

# 0 SAUNDERSVILLE RD

OLD HICKORY, TENNESSEE

Available in Wilson / Davidson County

Residential - Land

±6.45 Acres Available



**CORE**  
REAL ESTATE

JIM EVANS  
CEO / BROKER

E: [JIMEVANS@CORETN.COM](mailto:JIMEVANS@CORETN.COM)  
P: (615) 653 6333



# DEVELOPMENT OPPORTUNITY

This 6.45-acre property in Old Hickory is an excellent site for attached townhome/condo units. Located less than 2 miles from Lebanon Pike, this tract offers easy access to major routes, making it an attractive option for future developers and residents. With a proposal already in place, this site is perfect for developers looking to capitalize on the growing demand for well-planned residential communities in the greater Nashville Area. The property is being sold "as is" with no entitlements for dense zoning. Prospective use plan is attached for review only.

## INVESTMENT HIGHLIGHTS

- Located in Old Hickory
- Zoned R-20
- ±6.45 Acres
- Property Type: Commercial / Residential Land

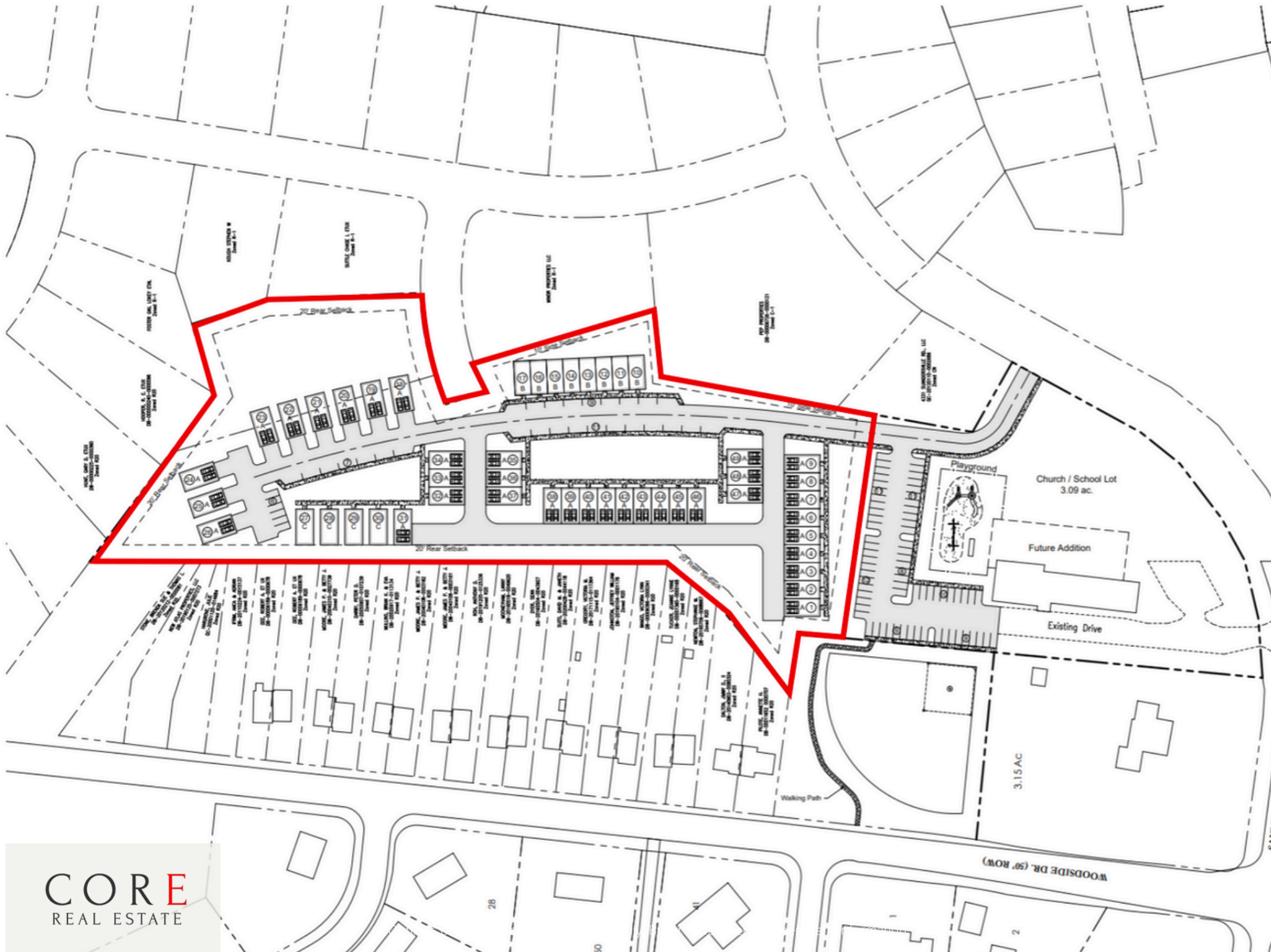




# PROPERTY CHARACTERISTICS

- Property Type:  
Residential / Commercial
- Site Size: +/- 6.45-Acres
- Parcels:
  - 065-00-0-021.00
  - 052C A 020.00
  - 065-00-0-012.00 (Portion Of)
- Zoning: R-20
- 16 Miles Northeast of Downtown Nashville
- 4.5 miles to I-40 interchange







# MARKET OVERVIEW

CORE  
REAL ESTATE

**1.1 Million**

Regional  
Workforce

**66**

New People  
Per day

**2.1 Million**

MSA  
Population

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

**2.5% unemployment** rate for Nashville MSA, 100 basis points **lower** than the national rate (March 2023).

A **major growth** market in the Southeast, Nashville has received **over 140,000 new jobs** since 2010\* by national companies such as Amazon, AllianceBernstein, EY, ICEE and Philips.

**Over 50** companies have announced or moved their **headquarters** to Nashville in the last five years.

One of the nation's **lowest tax burdens**, Tennessee was named the **top state for low business taxes and regulations** by the U.S. Chamber of Commerce's Entering States Report

# 0 SAUNDERSVILLE RD OLD HICKORY, TN

JIM EVANS

BROKER #230904

E: JIMEVANS@CORETN.COM

M: (615) 653 6333

O: (615) 614 3700

CORE  
REAL ESTATE

No warranty or representation, expressed or implied, is made by CORE Real Estate as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions.

