

# DAYS INN BY WYNDHAM

Located at Exit 35, I-24 and White Creeks Pike



201 Gifford Place, Joelton, TN 37080



**ANDERSON COMMERCIAL BROKERAGE**  
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PARCEL #: 022 00 0 162.00 | DAVIDSON COUNTY

CS-COMMERCIAL PUD

YEAR BUILT: 1991 | TWO-STORY LIMITED SERVICE

# OF ROOMS: 116 TOTAL - 29-KING - 87-DOUBLES | BUILDING HT: 25'

ACRES / SF / PARKING: 3.11 ACRES | 23,968 SF BUILDING | PARKING: 174

MECHANICAL: HVAC, P-TAC UNITS | SPRINKLER SYSTEM | 3 PHASE ELECTRICAL

RF: 228' +/- REAR BORDER EASTBOUND I-24 618' +/- ON WHITES CREEK PIKE

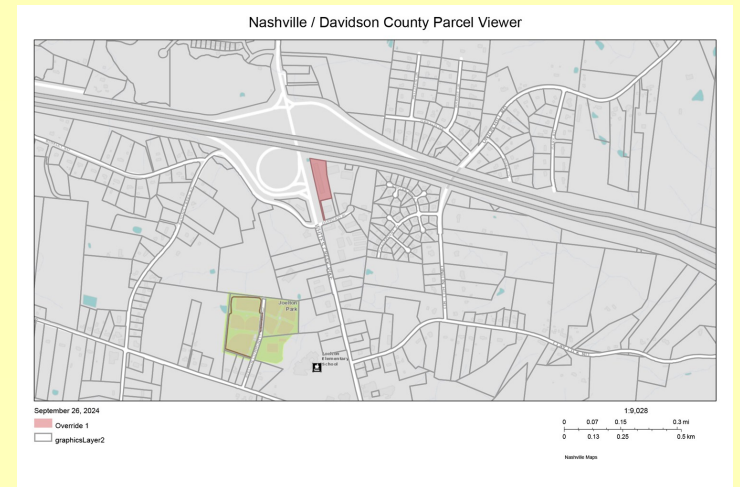


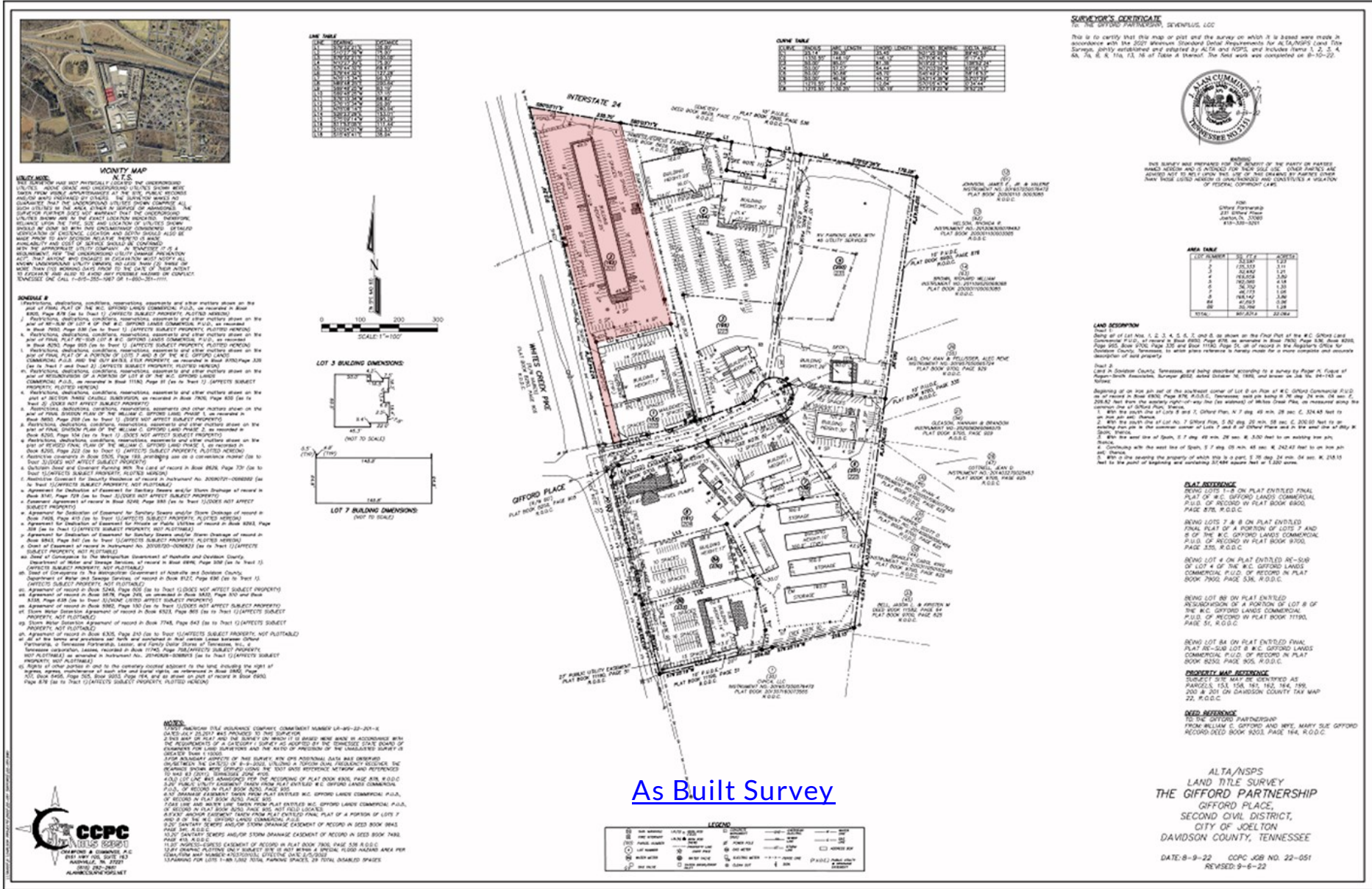
## INVESTMENT SUMMARY

This property is improved with 116 rooms, two-story limited service, exterior corridor hotel with a 20 x 54 pool. Unencumbered Management. The 3.11 acre site includes area for additional expansion. 24-hour front desk-Refrigerators in room-Coffee and on-the-go breakfast-Flat screen TV and cable programming Complimentary wireless-Free self-parking-Handicap Accessible.

The site is located adjacent to I- 24 eastbound lanes at Joelton exit 35.

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.





# As Built Survey

ALTA/NSPS  
 LAND TITLE SURVEY  
 THE GIFFORD PARTNERSHIP  
 GIFFORD PLACE,  
 SECOND CIVIL DISTRICT,  
 CITY OF JOELTON,  
 DAVIDSON COUNTY, TENNESSEE

