

OK CAMPGROUND - RV PARK AND OFFICE

Owned and Operated by Gifford Partnership



231 Gifford Place, Joelton, TN 37080



ANDERSON COMMERCIAL BROKERAGE
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PARCEL #: 022 00 0 200.00 | DAVIDSON COUNTY

CS – COMMERCIAL PUD

AC / SF: 4.18 ACRES | 4000 SF OFFICE BLDG. W/4 APARTMENTS | BUILT 1989

RV SPACES: 75 RV SPACES W/ 25 LOTS-50 AMP/50 LOTS-30 AMP, RESTROOMS/SHOWERS

ZONING: CS COMMERCIAL SERVICE PUD

UTILITIES: ELECTRIC, WATER, SEWER, INTERNET-WI-FI

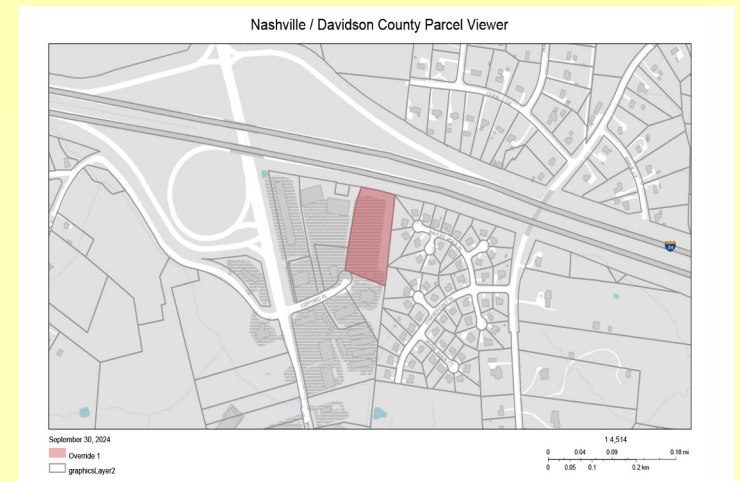
ROAD FRONTAGE: 259' +/- REAR PROPERTY LINE ON 1-24 FRONTAGE ON GIFFORD PL



INVESTMENT SUMMARY

Campground & RV Park, located in the NE quadrant of 1-24 & Whites Creek Pike. Excellent location for workers in construction industry or tourist visiting the Nashville area. The park is dotted with mature trees offering a private setting. The RV park is owned and operated by the Gifford Partnership.

Convenient to Downtown Nashville, 14 miles with proximity to:
Nashville Int'l Airport (BNA), 22 miles, Gaylord Opryland Resort & Convention Center, 16 miles and Vanderbilt Hospital, 17 miles.



Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering; The Gifford Family Portfolio of Properties, located at Exit 35 Interstate 24 and White Creeks Pike. The properties are situated on 22.12+ - acre site with eight separate contiguous parcels. The parcels are located in Joelton, Tennessee approximately 14.4 miles to Downtown Nashville.







