

# **Mt. Juliet, Tennessee**

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122



## **Agenda**

**Tuesday, August 26, 2025**

**2:00 PM**

**Commission Chambers**

**Real Estate Advisory Committee**

1. Call to Order & Declare a Quorum Present
2. Set Agenda
3. Citizens Comments

Citizens Comment Limited to three (3) minutes per person - Ordinance 2008-24

4. Properties

4.A. 1099 York Road

[1341](#)

**Attachments:** [Market Report](#)  
[Property Details](#)  
[Base Map](#)  
[Regional Property Map](#)  
[Sewer Line](#)

4.B. Golden Bear Gateway Property

[1342](#)

**Attachments:** [Market Report](#)  
[Property Details](#)  
[Base Map](#)  
[Regional Property Map](#)  
[Sewer Line](#)

5. Discussion Items
6. Adjournment



# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1341

**Agenda Date:** 8/26/2025

**Agenda #:** 4.A.

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**Title:**

1099 York Road



## City of Mt. Juliet, Tennessee

### Community & Market Overview

#### With Focus on the Area Surrounding 1099 York Road

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#### City Overview

Located just 10–15 minutes from Nashville International Airport, Mt. Juliet is one of Tennessee’s fastest-growing cities. Over the past decade, the city has established itself as a hub for commerce, quality of life, and infrastructure development.

Known for its strong community values and modern amenities, Mt. Juliet offers a rare blend of suburban comfort and metropolitan convenience. The city has become a magnet for families, professionals, and businesses seeking a stable, prosperous environment with room to grow.

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#### Key Community Attributes

- **Strategic Location:** Near I-40 and the Music City Star commuter rail line
  - **Low Tax Environment:** Among the lowest municipal tax rates in Tennessee
  - **New Infrastructure:** City incorporated approximately 50 years ago with continual investment in growth
  - **Commercial Hub:** Home to the largest shopping destination between Nashville and Knoxville
  - **Strong Workforce:** Educated, capable, and employment-ready population
  - **Southern Hospitality:** A welcoming and vibrant community spirit
-



## City Demographics & Economic Indicators

Metric	Value
Population (2024)	40,289
Population Growth (2010–2024)	+16,618 residents
Number of Households	15,171
Average Household Size	2.73
Median Household Income	\$108,066
Per Capita Income	\$52,104
Median Owner-Occupied Home Value	\$423,000
Total Housing Units	16,406

### Educational Attainment:

- 96.7% of residents have a high school diploma or higher
- 49.5% hold a bachelor's degree or higher (well above state and metro averages)

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### Regional Performance

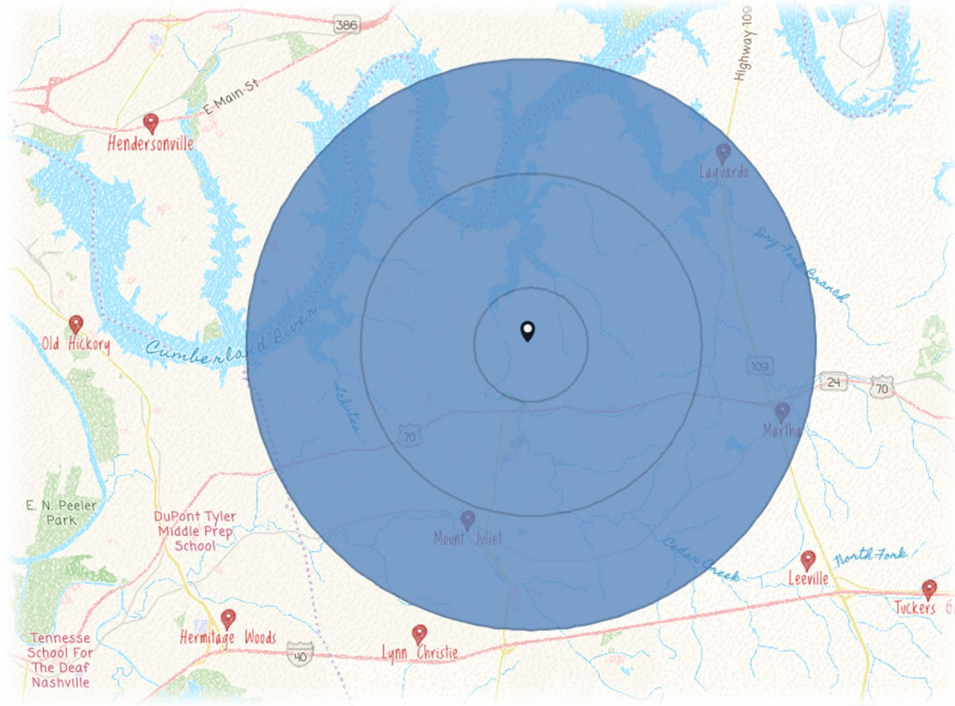
- Ranked **6th fastest-growing city** in Tennessee (U.S. Census 2020)
- Part of **Wilson County**, which ranks:
  - fastest-growing county in the state (U.S. Census 2024)
  - 2nd highest median household income in Tennessee



