

FOR SALE

# 2546-2550 COUCHVILLE PIKE

±16.86 AC Industrial Development Site in Nashville, TN

DOWNTOWN  
NASHVILLE

NASHVILLE  
INTERNATIONAL  
AIRPORT (BNA)

PROPOSED  
ROADWAY &  
INTERCHANGE

COUCHVILLE PK

±16.86 AC



FOUNDRY  
COMMERCIAL

INVESTMENT  
ADVISORY  
GROUP

## PROPERTY HIGHLIGHTS



**PRIME LOCATION & CONNECTIVITY** | Adjacent to a proposed roadway and interchange, offering easy access to major highways like I-40, I-24, and I-65, making it ideal for logistics, warehousing, and distribution.



**STRONG MARKET DEMAND** | Nashville's booming economy and growing logistics sector drive high demand for industrial space, making this a prime opportunity for investors and tenants alike.



**LIMITED IN-FILL INVENTORY/LAND** | There are few sites that are ripe for industrial development near BNA. Further, the industrial market remains strong, with low vacancy rates and rising rental rates.



**GROWING E-COMMERCE & DISTRIBUTION HUB** | Nashville is becoming a regional distribution hub, making industrial properties near the airport highly desirable for last-mile delivery and fulfillment centers.



**PROXIMITY TO WORKFORCE & AMENITIES** | Located in an area with access to a skilled labor pool, as well as nearby amenities such as hotels, restaurants, and business services that support employees and visitors.





## PROPERTY OVERVIEW

<b>Address</b>	2546-2550 Couchville Pike, Nashville, TN 37217
<b>County</b>	Davidson
<b>Submarket</b>	Airport South
<b>Parcel #</b>	2546: 121-00-0-062.00 2550: 121-00-0-062.01
<b>Site Area</b>	2546: ±15.03 AC 2550: ±1.83 AC <b>Total: ±16.86 AC</b>
<b>Lot SF</b>	±734,422 SF
<b>Existing Use</b>	Raw/Residential Land
<b>Zoning</b>	OV-AIR; R15; R20
<b>Highest &amp; Best Use</b>	Industrial (would require re-zoning)

