SNAPSHOT



LOCATION 12-Acre Spring fed private land located in Metro–Nashville Davidson County

SIZE ±261 Acres

PARCELS 00800007300, 00800007400, 00800007600, 00800012300, 01400002500, 01400003200, 01400003300, 01400003400

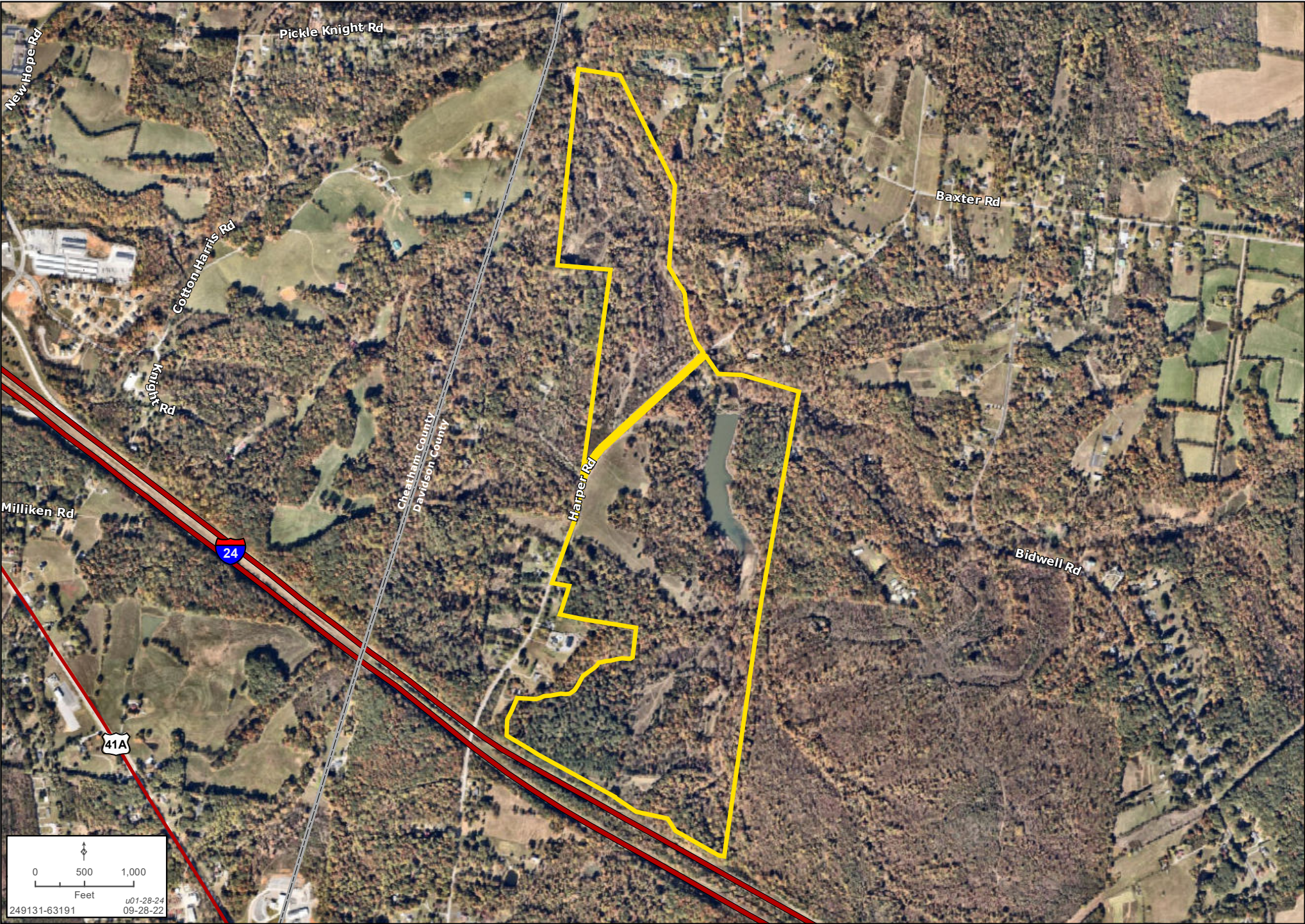
ENTITLEMENTS/ZONING AR2A Agricultural | Residential, Two–Acre Minimum Lot Size

- KEY HIGHLIGHTS**
- Prime Location: ±261 acres with extensive frontage along Harper Road and I-24, providing easy access to downtown Nashville within a 20-minute drive.
 - Development Potential: Ideal for residential subdivision with approximately 130 lots. Accessible from two major I-24 interchanges.
 - Unique Opportunity: Joelton's last frontier in northern Davidson County with significant growth potential amid high demand for large acreage properties in the Nashville area.