## Subject Property: 1099 York Road, Mt. Juliet, TN

Detailed demographic projections highlight the strong market potential surrounding 1099 York Road:

### Population & Income Growth by Radius



Radius	Year	Avg. Household Income	Total Population
1 Mile	2025	\$119,853	897
	2030	\$135,605	1,228
3 Miles	2025	\$145,509	21,113
	2030	\$159,682	24,905
5 Miles	2025	\$149,587	58,578
	2030	\$161,865	65,496

## Key Observations:

- The area is expected to add **nearly 7,000 people** within a 5-mile radius by 2030.
- Average household income growth is projected to outpace regional and state benchmarks.
- Rising affluence and density suggest increasing demand for retail, services, and housing.

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## Development Outlook

With strong demographic momentum and growing consumer spending power, the area surrounding 1099 York Road is well-positioned for strategic development. Opportunities include:

- **Retail & Dining** – Demand supported by income growth and household formation
- **Healthcare & Services** – Rapid population increases drive local service needs
- **Residential Expansion** – Ongoing need for quality housing options near Nashville
- **Mixed-Use Projects** – Zoning and market conditions support integrated live-work-play environments in adjacent areas along Lebanon Road.

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## Summary

Mt. Juliet continues to distinguish itself as a leading city for economic growth and livability in Middle Tennessee. With a highly educated population, rising household incomes, and strong infrastructure, the city is attracting both residents and investment at an accelerated pace.

The York Road corridor, in particular, stands out as a high-opportunity area for forward-looking development. It reflects the broader momentum of the city—dynamic, growing, and full of potential.

**For more information about ECD opportunities with the City of Mt. Juliet:**



### JENNIFER HAMBLÉN, CMC

*Director of Development Services  
and Economic Development*

📞 615-773-6237

✉ [jhamblen@mtjuliet-tn.gov](mailto:jhamblen@mtjuliet-tn.gov)

📍 2425 N. Mt. Juliet Rd.

🌐 [mtjuliet-tn.gov](http://mtjuliet-tn.gov)



Wilson (095)	Jan 1 Owner	Current Owner	YORK RD 1099				
Tax Year 2025   Reappraisal 2021	CITY OF MT JULIET		Ctrl Map:	Group:	Parcel:	PI:	SI:
	2425 N MT JULIET RD		049		071.00		000
	MOUNT JULIET TN 37122						

Value Information

Land Market Value:	\$1,308,200
Improvement Value:	\$10,800
Total Market Appraisal:	\$1,319,000
Assessment Percentage:	0%
Assessment:	\$0

Additional Information

General Information

Class: 02 - City	City: MT. JULIET
City #: 508	Special Service District 2: 000
Special Service District 1: 950	Neighborhood: M99
District: 01	Number of Mobile Homes: 1
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 66.05	Calculated Acres: 0	Total Land Units: 65.05	
Land Code	Soil Class	Units	
70 - EXEMPT		65.05	

