

FOR SALE

Reduced Price

Davidson County Mixed-Use & Multifamily Assemblage

4211 Murfreesboro Pike, La Vergne, TN *(For Location Reference)*

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services



Metro-Approved
Multifamily Site

Retail

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2920 Berry Hill Dr, Ste 100, Nashville, TN 37204



FOR SALE

Davidson County Mixed-Use & Multifamily Assemblage

TYPE	Multifamily & Retail
ACREAGE	±11.89 Acres ±4.61 Acres (Retail) ±7.28 Acres (Multifamily)
LOCATION	Located in an active commercial corridor near the corner of Murfreesboro Pike and Waldron Rd in La Vergne

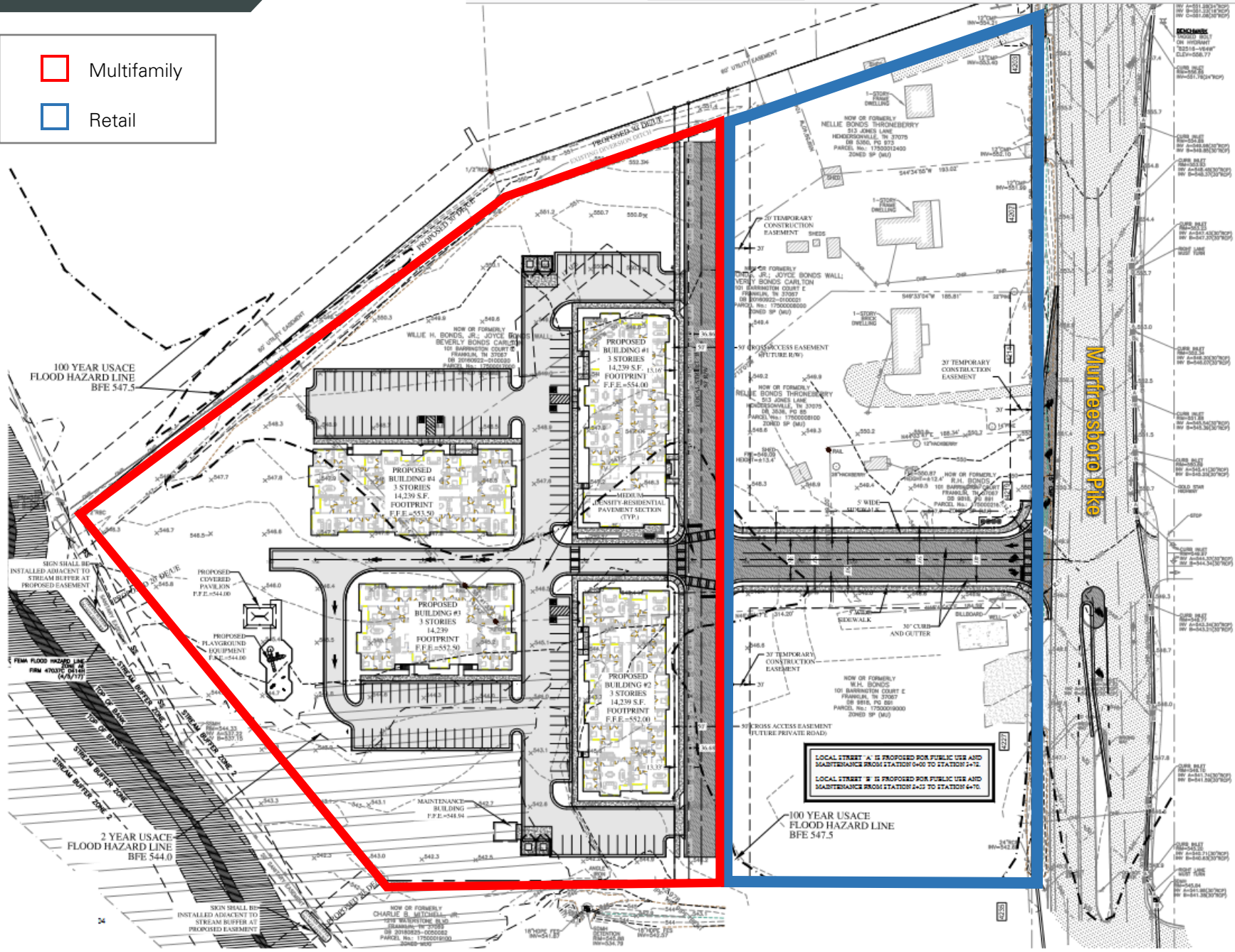
SALE PRICE **\$5,700,000**

Property Highlights

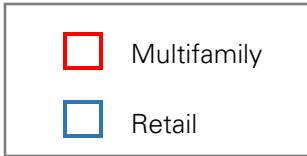
- Metro-Approved plans for:
 - 4 apartment buildings
 - 88 Residential Units
- Water and Sewer Service Approved
- Road connections approved
- 832 Linear FT Road Frontage
- Flat Terrain
- Traffic: 37,000 Cars Daily