PRICE Call for Details

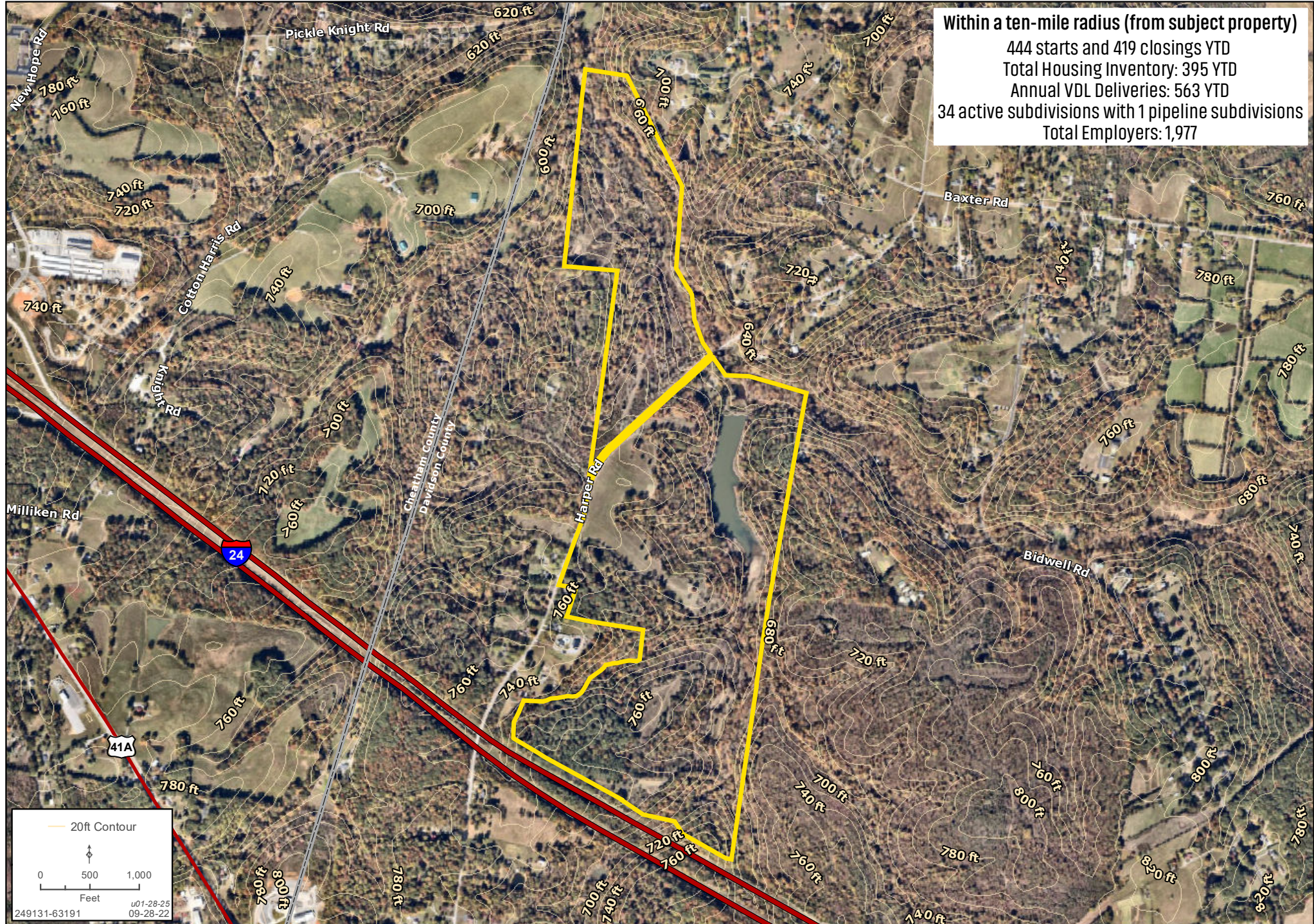
DETAIL

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CONTOUR