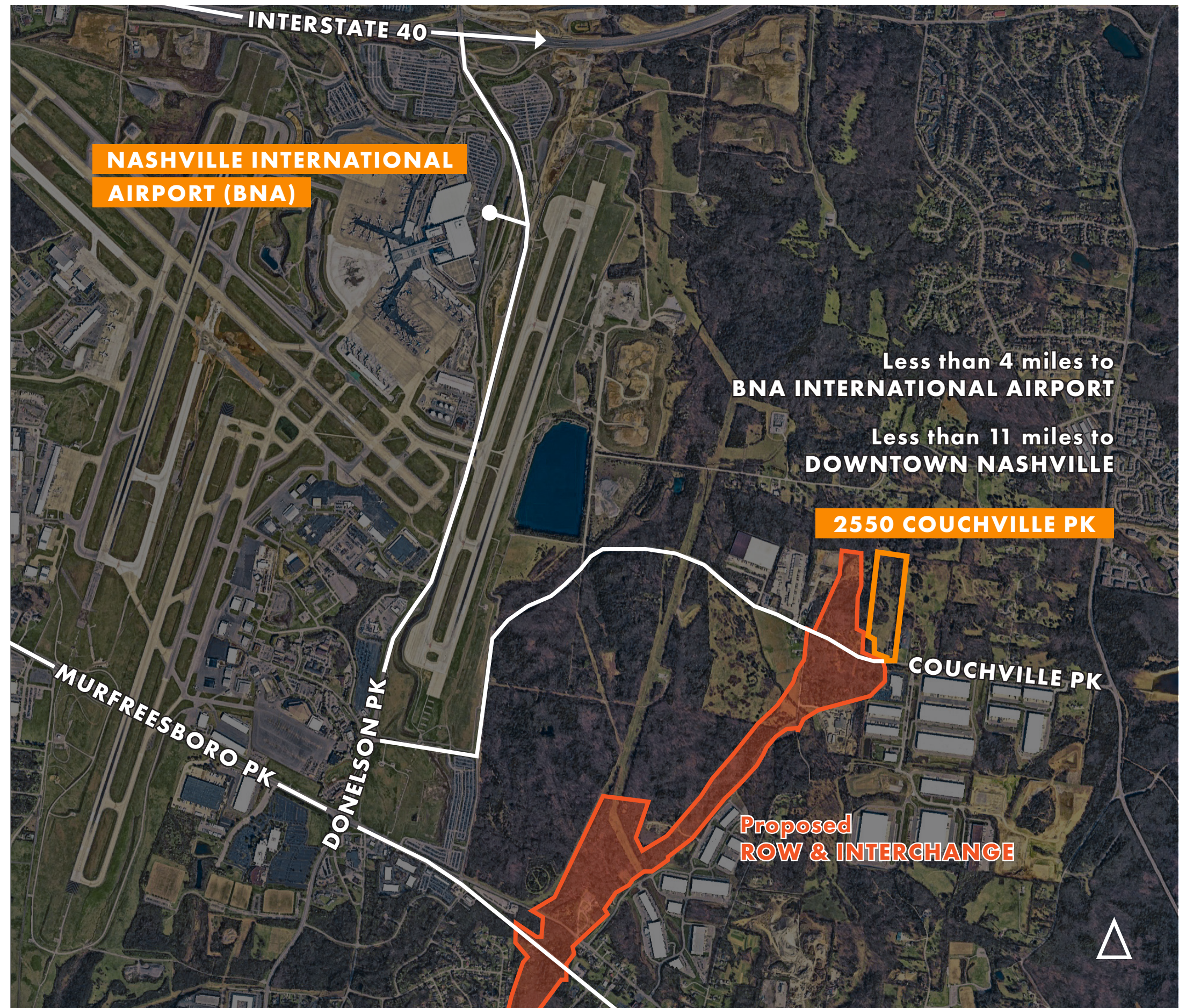
## ZONING

<b>Zoning Definitions</b>	<ul style="list-style-type: none"> <li>• R15: Low-medium density residential, requiring a minimum 15,000 SF lot and intended for single and two-family dwellings at a density of 3.09 dwelling units per acre</li> <li>• R20: Low-medium density residential, requiring a minimum 20,000 SF lot and intended for single and two-family dwellings at a density of 2.31 dwelling units per acre</li> </ul>
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Source: CoStar; Nashville GIS; CRS

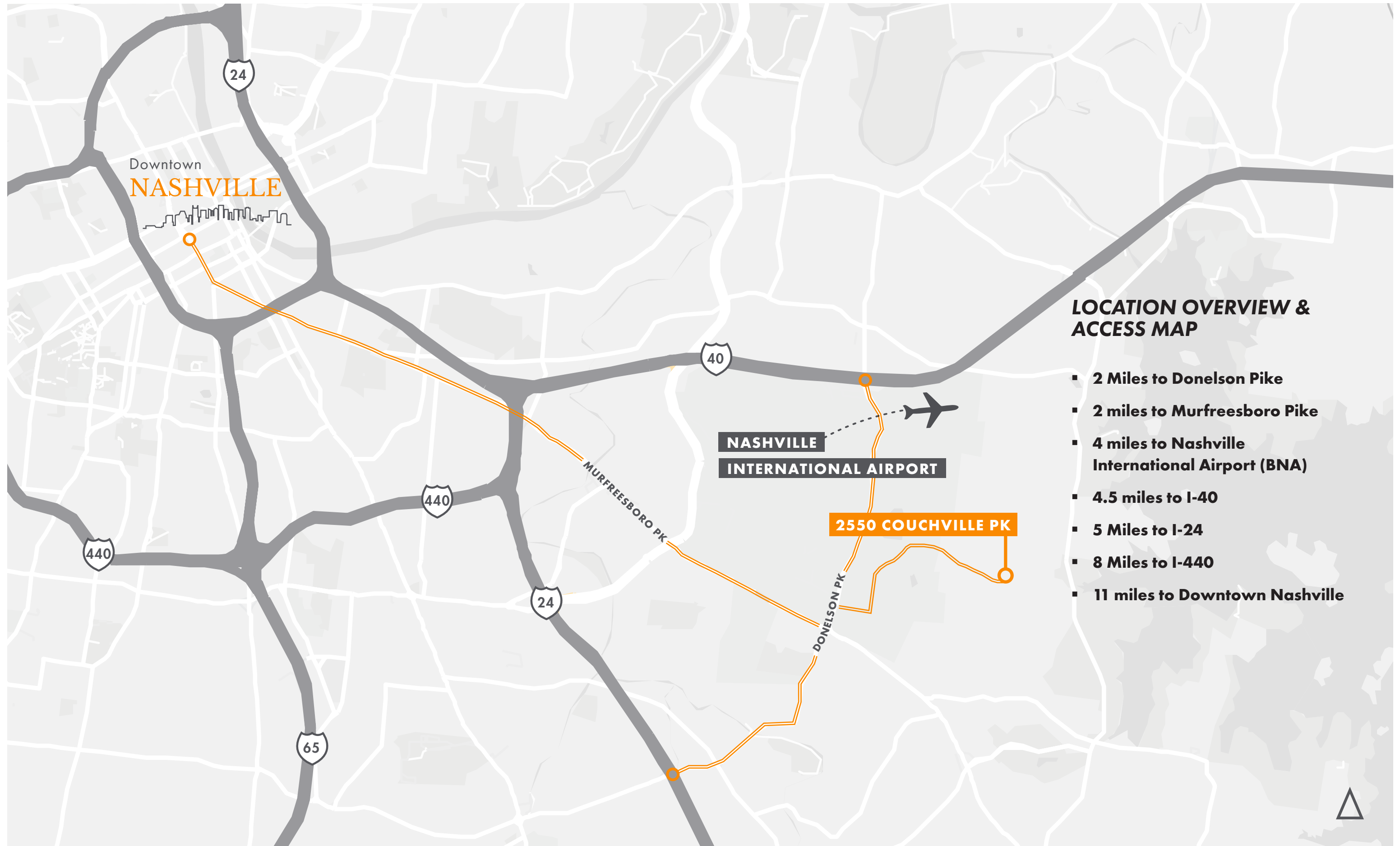
## PROPOSED ROADWAY & INTERCHANGE

Right of way (ROW) has already been acquired for a new road connecting Murfreesboro Pike with Couchville Pike directly connecting to the subject site. The proposed interchange for the new road has multiple touchpoints with the subject site. This will provide excellent connectivity and positions the site at the new gateway to the Couchville Pike industrial district.



# SURROUNDING TENANTS







# CONTACT

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