Office



Aerial View Office & Campground

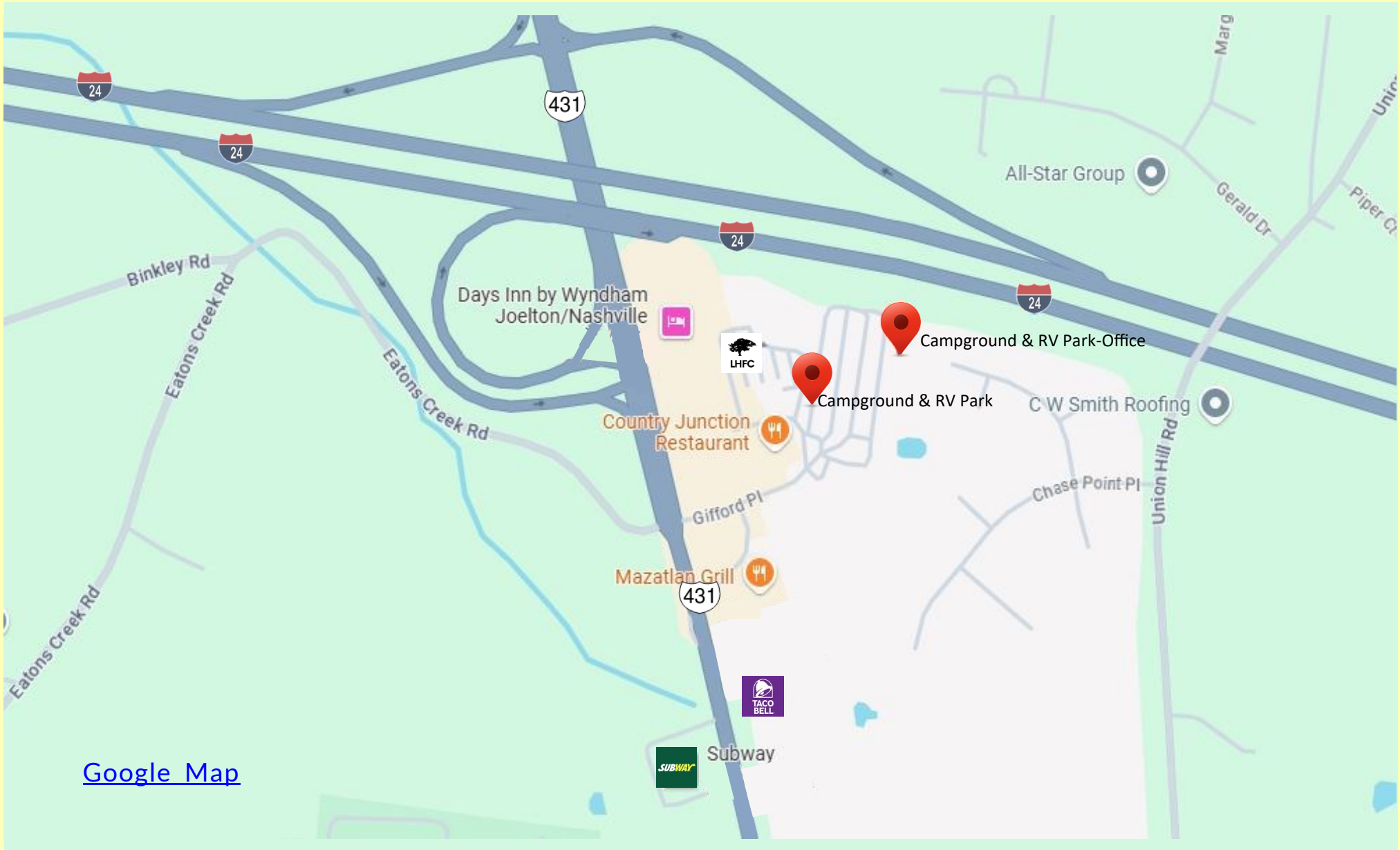


Lobby



