



SOUTHEAST VENTURE

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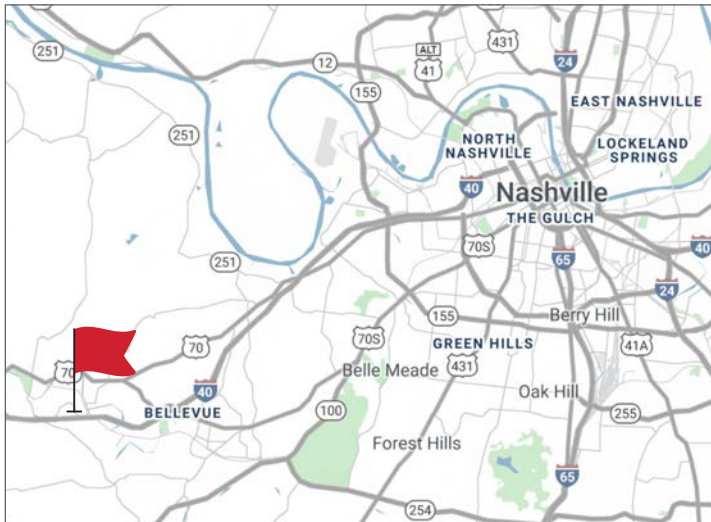
# RESIDENTIAL LAND SITE FOR SALE

Up to 77.79 Acres / Great Location on Newsom Station Road in Nashville, TN

## OVERVIEW

LOCATION	Newsom Station Road at McCrory Lane/I-40 Exit
TOTAL SIZE	77.79 Acres
ZONING	See table below

- Potential to accommodate townhome development
- Ridgelines offer spectacular views
- Direct access from Exit 192 (McCrory Lane) on I-40
- Located in Davidson County
- Less than 20 minutes from downtown Nashville
- Less than 5 minutes from One Bellevue Place



ACRES	ZONED	PARCEL/TAX ID	NOTES
0.64	RS15	126-00-0-146.00	Triangular shaped tract.
3.03	RS20	140-00-0-005.00	Triangular tract with public roadway surrounding.
6.63	Ar2a	140-00-0-006.00	Between Newsom Station and I-40. Wraps around a Cemetery.
39.95	Ar2a	126-00-0-069.00	Portion in TVA easement. Developable ridgelines.
27.54	R80	126-00-0-079.00	Portion in TVA easement. Developable ridgelines.

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