



HICKORYVIEW DEVELOPMENT SITE

5.54 ACRES
WITHIN THE SOUTHEAST
NASHVILLE SUBMARKET

**RARE SOUTHEAST NASHVILLE
MULTIFAMILY DEVELOPMENT
OPPORTUNITY**

HICKORYVIEW

HAVENS
COMMERCIAL

WALKER & DUNLOP

Hickoryview

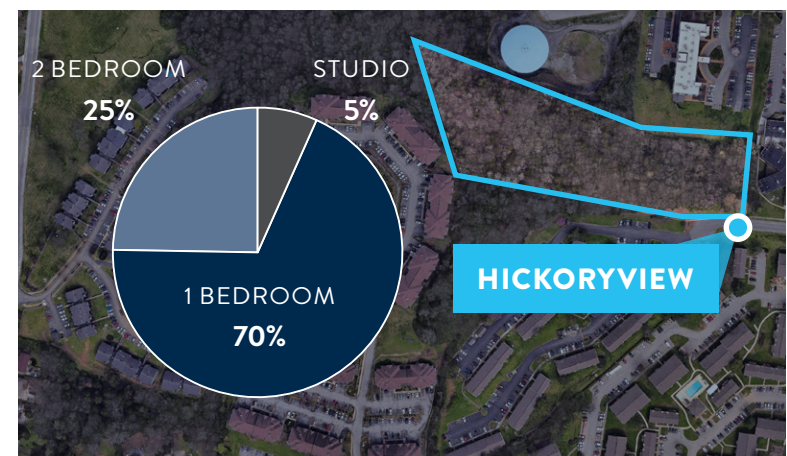
Hickoryview Development Site (“the Property”) is a 5.54-acre development site featuring 200 +/-residential units under SP zoning. Nestled in the northwest corner of Old Hickory Blvd and Nolensville Road with direct access to necessity-based retail and three grocers (Kroger, Publix, and Sprouts) within two-miles. The property is also surrounded by over 12.2M SF of office space within a 5-mile radius. This development site provides an investor a rare opportunity to build within this high-barriers-to-entry submarket.

441 HICKORYVIEW DRIVE | NASHVILLE, TN 37211

# of Units	±200
Location	The subject property is located off of Hickoryview Dr, west of Nolensville Rd and north of Old Hickory Blvd
Parcel #	16100019400
Tax District	Metro Nashville Urban Services District
Site Size	±5.54 Acres
Zoning	RM-15 Medium-High Density Residential
Approved Uses	Medium-High Density Residential, intended for Single-Family, Duplex, and Multi-Family Dwellings at a density of 15 Dwelling Units Per Acre

PROPOSED UNIT MIX

UNIT	UNIT TYPE	UNIT SIZE SF	# OF UNITS
S1	1BR	630	19
S1A	1BR	630	1
A1	1BR	750	41
A1A	1BR	750	3
A2	1BR	742	5
A3	1BR	813	5
A4	1BR	866	5
A5	1BR	603	5
A6	1BR	812	5
A7	1BR	762	5
A8	1BR	674	5
A9	1BR	720	38
A10	1BR	857	5
A11	1BR	684	39
A12	1BR	667	55
A13	1BR	883	1
LW-1	1BR	1958	1
B1	2BR	1140	10
B2	2BR	1271	19
B2-ALT	2BR	1271	5
B3	2BR	1315	5
B4	2BR	949	5
B5	2BR	1183	12
B5A	2BR	1183	2
LW2	2BR	2877	1
TOTAL /AVG		816	297



