

REDUCED!



100% LEASED INCOME PRODUCING PROPERTY

FOR SALE | DAY SCHOOL CENTER

1004 Pleasant Grove Place
Mt. Juliet, TN 37122

THE PARKS GROUP
COMMERCIAL REAL ESTATE



John Harney
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TNLIC# 221569

- **REDUCED** Price: \$6,850,000
- 15,600 SF Day School on 1.3 Acres
- 14 Years Remaining on Initial Lease Term NNN
- 6.85% Cap Rate
- Brand New Building Built in 2022

1535 WEST NORTHFIELD BLVD, STE 7 MURFREESBORO, TN 37129



MOUNT JULIET WILSON COUNTY

2020 COMMUNITY DATA PROFILE



QUICK FACTS

County Seat	Lebanon
Year Incorporated	1973
Land Area in Square Miles (County)	571
Water Area in Square Miles (County)	12
Latitude	N36° 11' 58.5168"
Longitude	W86° 31' 9.1596"
Elevation	551'
Market Region	Nashville
Distance From Nashville	15 miles
Time Zone	Central
City Website	www.cityofmtjuliet.org
County Website	www.wilsoncountyttn.gov
Additional Incorporated Cities within the County	Lebanon
Unincorporated Cities	Watertown

POPULATION

	City	County
2010 (Census)	24,548	113,993
2018 Population	35,725	140,625
2024 Population Projection	40,704	161,130
Growth Rate (2010-2018)	45.5%	23.4%

Source: US Census Bureau

CLIMATE

Annual Average Temperature	58.2° F
Average High Temperature	68.3° F
Average Low Temperature	48.1° F
Annual Average Precipitation	52.25"
Annual Average Snowfall	6"
Prevailing Winds	Southerly
Mean Length of Freeze-Free Period (days)	291

TAX STRUCTURE

LOCAL	City	County
Property Taxes (2019)		
• Rate per \$100 value	\$0.1664	\$2.5189
Ratio of Assessment		
• Residential and Farm	25%	25%
• Commercial/Industrial	40%	40%
• Personal (Equipment)	30%	30%
Total Local Assessment (2019)	\$1,247,829,644	\$4,224,998,475
Hotel-Motel Tax	4%	5%
Motor Vehicle Tax Rate		\$25.00

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments

Source: County Technical Assistance Service, UTIP

STATE

Sales Tax
• 4% tax on food and food ingredients
• 7% on all other tangible personal property unless specifically exempted
Local Sales Tax Rate
• 2.75%
Local and State Sales Tax Collected (FY2019)
• \$201,412,542
Income Tax
• Personal: 2% on Interest & Dividends for the 2019 tax year
• Corporate Excise Tax: 6.5% of Tennessee taxable income
• Franchise Tax: .25% of the greater of the Tennessee portion of net worth or the book value of real and tangible property in Tennessee. The minimum tax is \$100
• Unemployment Tax: New employers is typically 2.7% (based on occupation) of first \$7,000

Source: Tennessee Department of Revenue

EDUCATION

Wilson County is comprised of two school systems:
 Wilson County Schools
 Lebanon Special School District

District Grades Served	Pre-K-12
Number of Schools	27
Number of Classroom Teachers	1,345
Number of Administrators	100
Total Number of Students	22,451

GRADES (2018-2019)

Elementary	11,383
Middle	4,544
High School	6,456
TN Virtual Online K-12	68

Number of High School Graduates (2018-19)	1,597
Graduation Rate	95.6%
Educational Attainment with a Degree (Adults Age 25+)	40.5%

Source: Tennessee Department of Education

REGIONAL HIGHER EDUCATIONAL INSTITUTIONS (within 25 miles)

Graduates 2017-2018

• Cumberland University	Lebanon	551
• TN College of Applied Technology	Hartsville	119
• Volunteer State Community College	Gallatin	1,509
• Welch College	Gallatin	60
• TN College of Applied Technology	Murfreesboro	293
• Middle TN State University	Murfreesboro	4,903

Source: National Center for Education Statistics

FastTrack Job Training

Assistance Program Available	Yes
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Source: Tennessee Department of Economic and Community Development

GOVERNMENT

GOVERNING BODY

City	City Manager and City Council Meets 2nd and 4th Monday at 6:30 p.m. City Hall Commission Chambers
County	Mayor and County Commissioners Meets 3rd Monday at 7:00 p.m. Wilson County Courthouse

Fire Department

• Full-time fire fighters in city	22
• City volunteers	13
• Full-time fire fighters in county	120
• County volunteers	10
• Fire stations in city	3
• City fire trucks	4
• Fire stations in county	9
• County fire trucks	13

Law Enforcement

• Full-time police officers in city	60
• Full-time police officers in county & sheriff	132
• City patrol cars	70
• County patrol cars	58