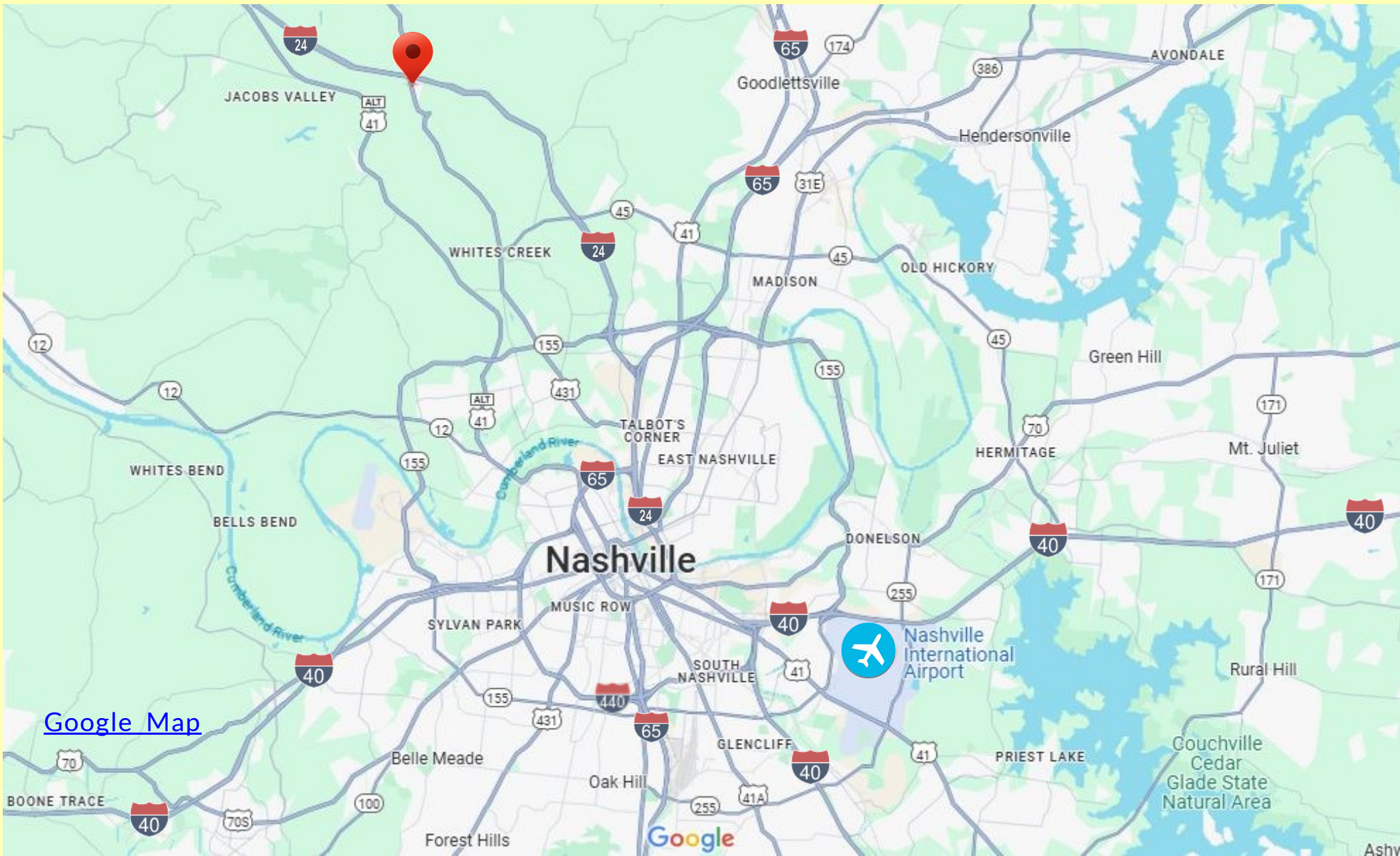
Lobby





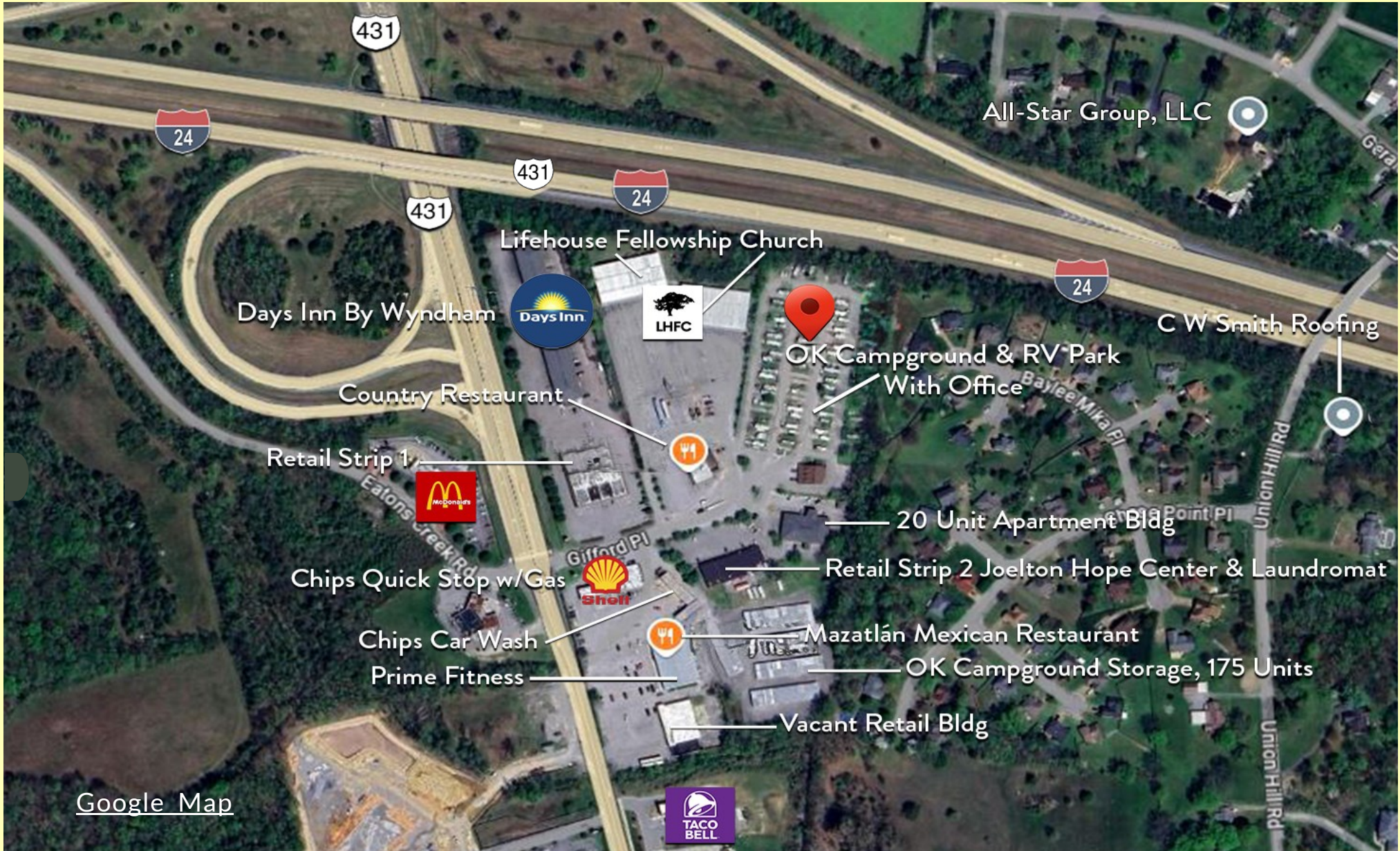
[Google Map](#)