Conceptual Site Plan

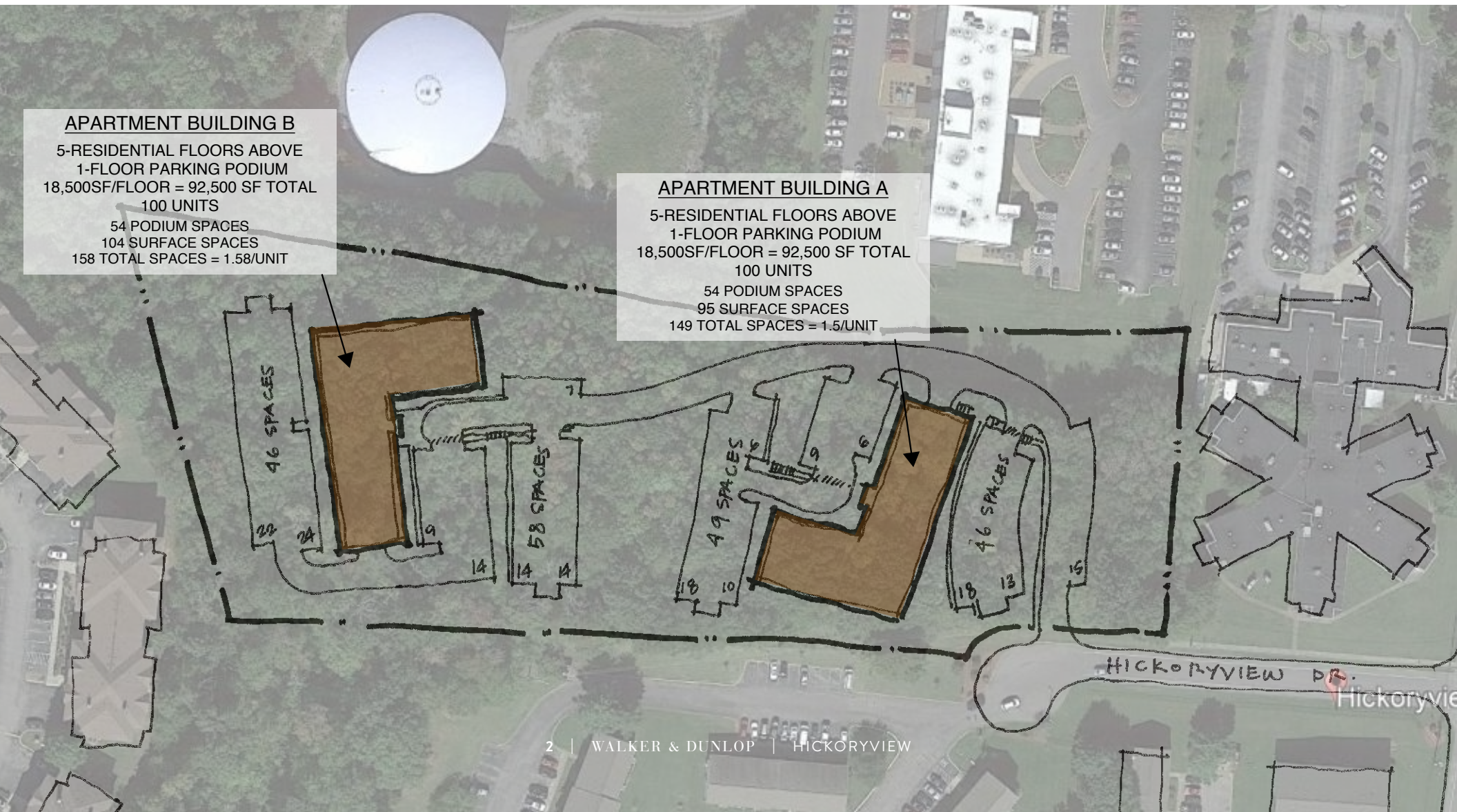
THIS VIBRANT 200-UNIT DEVELOPMENT OFFERS STUDIO, ONE AND TWO-BEDROOM UNITS IN TWO 5-OVER-1 STORY PODIUM STRUCTURES FEATURING 108 PODIUM PARKING SPACES AND 199 SURFACE PARKED SPACES.

