

FOR SALE

±408 ACRES LARGEST SINGLE DEVELOPMENT TRACT IN COUNTY

OGLES FARM

530 BRANHAM MILL ROAD GALLATIN, TN 37066



[Aerial Video Link](#)

±408 ACRES
ZONED AGRICULTURE



For more information, please contact one of the following individuals:

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OFFERING MEMORANDUM DISCLAIMER

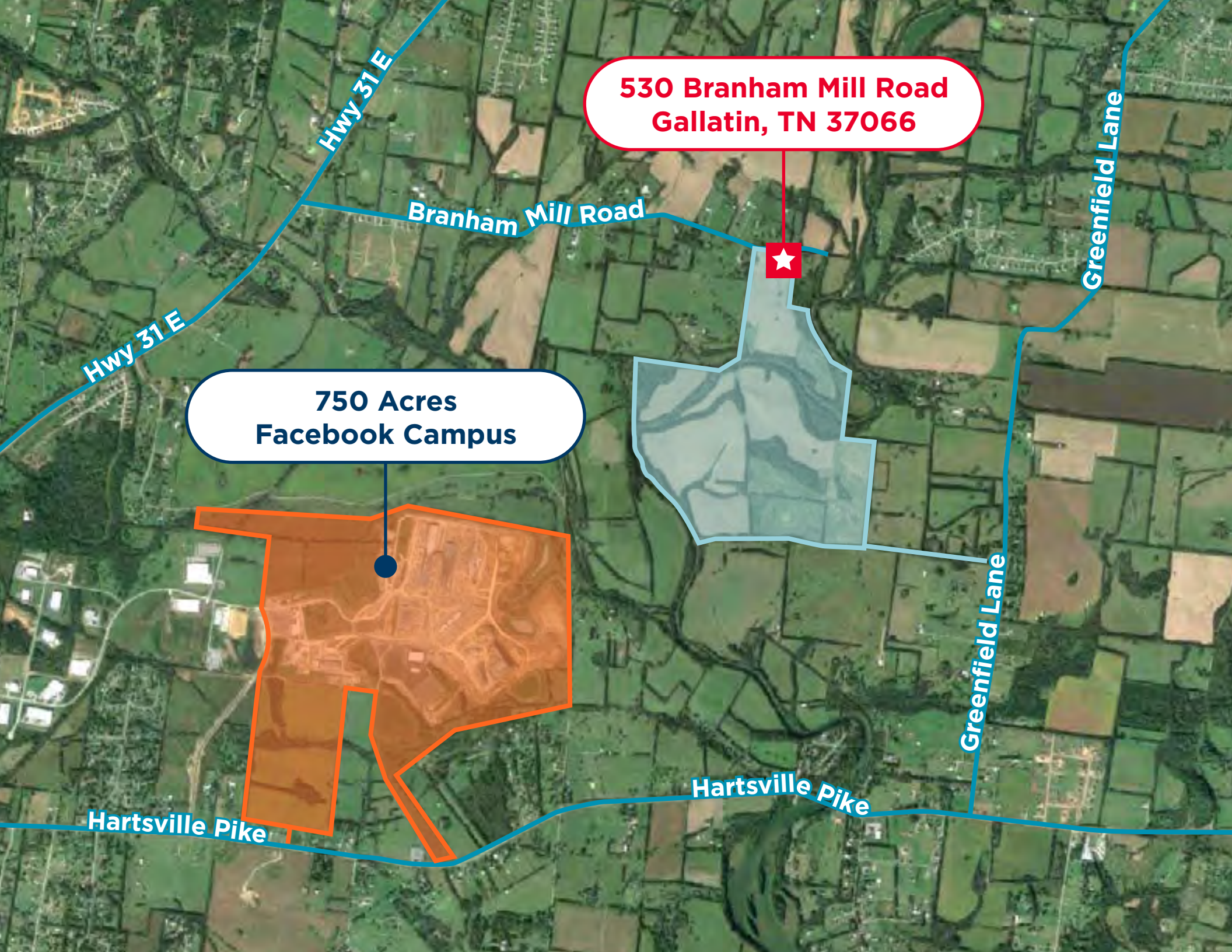
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EXECUTIVE SUMMARY

Cushman & Wakefield is currently offering the sale of up to ±408 acres Ogles Generational family farm located in Gallatin, part of Nashville's economic region.