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AREA HOTELS

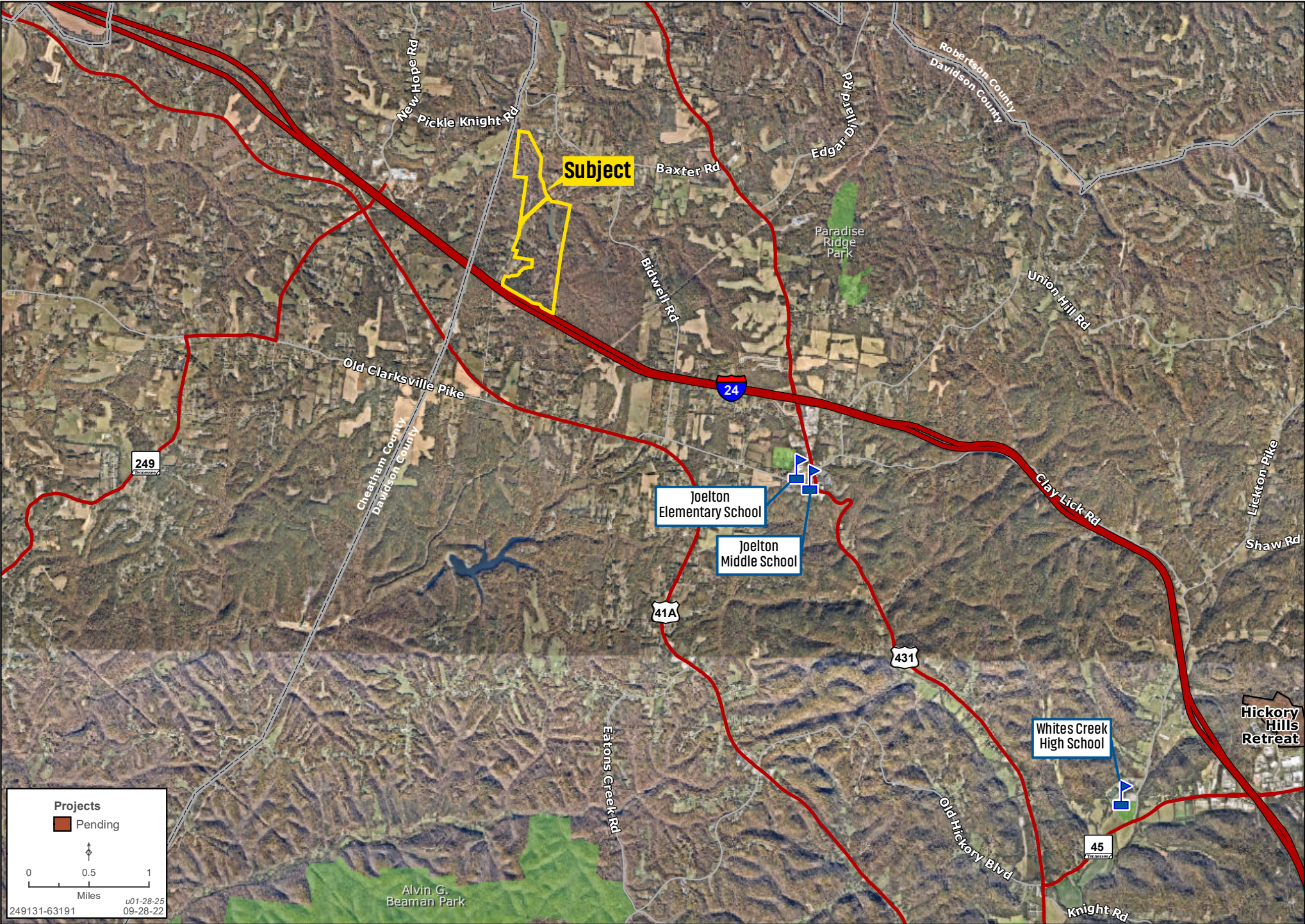
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AREA RETAIL