Outbuildings & Yard Items

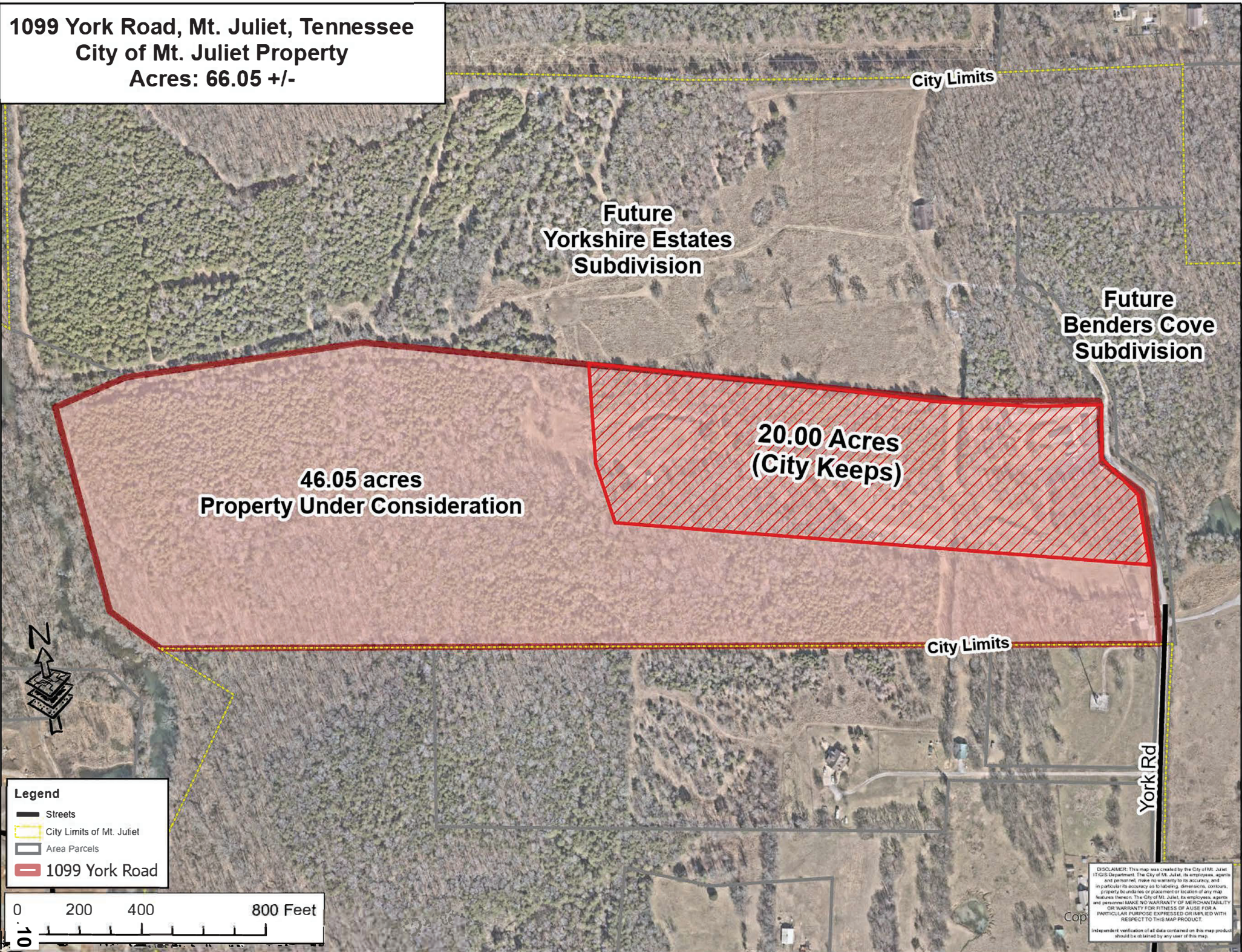
Building #	Type	Description	Area/Units
1	CLG - COOLING SYSTEMS		720
1	MOU - MH OPEN PORCH UNFINISHED	40X9	360
1	MHC - MOBILE HOME CANOPY	20X20	400
1	UTB - UTILITY BUILDING	20X6	1
1	PBN - POLE BARN	80X38	3,040
1	MH3 - MOBILE HOME CLASS 3	60X12	720

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
10/28/1991	\$317,500	424	869	I - IMPROVED	WD - WARRANTY DEED	F - TAX EXEMPT SALE
3/16/1982	\$0	384	629		-	-
8/5/1981	\$0	384	401		-	-