APARTMENT BUILDING B

5-RESIDENTIAL FLOORS ABOVE
1-FLOOR PARKING PODIUM
18,500SF/FLOOR = 92,500 SF TOTAL
100 UNITS
54 PODIUM SPACES
104 SURFACE SPACES
158 TOTAL SPACES = 1.58/UNIT

APARTMENT BUILDING A

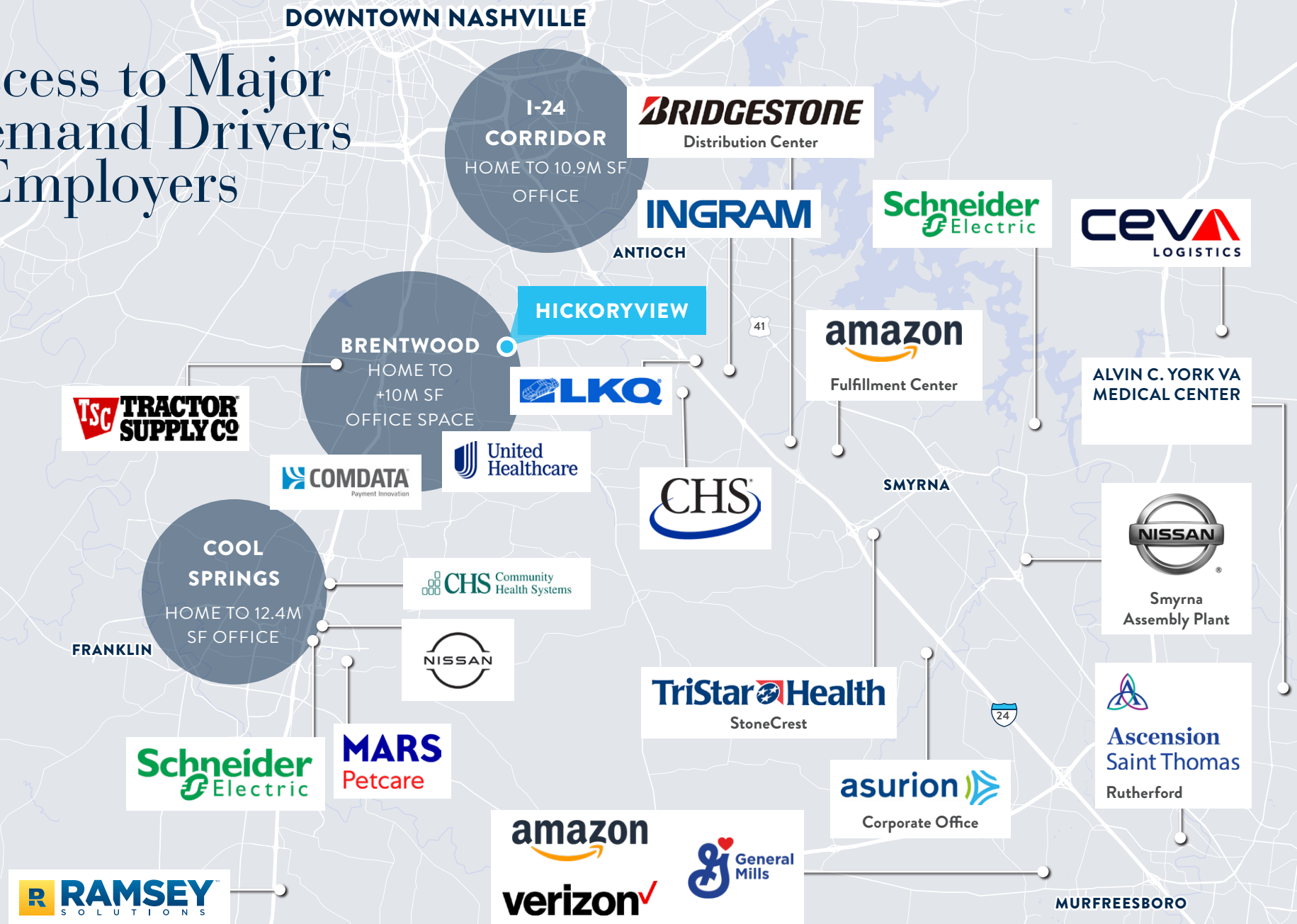
5-RESIDENTIAL FLOORS ABOVE
1-FLOOR PARKING PODIUM
18,500SF/FLOOR = 92,500 SF TOTAL
100 UNITS
54 PODIUM SPACES
95 SURFACE SPACES
149 TOTAL SPACES = 1.5/UNIT