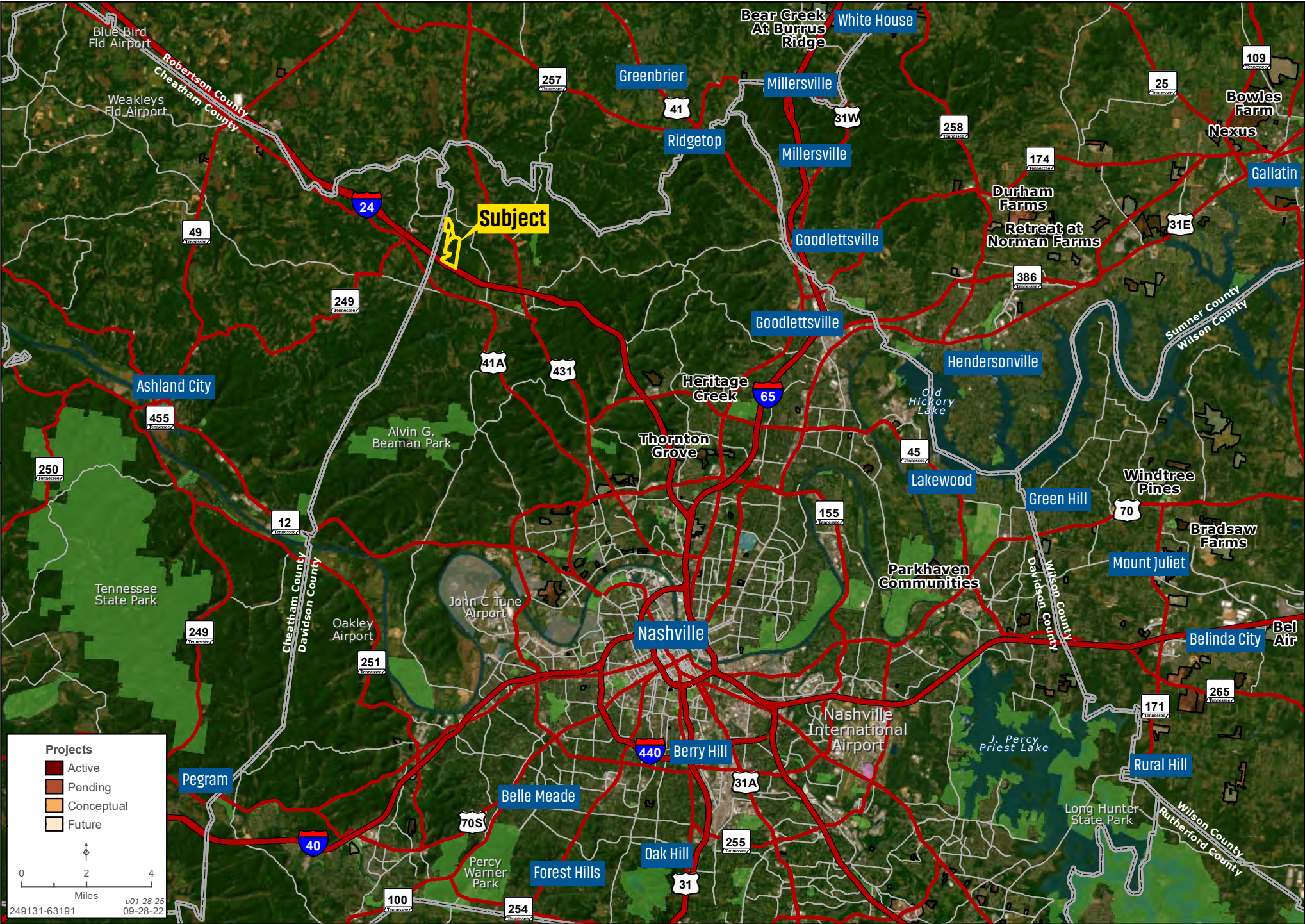
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