SITE PLAN

Multifamily
 Retail



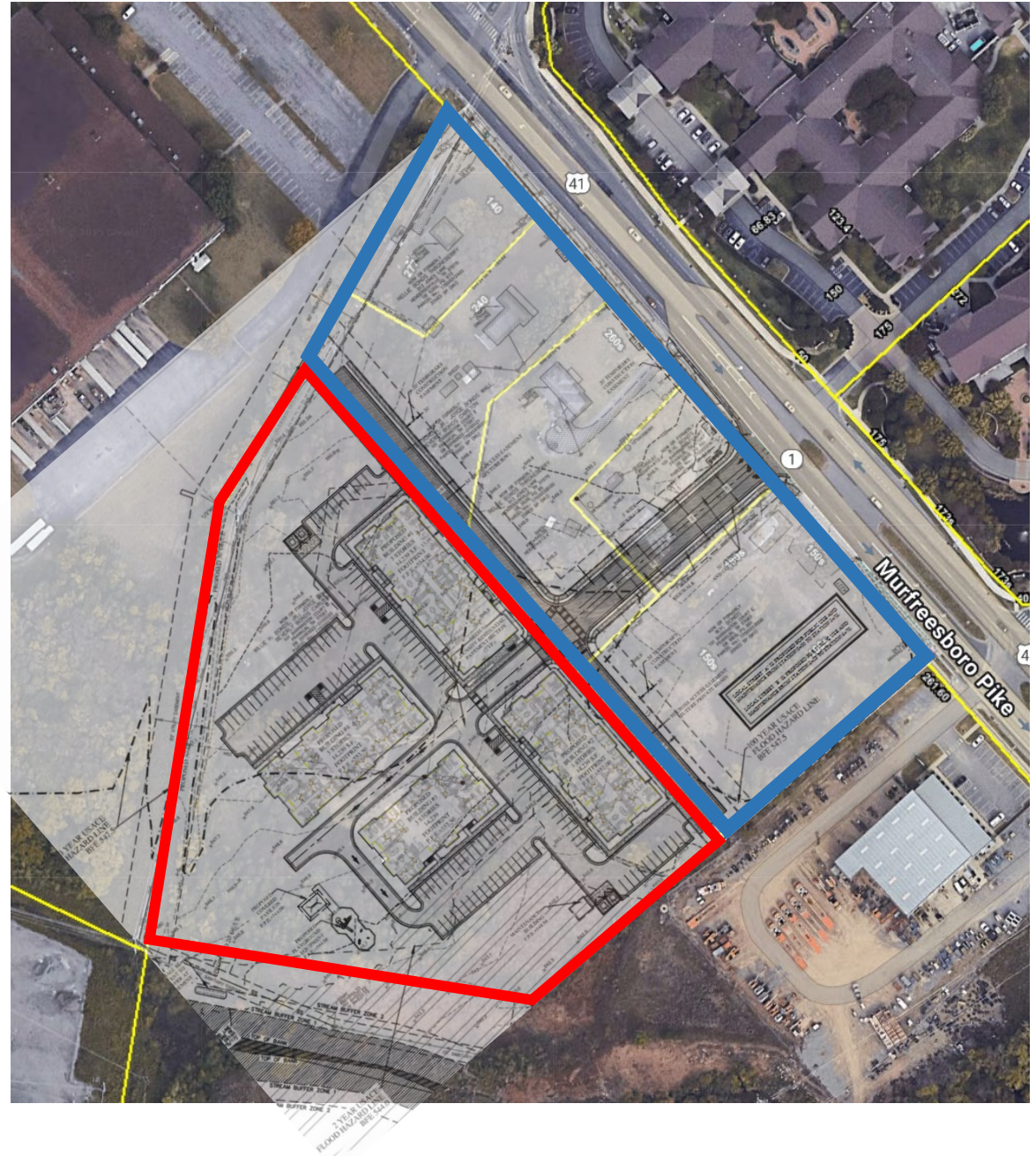
SITE PLAN



DEVELOPMENT SITE DATA TABLE

1. TOTAL PROPERTY AREA = 7.28 ACRES
2. DENSITY = 12.09 UNITS/ACRE
3. DWELLING UNITS = 88 RESIDENTIAL UNITS, 1 PHASE, 44-2 BEDROOM & 44- 3 BEDROOM UNITS
4. FLOOR AREA RATIO (FAR) = 51.05%
5. IMPERVIOUS SURFACE RATIO (ISR) = 42.63%
6. LAND USE BY AREA:
 PARKING SPACES REQUIRED (UZO DISTRICT): = FOR UNITS OF 2 BEDROOMS OR MORE, 1.5 SPACES PER UNIT
 = 88 UNITS X 1.5 = 132 SPACES REQUIRED
 = 136 OFF-STREET + 26 ON-STREET = 162 SPACES PROPOSED

 PARKING SPACES PROPOSED:
 PARKING LOT AREA = 66,863 S.F.
 BUILDING AREA = 53,965 S.F.
 PAVILION AREA = 384 S.F.
 SIDEWALKS = 10,658 S.F.
 STORMWATER MANAGEMENT AREA = 51,626 S.F.
 PUBLIC STREET & R/W AREA = 1,733 S.F. STREETS, R/W = 6,265 S.F. (WITHIN PROPERTY LINE)
7. LAND USE PROPOSED = SUB-DISTRICT 3 AS DEFINED IN SP, STACKED FLATS BULK PROVISIONS
8. BUILDING TYPES ALLOWED: MIXED-USE, LIVE/WORK, TOWNHOUSE, TOWNHOUSE COURTS, STACKED FLATS
9. LAND USE EXISTING = MULTIPLE LARGE LOT RESIDENTIAL
10. SETBACK REQUIREMENTS FROM PROPERTY LINE / R/W = MINIMUM 5', MAXIMUM 10', STEPS 0'
11. RAISED FOUNDATIONS MINIMUM 18" AS MEASURE FROM THE HIGHEST POINT
12. INTERSECTIONS TO BE DESIGNED WITH MINIMUM CURB RADII TO SLOW TRAFFIC AND TO REDUCE PEDESTRIAN CROSSING DISTANCES
13. ON-STREET PARKING IS ENCOURAGED