DATE: 8-9-22 CCPC JOB NO. 22-051  
 REVISED: 9-6-22



Office - Lobby



Office - Lobby

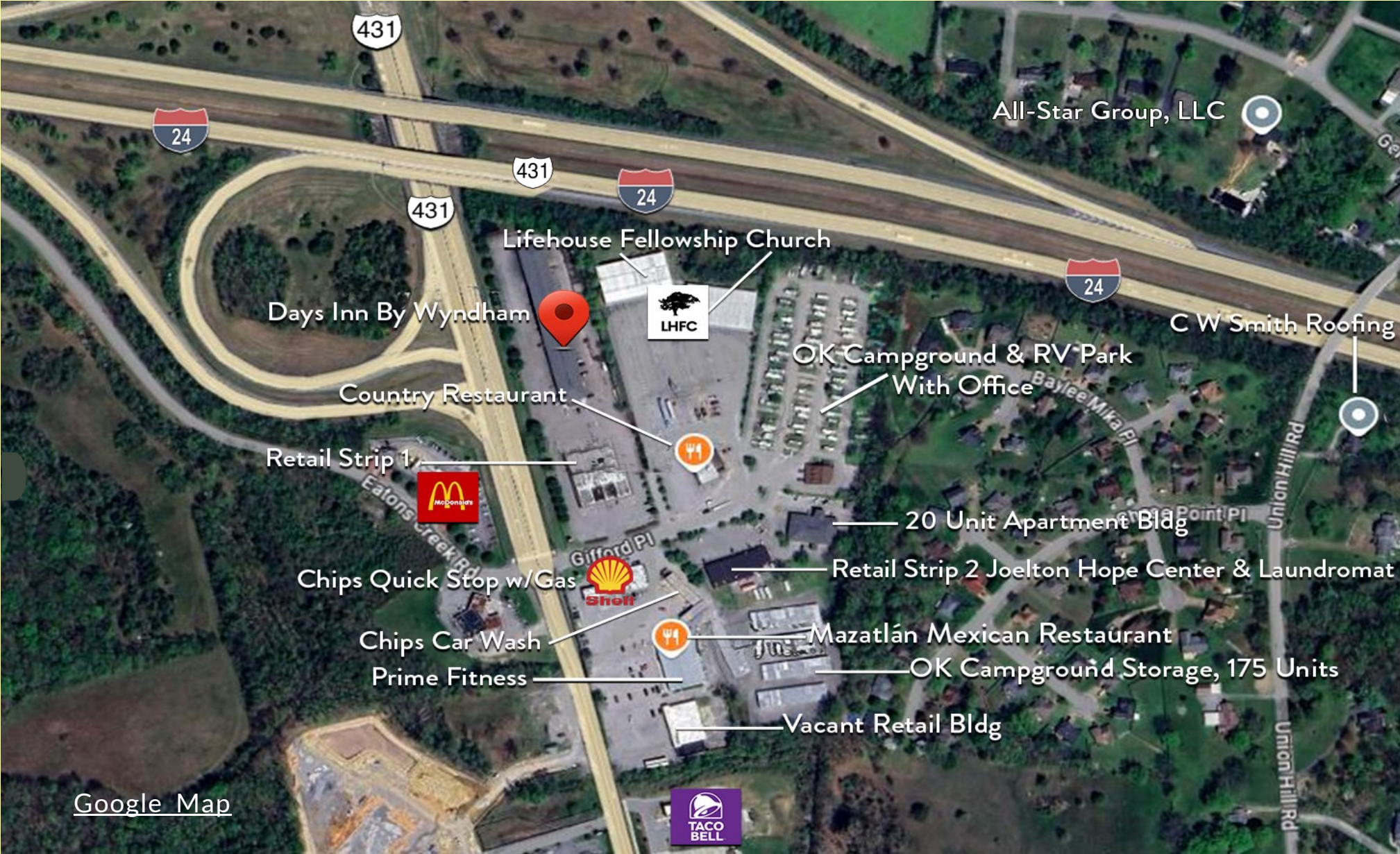


Common Area



Guest Room





Google Map

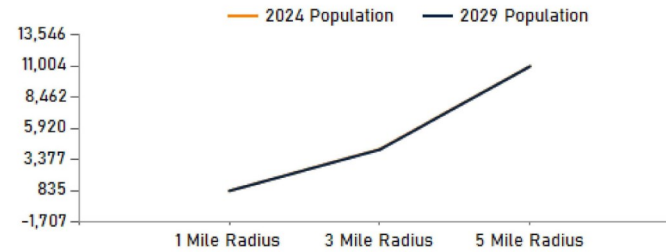
Anderson Commercial Brokerage, as exclusive Broker, is pleased to present for sale and first time offering; The Gifford Family Portfolio of Properties located at exit 35, Interstate 24 and White Creeks Pike. The properties are situated on 22.12+ - acre site with eight separate contiguous parcels. The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



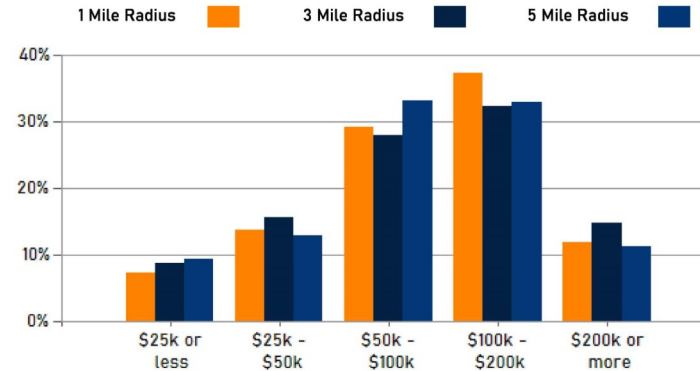
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	795	4,070	10,064
2010 Population	767	3,985	10,199
2024 Population	842	4,239	11,004
2029 Population	835	4,200	10,987
2024-2029: Population: Growth Rate	-0.85%	-0.90%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	12	68	197
\$15,000-\$24,999	13	87	221
\$25,000-\$34,999	12	76	138
\$35,000-\$49,999	34	204	447
\$50,000-\$74,999	55	286	856
\$75,000-\$99,999	43	212	622
\$100,000-\$149,999	77	325	917
\$150,000-\$199,999	48	249	559
\$200,000 or greater	40	265	504
Median HH Income	\$98,515	\$93,276	\$88,210
Average HH Income	\$122,135	\$126,194	\$116,099