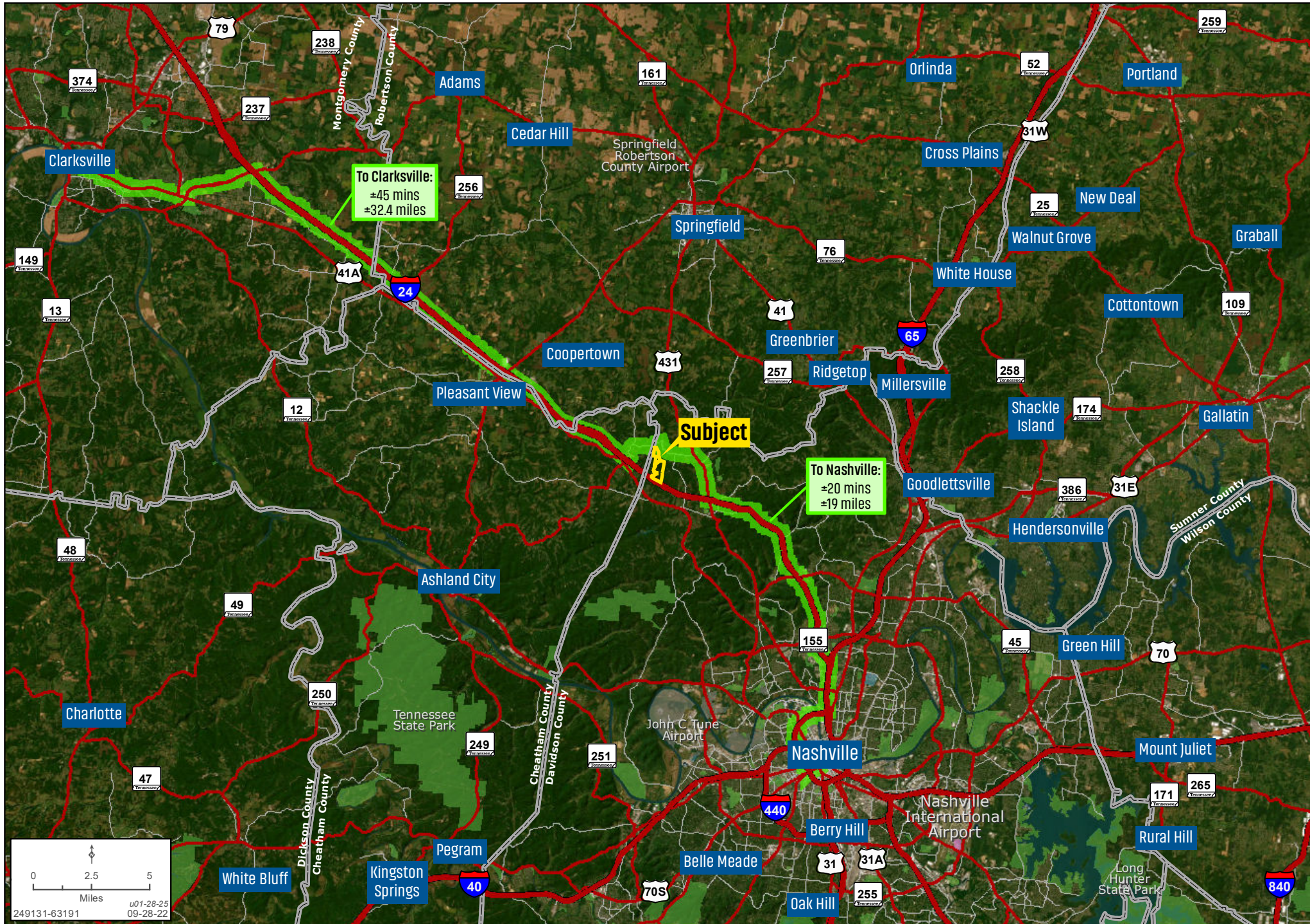