1099 York Road, Mt. Juliet, Tennessee  
City of Mt. Juliet Property  
Acres: 66.05 +/-



**Legend**

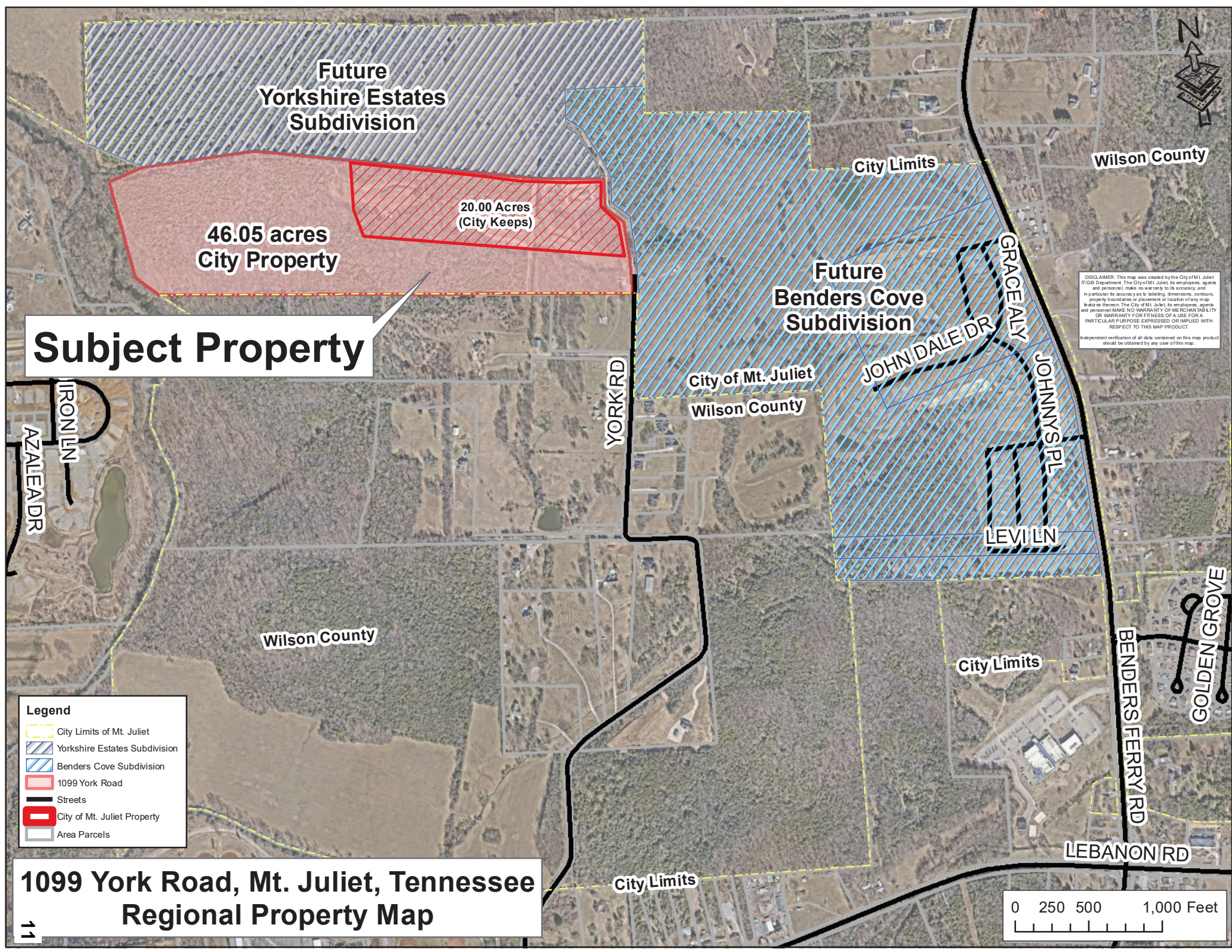
- Streets
- City Limits of Mt. Juliet
- Area Parcels
- 1099 York Road