[Google Map](#)





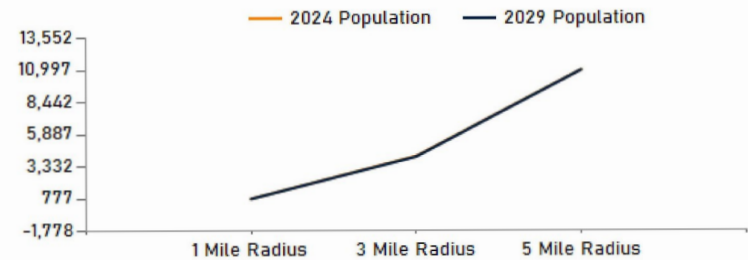
Google Map



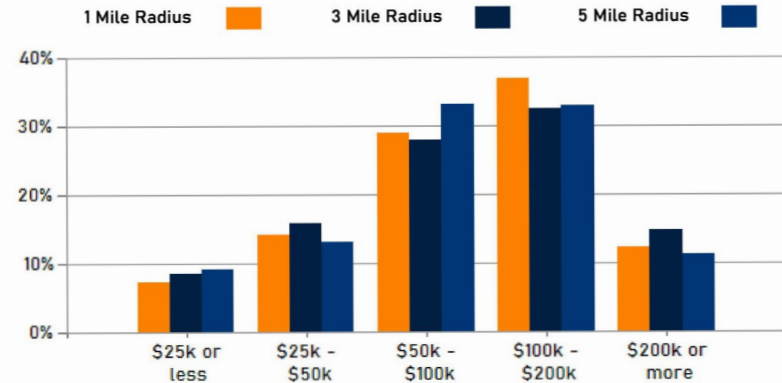
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	735	4,005	9,945
2010 Population	711	3,918	10,152
2024 Population	783	4,148	10,997
2029 Population	777	4,106	10,984
2024-2029: Population: Growth Rate	-0.75%	-1.00%	-0.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	11	66	194
\$15,000-\$24,999	12	85	221
\$25,000-\$34,999	12	75	137
\$35,000-\$49,999	32	201	446
\$50,000-\$74,999	51	279	847
\$75,000-\$99,999	39	207	628
\$100,000-\$149,999	70	321	909
\$150,000-\$199,999	44	245	555
\$200,000 or greater	38	257	506
Median HH Income	\$97,966	\$93,402	\$88,257
Average HH Income	\$122,270	\$125,887	\$116,283

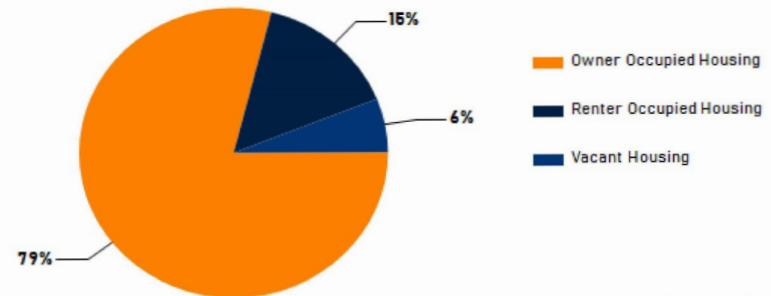
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	291	1,646	3,978
2010 Total Households	282	1,639	4,069
2024 Total Households	309	1,736	4,443
2029 Total Households	306	1,718	4,452
2024 Average Household Size	2.53	2.39	2.48
2024-2029: Households: Growth Rate	-0.95%	-1.05%	0.20%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