REGIONAL

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NASHVILLE MARKET REPORT

NSH

MARKET INSIGHTS • 3Q24



3.0%

Nashville Unemployment Rate



20.6%

YoY New Home Starts Up



8.9%

YoY New Home Closings Up

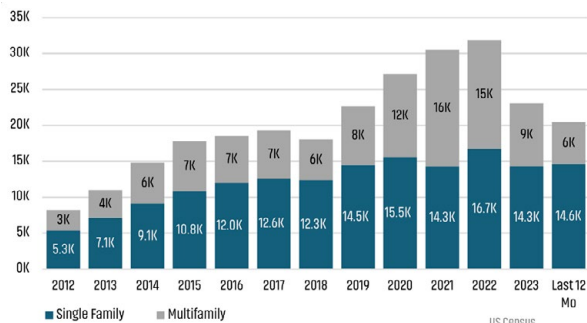


\$587,419

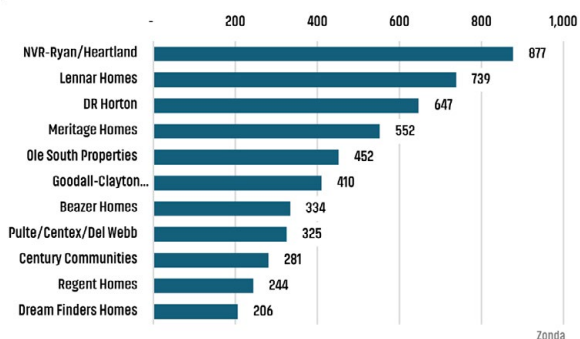
Median New Home Price

NEW HOUSING TRENDS¹

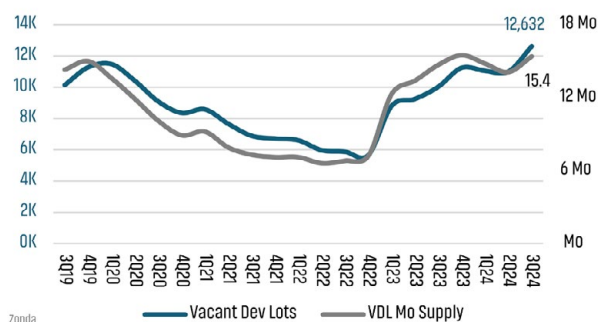
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Sep 2023
8,187
Sep 2024
9,873
20.6%

ANNUALIZED NEW HOME CLOSINGS

8.9%

Sep 2023
8,193
Sep 2024
8,923

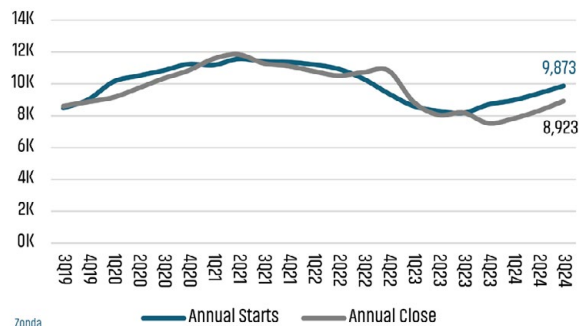


MEDIAN NEW HOME PRICE



Sep 2023
\$584,166
Sep 2024
\$587,419
0.6%

Annual Starts vs Closings



MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Sep 2023
26,682
▼ -1.2%
Sep 2024
26,371

MONTHS OF INVENTORY

Sep 2023
3.1 Mo
▲ 0.7 Mo
Sep 2024
3.8 Mo

MEDIAN SALE PRICE

Sep 2023
\$468,410
▼ -0.3%
Sep 2024
\$467,000

DAYS ON MARKET

Sep 2023
47 Days
▼ -1 Days
Sep 2024
46 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

NASHVILLE

Sep 2023	Sep 2024
2.7%	3.0%
▲ 0.3%	

TENNESSEE

Sep 2023	Sep 2024
3.4%	3.2%
▼ -0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