	City	County
Insurance Rating	5	4-4X
Zoning Regulations	Yes	Yes
Planning Commission	Yes	Yes
Industrial Development Corp.	Yes	Yes

TRANSPORTATION

AIR SERVICE

Nearest General Aviation	Lebanon Municipal Airport
Location Identifier	M54
Distance from City	2 miles
Runway Length	5,000 feet and 1,801 feet
Surface	Asphalt/Turf
Lighting	MIRL/PAPI
Fuel	100LL/Jet A
Repairs	Major
Storage	Hangar, Tie Down
Transportation	Taxi, Courtesy Car and Rental Car
Nearest Commercial Service	Nashville International Airport
Location Identifier	BNA
Distance from Mount Juliet	13 miles

Nashville International Airport (BNA) serves approximately 18 million total passengers annually. BNA is currently served by 16 airlines, including international carriers Air Canada, WestJet and British Airways. BNA offers 540 daily flights and provides nonstop air service to more than 75 destinations.

HIGHWAYS

U.S. Highways	70
State Highways	10, 24, 26, 109, 141, 171, 265, 266, 267
Nearest Interstate	40, 840

COMMON CARRIERS

Air Freight Companies	2
Motor Freight Companies	10
Terminal Facilities	1
Bus Services	
Inter-City	No
Local	No
Carrier Service	No

RAILROADS SERVED BY

RJ Corman Railroad Company

NAVIGABLE WATERWAYS

River	Cumberland
Channel Depth	9 feet
Nearest Port Facility	Nashville
Miles from Port	17

COMMUNICATIONS

Newspapers	Mt. Juliet News The Chronicle of Mt. Juliet The Tennessean
Telephone Companies	Multiple Providers
Radio Stations	None
Television Networks	6
Cable Service Available	Yes
Channels	200+
Provider	Comcast and TDS Telecom
Internet Service Available	Yes
Provider	Comcast and TDS Telecom
Fiber Optics Available	
Provider	

COMMUNITY FACILITIES

Health Care

Doctors	270
Dentists	14
Hospitals	1
Beds	245
Clinics	4
Nursing Homes	3
Beds	106
Retirement Homes	0
Beds	0
Residential Care/ Assisted Living	1
Beds	

Religious Organizations

Protestant	20
Catholic	1
Jewish	0
Jehovah's Witness	1
Spanish	0
Other	3

Day Care Centers

Day Care Homes	0
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Recreation

Libraries	1
Parks	1
Golf Courses (Public & Private)	1
Swimming Pools (Public & Private)	0
Country Clubs	0
Theaters	1
Bowling Alleys	0

Hotels & Motels

Rooms	445
Bed & Breakfasts	0

Largest Meeting Room

Capacity	300
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Restaurants

	82
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Other

FINANCIAL INSTITUTIONS

Type of Institution	# of Institutions	# of Branches	Deposits
Commercial Banks	16	43	\$2,797,658,000
Savings Institutions	0	0	
Credit Unions	3	4	\$107,333,383
Total	19	47	
Countywide Combined Deposits			\$2,904,991,383

(Deposits for June 30, 2019)

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Location	Distance (Miles)
Tool & Die	Local	
Heat Treating	Nashville	17
Foundry	Smyrna	16
Heavy Hardware	Local	17
Sheet Metal	Local	
Lubricants	Nashville	17
Welding Supplies	Local	
Abrasives	Local	

SELECTED ECONOMIC INDICATORS

2018 ANNUAL AVERAGES

Labor Force	County	Labor Market Area*
Civilian Labor Force	73,090	773,200
Employment	71,059	752,260
Unemployment	2,031	20,950
Unemployment Rate	2.8%	3.1%

* Labor Market Area is defined as Cannon, Davidson, DeKalb, Rutherford, Smith, Sumner, Trousdale and Wilson Counties in Tennessee.

2019 EMPLOYED POPULATION (AGE 16+) BY INDUSTRY

Agriculture/Mining	0.5%
Construction	7.0%
Manufacturing	9.8%
Wholesale Trade	4.8%
Retail Trade	10.9%
Transportation/Utilities	7.0%
Information	2.0%
Finance/Insurance/Real Estate	7.9%
Services	45.2%
Public Administration	5.0%

Source: ESRI

MANUFACTURING IN AREA (Annual Averages 2018)

Number of Units	157
Ann. Avg. Employment	4,433
Ann. Avg. Weekly Wage	\$1,057

Source: Tennessee Department of Labor and Workforce Development

PER CAPITA PERSONAL INCOME

Year	2019
Amount	\$33,838

Source: ESRI

MEDIAN HOUSEHOLD INCOME

Year	2019
Amount	\$70,952

Source: ESRI

AVERAGE HOME SALES

Year	2018
Number of Homes Sold	3,230
Average Cost	\$325,856

Source: Tennessee Housing Development Agency

RETAIL SALES

Year	2018
Amount	\$2,581,139,825

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed Stone, sand, gravel, clay and limestone
Timber: Oak, Poplar and Cedar