0 200 400 800 Feet

10

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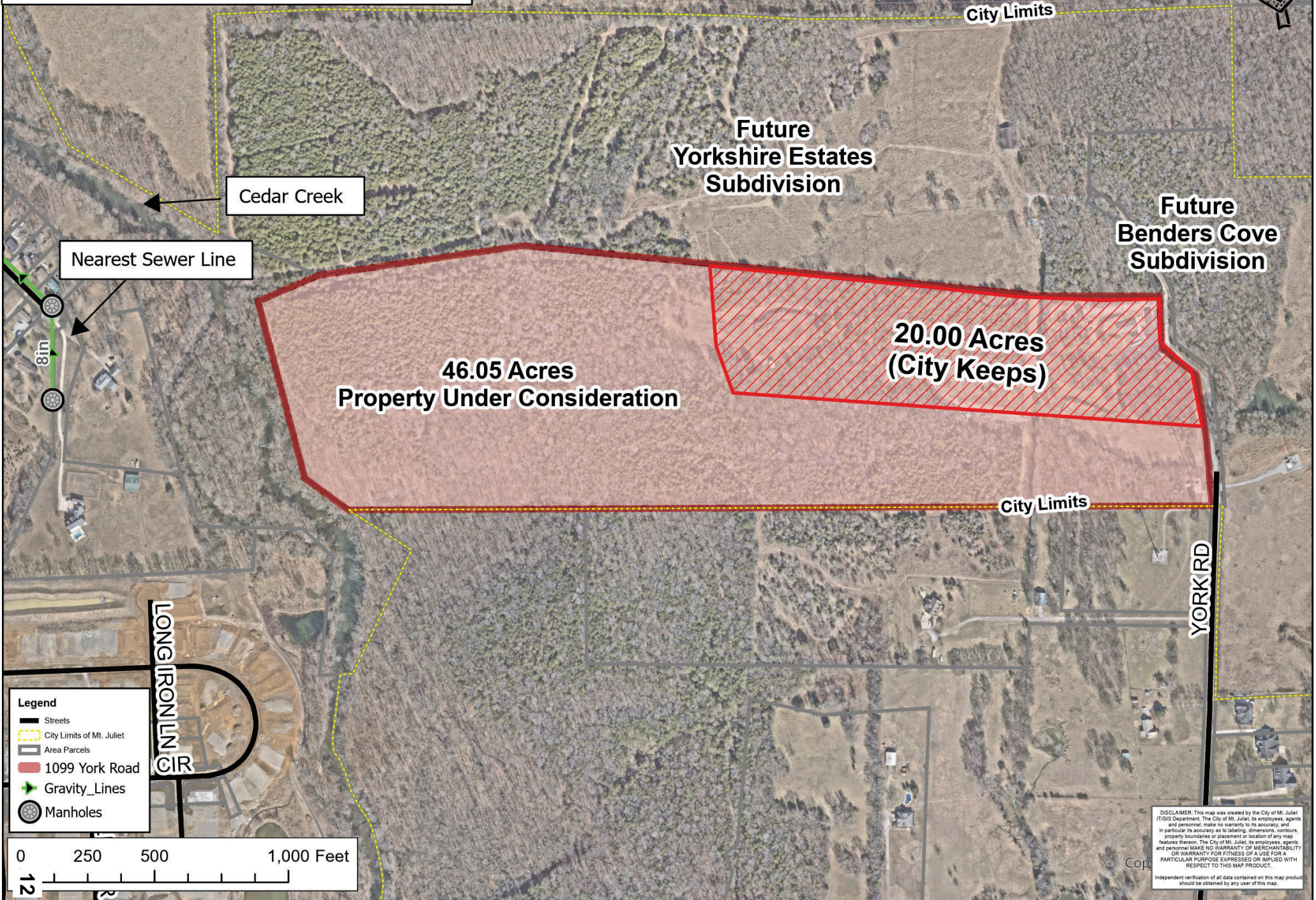