NASHVILLE

Sep 2023	Sep 2024
1,116	1,120
▲ 0.4%	

TENNESSEE

Sep 2023	Sep 2024
3,267	3,303
▲ 1.1%	



EMPLOYMENT CHANGE

NASHVILLE

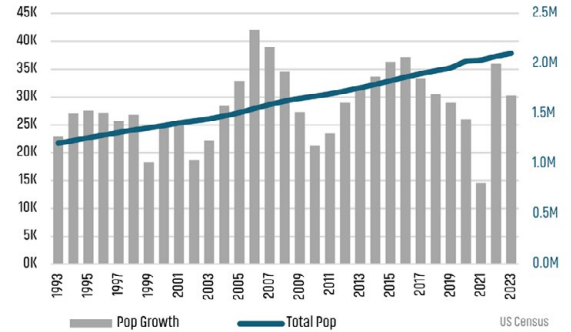
Annualized Employment Change
1.6%

TENNESSEE

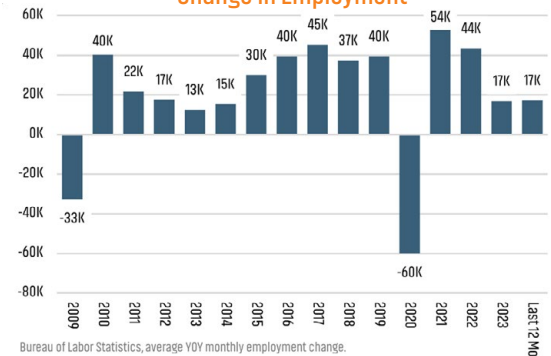
Annualized Employment Change
0.9%



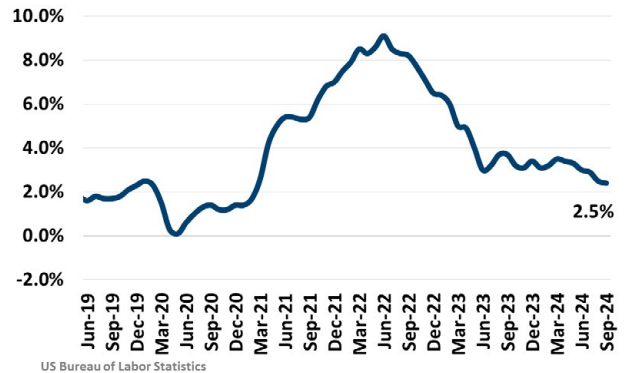
Population Growth & Total Population



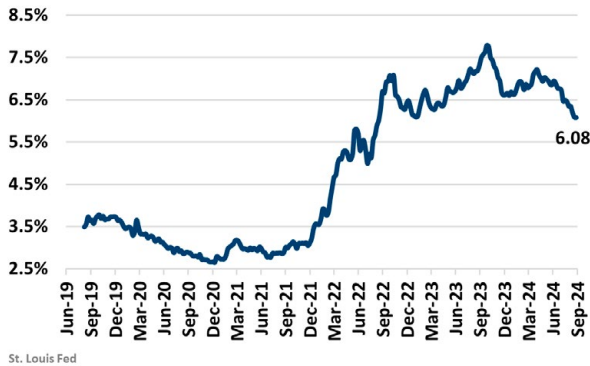
Change in Employment



US Inflation Rate

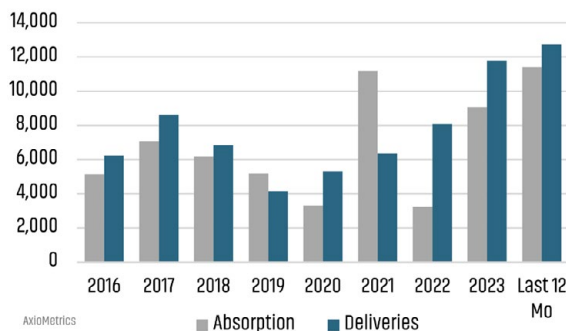


30 Year Fixed Mortgage Rate

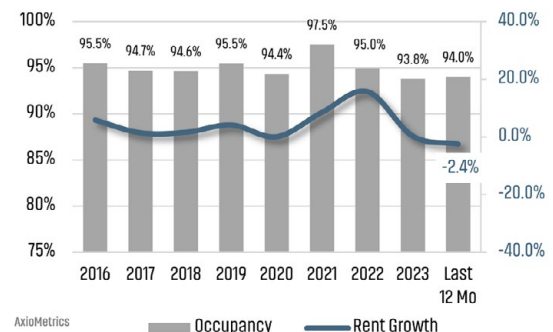


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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