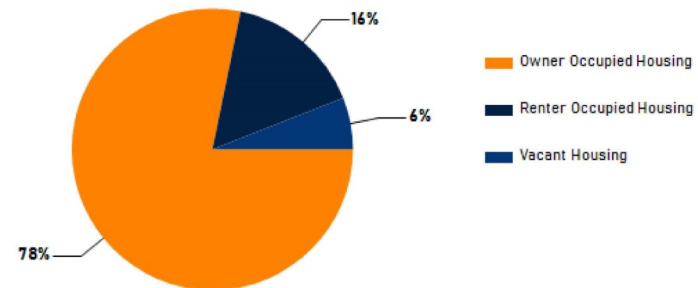
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	314	1,674	4,032
2010 Total Households	306	1,668	4,096
2024 Total Households	334	1,771	4,462
2029 Total Households	330	1,754	4,471
2024 Average Household Size	2.52	2.39	2.47
2024-2029: Households: Growth Rate	-1.20%	-0.95%	0.20%



2024 Household Income



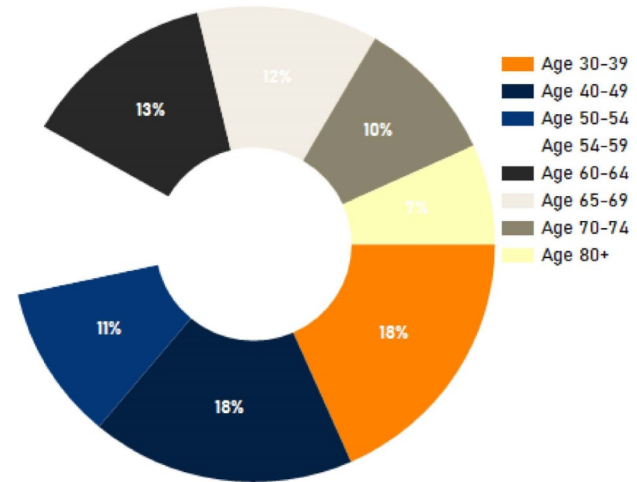
2024 Own vs. Rent - 1 Mile Radius



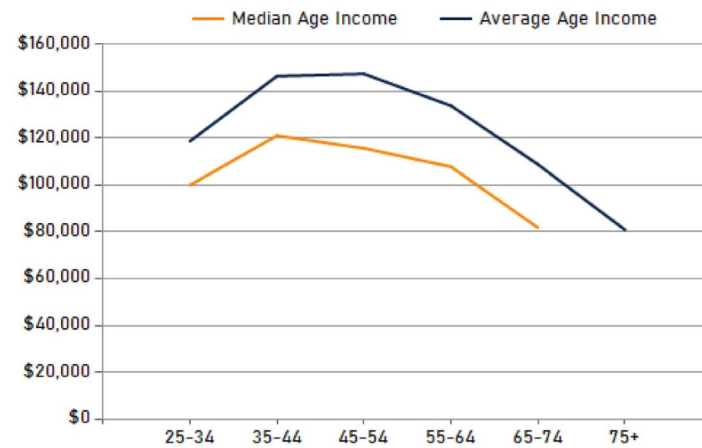
Source: ESRI



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	50	260	680
2024 Population Age 35-39	53	269	695
2024 Population Age 40-44	51	242	690
2024 Population Age 45-49	48	238	655
2024 Population Age 50-54	59	292	739
2024 Population Age 55-59	65	328	800
2024 Population Age 60-64	73	371	913
2024 Population Age 65-69	68	356	857
2024 Population Age 70-74	55	277	661
2024 Population Age 75-79	38	200	500
2024 Population Age 80-84	22	111	269
2024 Population Age 85+	21	106	228
2024 Population Age 18+	691	3,473	8,885
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	\$96,238	\$95,233
Average Household Income 25-34	\$118,744	\$125,963	\$118,856
Median Household Income 35-44	\$121,097	\$123,519	\$112,802
Average Household Income 35-44	\$146,566	\$159,770	\$143,898
Median Household Income 45-54	\$115,682	\$119,421	\$108,205
Average Household Income 45-54	\$147,536	\$153,544	\$135,496
Median Household Income 55-64	\$107,832	\$100,619	\$93,821
Average Household Income 55-64	\$133,888	\$137,175	\$124,464
Median Household Income 65-74	\$81,840	\$79,036	\$74,086
Average Household Income 65-74	\$108,820	\$110,982	\$101,282
Average Household Income 75+	\$80,932	\$79,468	\$77,127





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.



My company's success is earned from relationships and trust we achieved from our clients. I established ACB 29 years ago and I have been leading with 40 years of experience in the Real Estate Industry. I am 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 ACB 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.

We are headquartered in Mount Juliet, TN, servicing 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*