**Subject Property**

**1099 York Road, Mt. Juliet, Tennessee  
Regional Property Map**



1099 York Road, Mt. Juliet, Tennessee  
City of Mt. Juliet Property  
Current Sewer Line Map







# Mt. Juliet, Tennessee

2425 North Mt. Juliet Rd  
Mt. Juliet, TN 37122

## Staff Report

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**File #:** 1342

**Agenda Date:** 8/26/2025

**Agenda #:** 4.B.

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**Title:**

Golden Bear Gateway Property



## City of Mt. Juliet, Tennessee

### Community & Market Overview

#### With Focus on the Area of Golden Bear Gateway Property (Map 077/Parcel 012.02)

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#### City Overview

Located just 10–15 minutes from Nashville International Airport, Mt. Juliet is one of Tennessee’s fastest-growing cities. Over the past decade, the city has established itself as a hub for commerce, quality of life, and infrastructure development.

Known for its strong community values and modern amenities, Mt. Juliet offers a rare blend of suburban comfort and metropolitan convenience. The city has become a magnet for families, professionals, and businesses seeking a stable, prosperous environment with room to grow.

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-

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### Educational Attainment:

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### Regional Performance

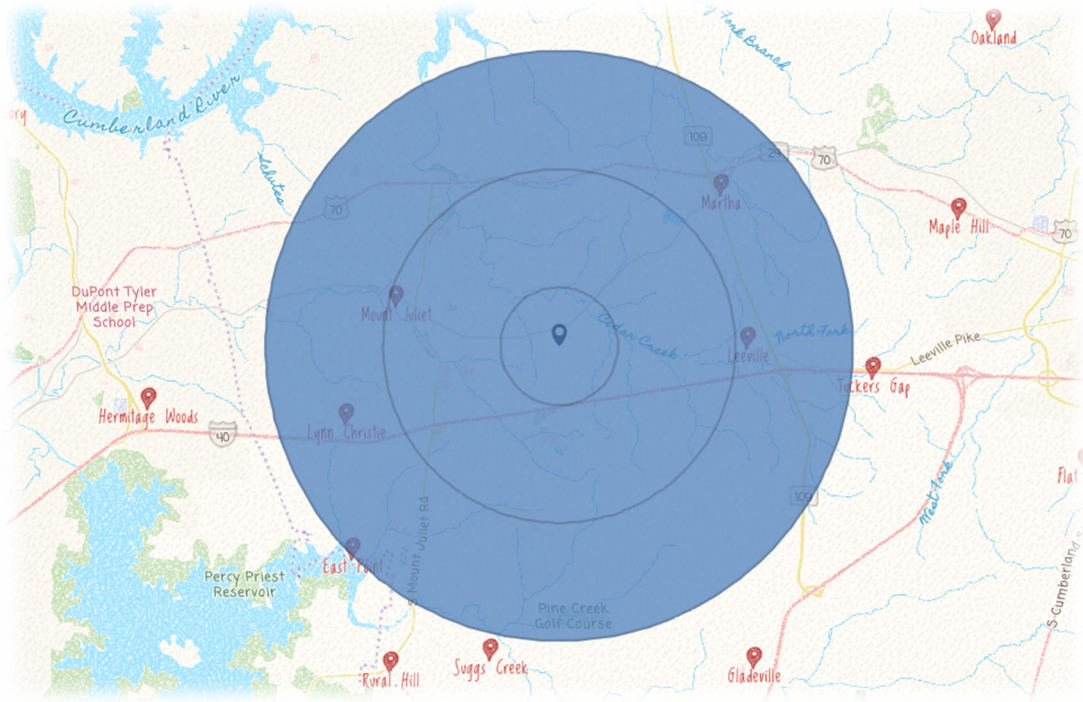
- Ranked **6th fastest-growing city** in Tennessee (U.S. Census 2020)
- Part of **Wilson County**, which ranks:
  - fastest-growing county in the state (U.S. Census 2024)
  - 2nd highest median household income in Tennessee



# Subject Property: Golden Bear Gtwy., Mt. Juliet, TN

Detailed demographic projections highlight the strong market potential surrounding city property on Golden Bear Gateway:

Population & Income Growth by Radius



Radius	Year	Avg. Household Income	Total Population
1 Mile	2025	\$96,793	153
	2030	\$105,052	176
3 Miles	2025	\$134,849	28,828
	2030	\$144,156	33,626
5 Miles	2025	\$143,222	61,820
	2030	\$152,799	72,432

## Key Observations:

- The area is expected to add **nearly 9,500 people** within a 5-mile radius by 2030.
- Average household income growth is projected to outpace regional and state benchmarks.
- Golden Bear Gateway corridor continues to rapidly expand with commercial, residential and industrial projects.