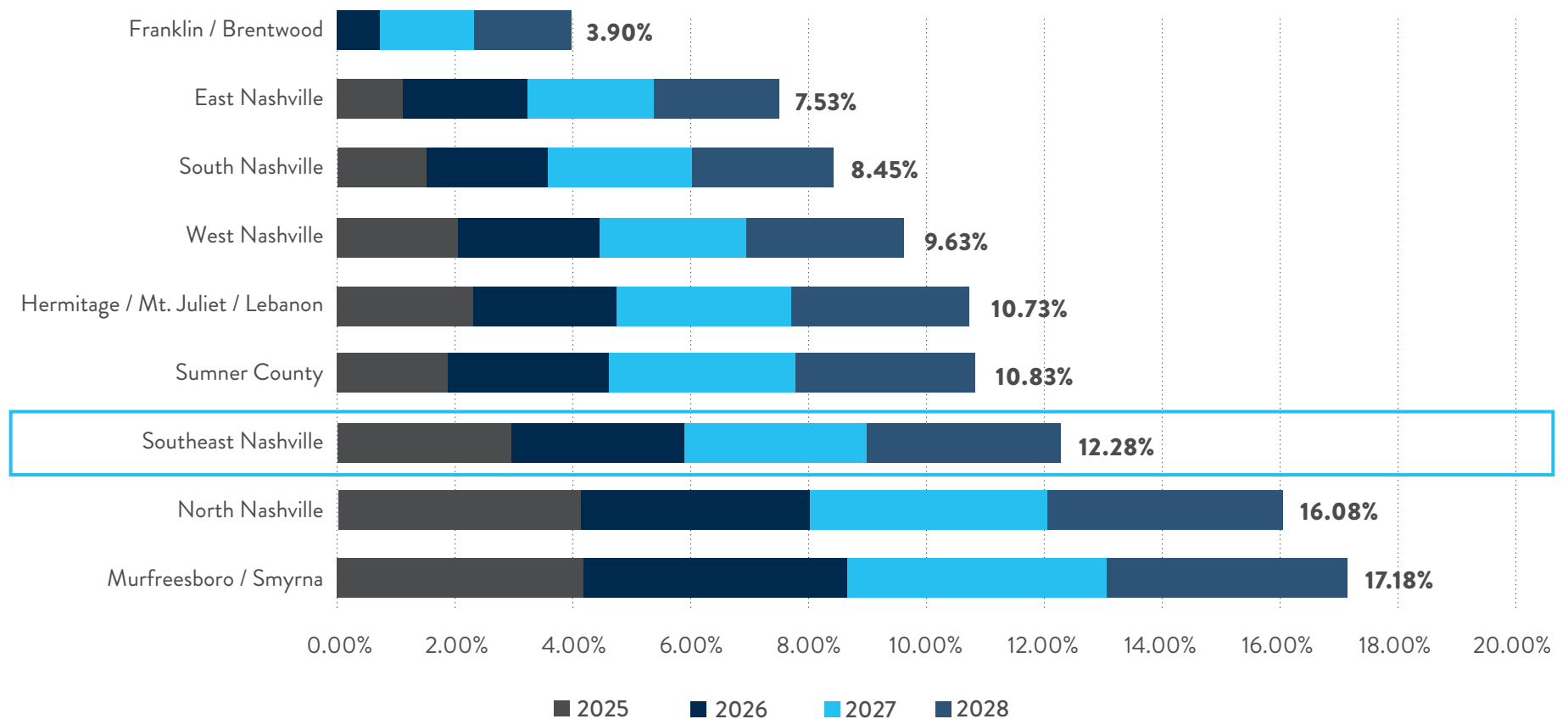
Amenity-Rich Immediate
Location Hosting a
Plethora of Retailers

Access to Major Demand Drivers & Employers



Average Annual Rent Growth Projections Through 2028

SOUTHEAST NASHVILLE SUBMARKET RENT GROWTH ON PACE TO BE A TOP PERFORMER WHEN COMPARED TO OTHER SUBMARKETS



Source: Axiometrics

Surrounded By Desirable Housing Markets



New Construction Submarket Comparables

AS URBAN INFILL AND SURROUNDING RENTS CONTINUE TO RISE, HICKORYVIEW LAND IS WELL POSITIONED TO DRAFT OFF THESE HIGHER RENTS.