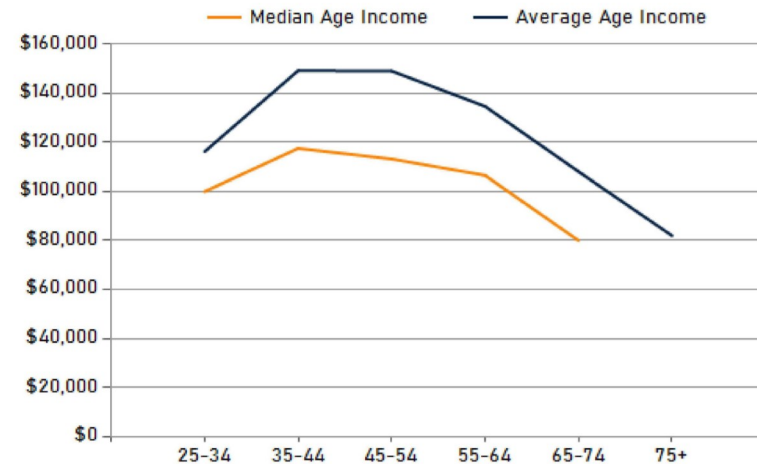
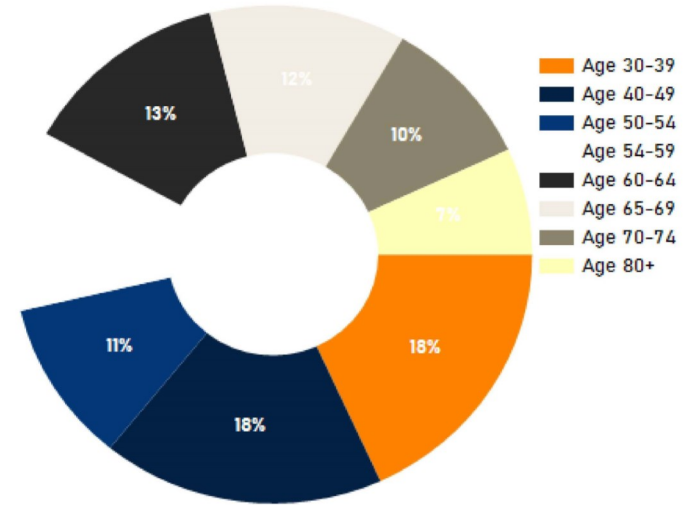