- With over ½ mile of meandering Bledsoe Creek running through the property.
- 300 acres of cleared row crop acreage and 100 acres of Hardwood forests & creeks.
- Two points of Ingress/egress. Branham Mill Road and Greenfield Lane.
- Less than ½ mile to newly developing 750 acre Facebook Data Center Campus.
- 4 Miles to Downtown Gallatin and Sumner Regional Airport.
- Pricing guidance upon request.





**530 Branham Mill Road
Gallatin, TN 37066**

**750 Acres
Facebook Campus**

Hwy 31 E

Branham Mill Road

Greenfield Lane

Hwy 31 E

Hartsville Pike

Hartsville Pike

Greenfield Lane



UTILITIES

- Sewer - self-contained; STEP sewer/drip system - system installation contact available upon request
- Electric - Cumberland Electric (CEMC)
- Fiber - Cumberland Connect, <https://cumberlandconnect.org/status-map/>
- Water withdrawal permit
 - 2021 average Bledsoe Creek discharge per second = 91.8 cubic ft per sec = 21,656,139,802 gallons in 2021
 - (5% - roughly 3 million gallons per day available withdrawal)
 - TDEC contact info available upon request for verification

****Soil and utility maps available upon request***

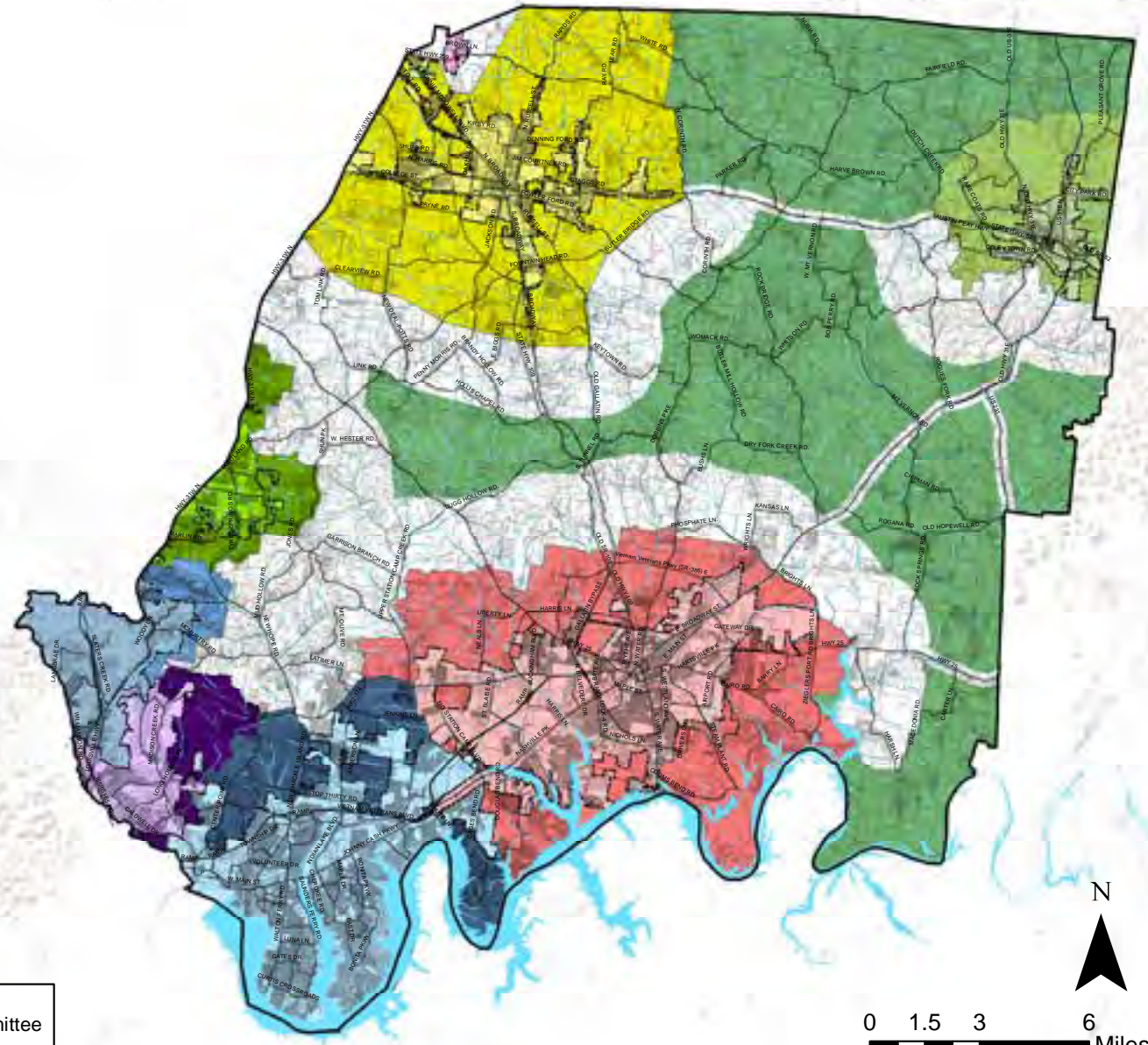




Sumner County: Planned Growth Areas

Legend

- Major Roads
- ▭ Sumner County
- ▭ County: Planned Growth Area
- ▭ Major Water
- ▭ Rural Preservation
- ▭ Gallatin
- ▭ Goodlettsville
- ▭ Hendersonville
- ▭ Millersville
- ▭ Mitchellville
- ▭ Portland
- ▭ Westmoreland
- ▭ White House
- ▭ Gallatin UGB
- ▭ Goodlettsville UGB
- ▭ Hendersonville UGB
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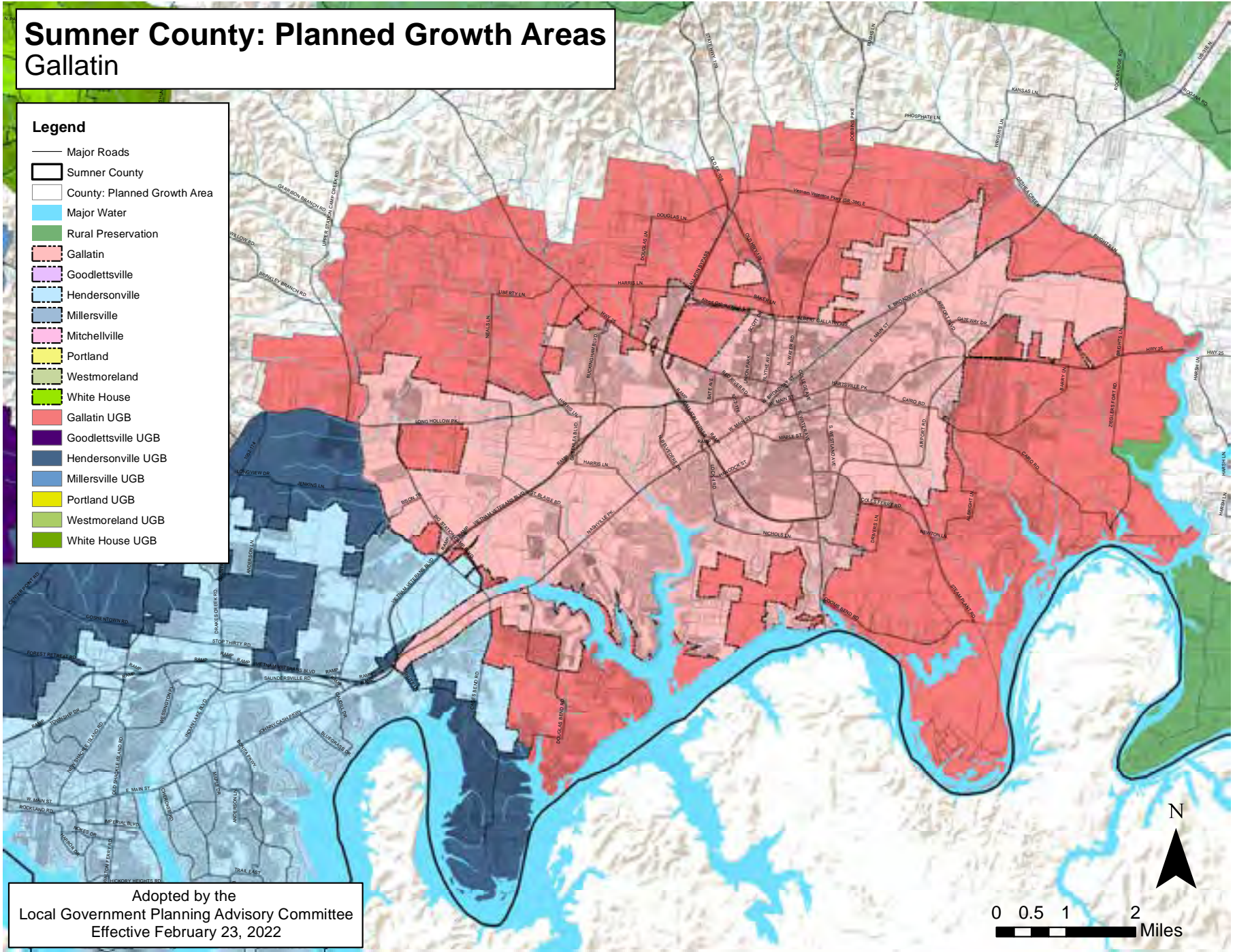