\$1.96 PSF
VINTAGE EDGE



\$1.71 PSF
MAXWELL APARTMENTS



\$1.53 PSF
THE HILLSON



\$2.10 PSF
VIEWS OF MUSIC CITY



\$1.80 PSF
FIFTY FORTY FLATS



\$2.39 PSF
7 AT SEVEN MILE CREEK

Rent Comparables

1. Vintage Edge
2. 6228 Music City Apartments
3. Hickory Point Apartments
4. Maxwell
5. The Hillson
6. Whetstone Flats
7. The Anson

NASHVILLE

HICKORYVIEW

Rent Comparables



	HICKORYVIEW	VINTAGE EDGE	VIEWS AT MUSIC CITY	HICKORY POINT
Address	4441 Hickoryview Drive	5833 Nolensville Pike	6228 Nolensville Pike	15180 Old Hickory Blvd
City, State	Nashville, TN 37211	Nashville, TN 37211	Nashville, TN 37211	Nashville, TN 37211
Mkt. Unit Count	200	191	209	298
Year Delivered	2026	2023	2023	2006
Avg. Mkt. Unit Size	913	900	673	972
Avg. Mkt. Unit Rent	\$1,763	\$1,760	\$1,437	\$1,500
Avg. Rent Per SF	\$1.93	\$1.95	\$2.13	\$1.54
Manager		Elmington	RAM	Highmark
Studio				
Units (#)	10	27	56	
Market Rent	\$1,400	\$1,342	\$1,397	
Sq Ft	600	535	540	
Rent Per Sq Ft	\$2.33	\$2.51	\$2.59	
1BR				
Units (#)	140	101	100	94
Market Rent	\$1,650	\$1,650	\$1,350	\$1,343
Sq Ft	850	844	632	707
Rent Per Sq Ft	\$1.94	\$1.95	\$2.14	\$1.90
2BR				
Units (#)	50	63	53	156
Market Rent	\$2,150	\$2,114	\$1,643	\$1,570
Sq Ft	1,150	1,147	891	1,055
Rent Per Sq Ft	\$1.87	\$1.84	\$1.84	\$1.49

Rent Comparables



MAXWELL APARTMENTS

THE HILLSON

WHETSTONE FLATS

THE ANSON

Address	1500 Bell Road	7000 Harris Hills Lane	1430 Bell Road	950 Brittany Park Dr
City, State	Nashville, TN 37211	Nashville, TN 37211	Nashville, TN 37211	Nashville, TN 37013
Mkt. Unit Count	362	248	508	301
Year Delivered	2023	2020	2016	2019
Avg. Mkt. Unit Size	1,103	1,043	976	989
Avg. Mkt. Unit Rent	\$1,844	\$1,571	\$1,495	\$1,600
Avg. Rent Per SF	\$1.67	\$1.51	\$1.53	\$1.62
Manager	Greystar	Elmington	Buckingham	PAC
Studio				
Units (#)				
Market Rent				
Sq Ft				
Rent Per Sq Ft				
1BR				
Units (#)	160	97	264	147
Market Rent	\$1,635	\$1,368	\$1,340	\$1,395
Sq Ft	856	829	780	786
Rent Per Sq Ft	\$1.91	\$1.65	\$1.72	\$1.77
2BR				
Units (#)	162	121	219	133
Market Rent	\$1,932	\$1,585	\$1,643	\$1,771
Sq Ft	1,258	1,134	1,162	1,154
Rent Per Sq Ft	\$1.54	\$1.40	\$1.41	\$1.53

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W&D

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