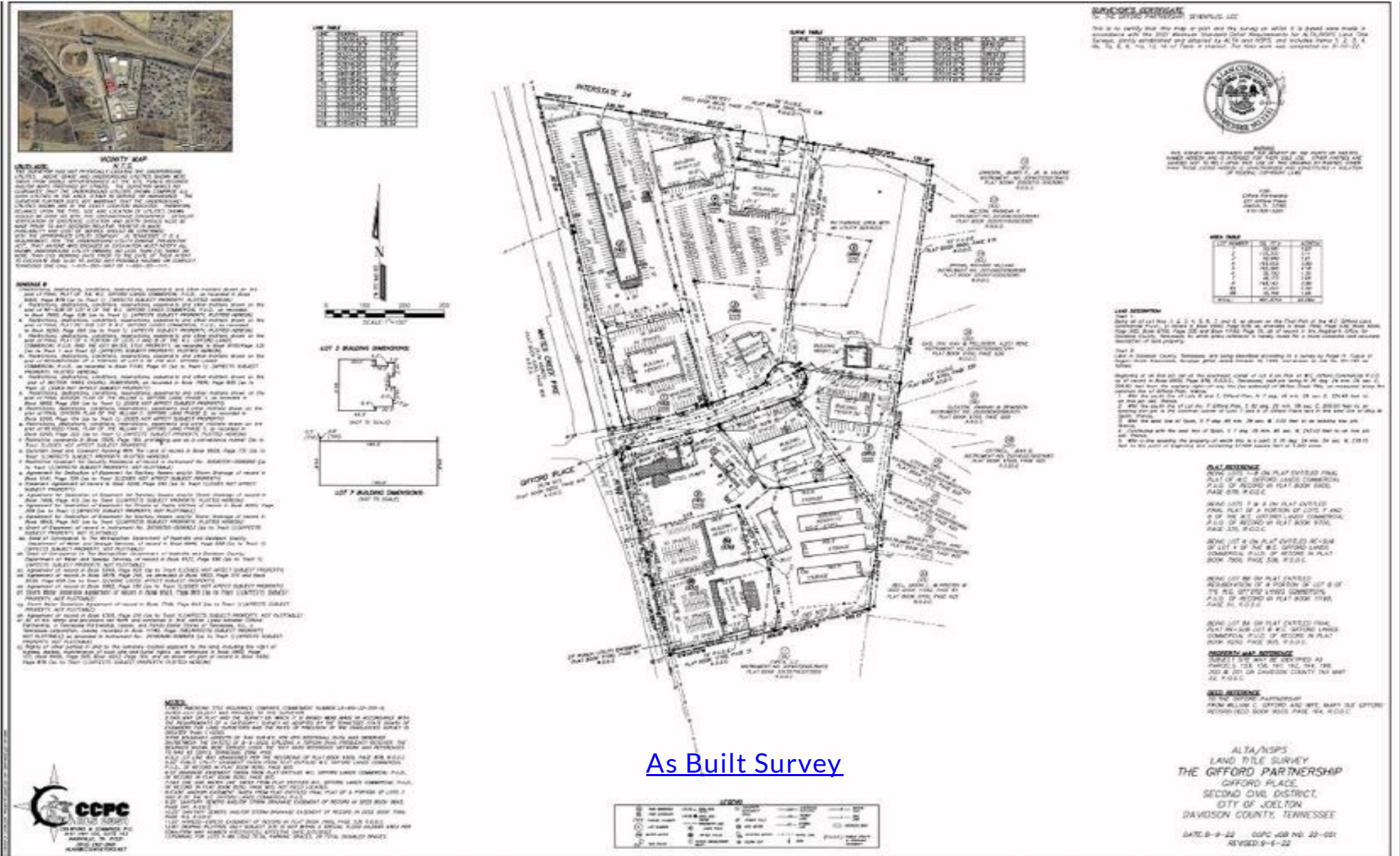
Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	46	255	684
2024 Population Age 35-39	49	264	697
2024 Population Age 40-44	47	237	694
2024 Population Age 45-49	45	232	658
2024 Population Age 50-54	55	286	739
2024 Population Age 55-59	61	321	797
2024 Population Age 60-64	68	362	907
2024 Population Age 65-69	64	349	855
2024 Population Age 70-74	51	272	654
2024 Population Age 75-79	36	195	493
2024 Population Age 80-84	21	109	266
2024 Population Age 85+	20	104	227
2024 Population Age 18+	643	3,400	8,876
2024 Median Age	48	48	46
2029 Median Age	48	48	46

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$100,000	\$95,582	\$94,757
Average Household Income 25-34	\$116,276	\$124,848	\$118,539
Median Household Income 35-44	\$117,558	\$123,113	\$112,882
Average Household Income 35-44	\$149,366	\$159,294	\$144,059
Median Household Income 45-54	\$113,230	\$119,388	\$108,170
Average Household Income 45-54	\$149,176	\$152,981	\$135,494
Median Household Income 55-64	\$106,583	\$101,050	\$93,817
Average Household Income 55-64	\$134,722	\$136,959	\$124,660
Median Household Income 65-74	\$80,038	\$79,146	\$73,986
Average Household Income 65-74	\$108,102	\$110,697	\$101,271
Average Household Income 75+	\$82,015	\$79,633	\$77,197





As Built Survey

The information contained herein does not provide a complete summary of the Property or any documents related thereto. Additional information and an opportunity to inspect the Property will be made available only to interested and qualified prospective buyers. Neither Owner nor Broker nor any of their Agents or principals has made or will make any representations or warranties express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment shall arise by reason of its contents. Analysis and verification of the information contained herein is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property. Owner and Broker expressly reserve the right, at their sole discretion, to reject any expressions of interest or offer to purchase the Property with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package unless approved by Owner in its sole discretion, and a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Marketing Package and its contents, except such information which is a matter of public record or provided in sources available to the public, are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat its Contents in the strictest confidence, that you will not photocopy or duplicate any contents; you will not disclose any of the Contents to any other entity (except in the case of a principal, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.



Our company success was earned from relationships and trust we achieved from our clients. ACB was established 29 years ago and I have been leading with 40 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 optimal investment performance and to provide lasting impacts on the clients, communities and industries it serves.

Headquartered in Mount 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