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## Development Outlook

With strong demographic momentum and growing consumer spending power, the area surrounding Golden Bear Gateway is well-positioned for strategic development.

Opportunities include:

- **Retail & Dining** – Demand supported by income growth and interstate travel.
- **Healthcare & Services** – Rapid population increases drive local service needs
- **Residential Expansion** – Ongoing need for quality housing options near Nashville
- **Mixed-Use Projects** – Zoning and market conditions support commercial, mixed-use and residential uses along the Golden Bear Gateway corridor.

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## Summary

Mt. Juliet continues to distinguish itself as a leading city for economic growth and livability in Middle Tennessee. With a highly educated population, rising household incomes, and strong infrastructure, the city is attracting both residents and investment at an accelerated pace.

The York Road corridor, in particular, stands out as a high-opportunity area for forward-looking development. It reflects the broader momentum of the city—dynamic, growing, and full of potential.

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<b>Wilson (095)</b>	Jan 1 Owner	Current Owner	<b>E DIVISION ST</b>				
<b>Tax Year 2025   Reappraisal 2021</b>	CITY OF MT JULIET TN		Ctrl Map:	Group:	Parcel:	PI:	SI:
	2425 N MT JULIE TRD		077		012.02		000
	MOUNT JULIET TN 37122						

**Value Information**

<b>Land Market Value:</b>	\$201,800
<b>Improvement Value:</b>	\$34,900
<b>Total Market Appraisal:</b>	\$236,700
<b>Assessment Percentage:</b>	0%
<b>Assessment:</b>	\$0

**Subdivision Data****Subdivision:**

BECKWITH NORTH

<b>Plat Book:</b>	<b>Plat Page:</b>	<b>Block:</b>	<b>Lot:</b>
30	457		17

**Additional Information**

TRAILHEAD RESTROOMS

**General Information**

<b>Class:</b> 02 - City	<b>City:</b> MT. JULIET
<b>City #:</b> 508	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 950	<b>Neighborhood:</b> M24
<b>District:</b> 24	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 0	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 03 - PUBLIC / INDIVIDUAL	<b>Zoning:</b>
<b>Utilities - Gas/Gas Type:</b> 00 - NONE	

**Outbuildings & Yard Items**

Long OutBuilding &amp; Yard Items list on subsequent pages

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
6/24/2021	\$0	2096	1287		QC - QUITCLAIM DEED	-

**Land Information****Deed Acres:** 5.16      **Calculated Acres:**      **Total Land Units:** 5.16

Land Code	Soil Class	Units
70 - EXEMPT		5.16

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	BTH - BATH HOUSE		491
1	PFO - OPEN PORCH FINISHED		346
1	ASP - ASPHALT PAVING		216
1	LGT - LIGHTS	2 LIGHTS 1 POLE	1



**Golden Bear Gateway, Mt. Juliet, Tennessee**  
**City of Mt. Juliet Property**  
**Acres: 5.16 +/-**



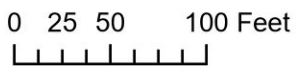
**5.16 acres**  
**Subject Property**

**GOLDEN BEAR GTWY**

**GOLDEN BEAR GTWY**

**Amazon**

- Legend**
- Streets
  - City Limits of Mt. Juliet
  - Area Parcels
  - City Property



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# Golden Bear Gateway, Mt. Juliet, Tennessee

## City of Mt. Juliet Property

### Regional Map



E DIVISION ST  
GOLDEN BEAR GTWY

Subject Property

RUTLAND DR

5.16 acres

GOLDEN BEAR GTWY

Amazon

Medline

ATHLETES WAY N

#### Legend

- Streets
- City Limits of Mt. Juliet
- Area Parcels
- City Property

0 200 400 800 Feet

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Golden Bear Gateway, Mt. Juliet, Tennessee  
City of Mt. Juliet Property  
Current Sewer Line Map