Adopted by the
Local Government Planning Advisory Committee
Effective February 23, 2022

Sumner County: Planned Growth Areas Gallatin

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EMPLOYMENT DATA & AREA DEMO STATISTICS

	1 Mile	3 Miles	5 Miles
Population Summary			
2023 Total Population	502	3,988	12,310
2028 Forecasted Population	612	4,540	13,244
2023-2028 Annual Growth Rate	4.04%	2.63%	1.47%
Median Age			
2023	41.6	43.6	45.0
2028	42.3	44.3	45.8
Household Summary			
2023	192	1,499	4,718
2028	235	1,711	5,094
Median Household Income			
2023	\$87,714	\$83,438	\$75,875
2028	\$100,462	\$97,149	\$88,034
Median Home Value			
2023	\$415,854	\$398,000	\$383,516
2028	\$461,864	\$446,085	\$434,274

NUMBER OF NEW HOMES IN GALLATIN & NEXUS PROJECT DATA



<https://nexustennessee.com/index.php>



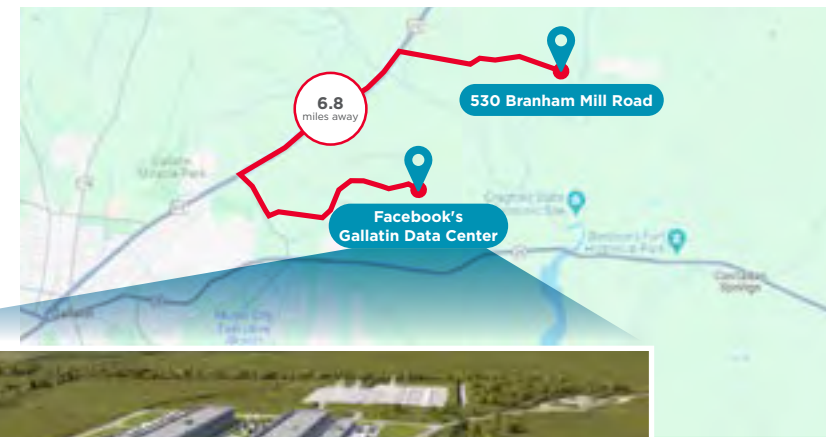
FACEBOOK DATA CENTER

Located 1,500 feet from Facebook Campus, Facebook's Gallatin Data Center is a greenfield development of a multi-building data center campus. Once complete, the campus will encompass nearly 1 million square feet of data center and admin space.

The site will be supported by 100% renewable energy.

The Gallatin Data Center is Facebook's 17th data center development globally and 13th in the United States. The center will create 100 permanent jobs and it will employ about 1,500 people during construction.

Source: Tennessean.com & dpr.com



RELEVANT EMPLOYMENT NEWS

Gap Inc investing \$3.1 million in its Gallatin campus in the next five years creating more than 100 new jobs at their distribution center.

Gap Inc. is one of the largest employers in Sumner County, operating more than 2.8 million square feet of distribution space among its three warehouses in Gallatin.

Source: Businessfacilities.com

A Belgium-based LED housing and framing producer – Twenty Three has chosen Gallatin for its first US manufacturing operations.

The global company will invest \$3 million for its manufacturing operations in the Gallatin Industrial Center and create 10 fulltime jobs, with up to 30 new jobs eventually projected.

Source: mainstreetmediatn.com

Contact us for pricing guidance:

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