AGRICULTURAL

Crops: Hay, corn, soybean, tobacco, wheat
Livestock: Sheep, goats, cattle

UTILITIES

GAS

Local Distributor	Piedmont Natural Gas
Phone	800.752.7504
Website	www.piedmontng.com
Source Company	Texas Eastern, TN Pipeline, Columbia Gulf and East TN Natural Gas
Fuel Oil Suppliers	0
Suppliers of LP Gas	0

WATER

Water Supplier	West Wilson Utility District
Phone	615.758.5682
Website	www.westwilsonutility.com
Source	Old Hickory Lake
Capacity	16,000,000 GPD
Current Consumption	6,042,000 GPD
Storage Capacity	11,250,000 Gallons

SEWER

Sewer Provider	City of Mount Juliet
Phone	615.754.7957
Website	www.mtjuliet-tn.gov
Type of Treatment	under contract with Metro Nashville
Capacity	unlimited GPD
Current Usage	3,200,000 GPD
City Sewer Coverage	85%
Storm Sewer Coverage	Mount Juliet owns a MS4, conveyance system and does not operate a publicly owned treatment works (POTW)

Solid Waste Disposal Type Individual contracts with various waste haulers. Mount Juliet does not provide solid waste services.

ELECTRICITY

Source Company Tennessee Valley Authority

LOCAL POWER COMPANY (City and County)

Middle Tennessee Electric Membership Corp.

President Chris Jones
Address Post Office Box 220
 Lebanon, Tennessee 37088
Phone 877.777.9020
Outages 877.777.9111
Fax 615.449.8609
Website www.mtemc.com

LOCAL POWER COMPANY (County)

Nashville Electric Service

President DeCosta Jenkins
Address 1214 Church Street
 Nashville, Tennessee 37246
Phone 615.747.3895
Fax 615.747.3854
Website www.nespower.com

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION (200+ employees)

Firm	Product or Service	Total Employees	Union	Phone Number
CEVA Logistics	VMI & Logistics Provider for DELL & Nissan	1,876	None	615.754.3700
GEODIS	Distribution & Logistics	1,630	None	615.994.3825
Amazon Fulfillment Services	Fulfillment Services	1,200	None	None published
FedEx Supply Chain	Electronics Refurbishment & Distribution	1,150	None	615.547.1020
Cracker Barrel	Corporate Headquarters	914	None	615.444.5533
Performance Food Group	Food Distribution	728	None	615.444.2995
Manheim Nashville	Auto Auction Facility	630	None	615.773.3800
Communications Test Design, Inc.	Repair, distribution and logistics	602	None	615.994.3454
Lochinvar, LLC	Water Heaters, Boilers & Pool Heaters	480	None	615.889.8900
FedEx Ground	Distribution Hub	427	None	615.701.5000
L&W Engineering Co.	Automotive Metal Stamping	400	None	615.443.1004
Jones Bros., Inc.	Road Building & Earth Moving	400	None	615.754.4710
ZF TRW Automotive	Commercial Steering Gears	375	UAW	615.444.6110
Pace Analytical National	Environmental Laboratory Testing	328	None	615.758.5858
Optoro	End-to-End Reverse Logistics Provider	300	None	629.777.1408
Under Armour	Sports Apparel Distributor	300	None	615.754.1570
Journeys	Distribution of Footwear & Accessories	282	None	615.367.7245
Amersports	Sports Equipment Distribution	250	None	615.444.6661
Famous Footwear	Footwear Distribution	250	None	615.443.3900
American Wonder Porcelain	Tile Manufacturer	206	None	615.449.0012
LEGACY Supply Chain Services	Third Party Logistics Provider	200	None	615.257.1285
Lifeway Christian Resources	Christian Publications Distribution	200	None	615.277.6407
WestRock	Folding Cartons	200	None	615.444.6250

For information on industrial sites and available industrial buildings contact:

Robert T. Bibb, Executive Director
 Middle TN Industrial Development Association
 2108 Westwood Avenue
 Nashville, Tennessee 37212
 Phone: 615.269.5233
 Fax: 615.269.5184
mtida@mtida.org
www.mtida.org

G.C. Hixson, Executive Director
 Joint Economic & Community Development
 Board of Wilson County
 200 Aviation Way, Suite 202
 Lebanon, Tennessee 37090
 Phone: 615.443.1210
 Fax: 615.443.0277
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www.doingbiz.org



MIDDLE TENNESSEE INDUSTRIAL
DEVELOPMENT ASSOCIATION

MTIDA represents the Local Electric Power and Natural Gas Distributors located in the 40 county region of Middle Tennessee.

The information contained herein was obtained from sources we consider reliable. We can not be responsible, however, for errors or change in information.