SITE PLAN

East Side Apartment Concept



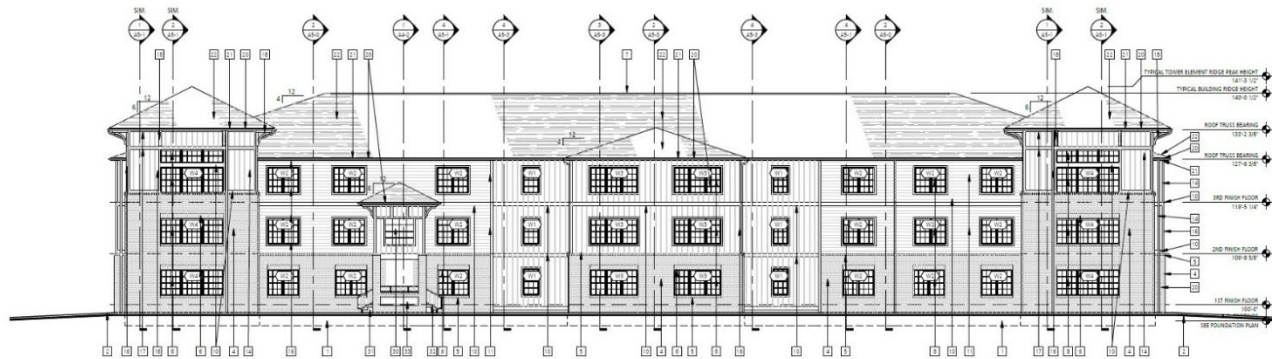
RENDERING



BUILDING 1 - RIGHT SIDE ELEVATION 4
SCALE: 3/32" = 1'-0"
A3.0



BUILDING 1 - LEFT SIDE ELEVATION 3
SCALE: 3/32" = 1'-0"
A3.0



BUILDING 1 - REAR ELEVATION 2
SCALE: 3/32" = 1'-0"
A3.0

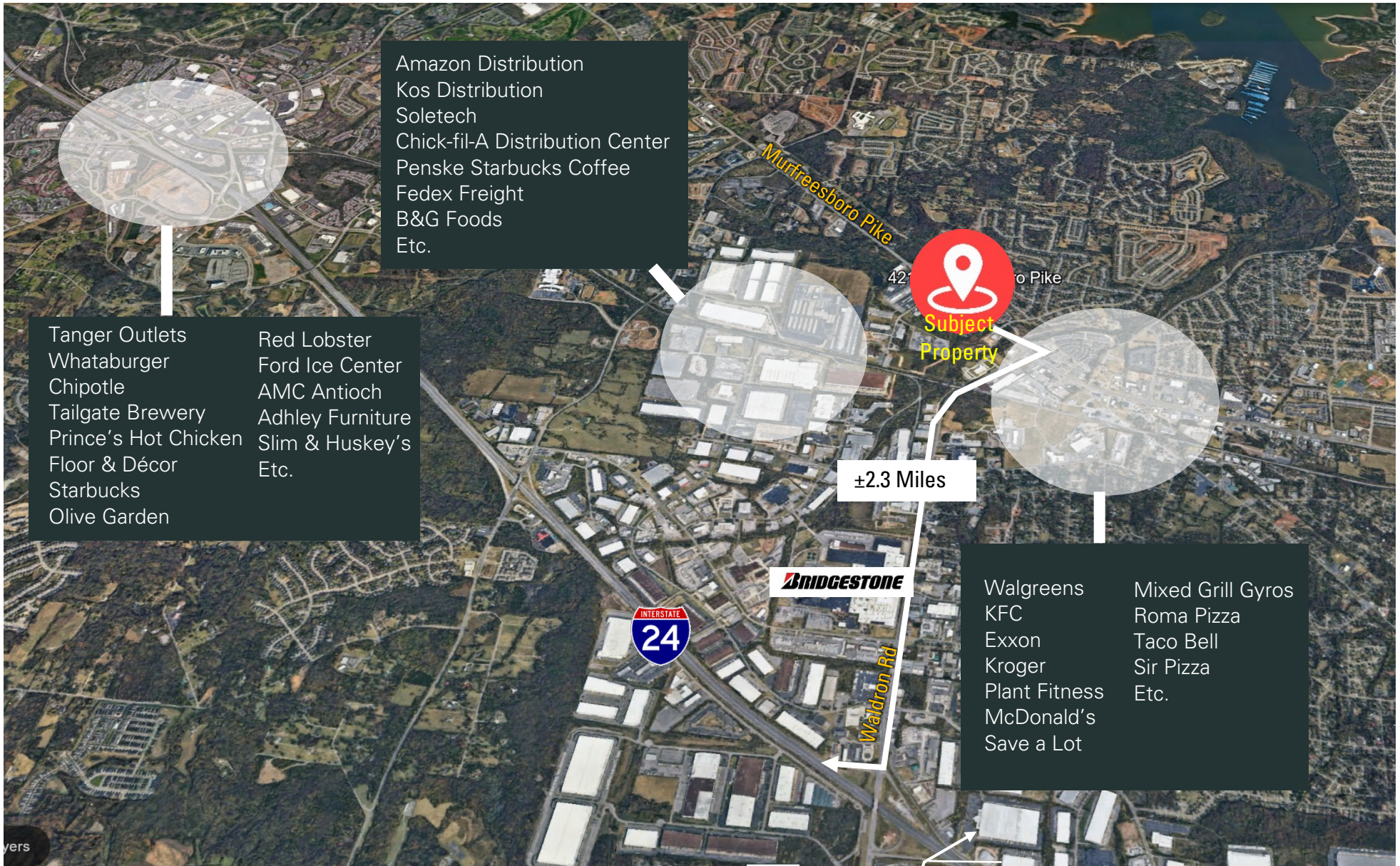


BUILDING 1 - FRONT ELEVATION 1
SCALE: 3/32" = 1'-0"
A3.0

DRONE AERIAL



AERIAL



Amazon Distribution
Kos Distribution
Soletch
Chick-fil-A Distribution Center
Penske Starbucks Coffee
Fedex Freight
B&G Foods
Etc.

Tanger Outlets
Whataburger
Chipotle
Tailgate Brewery
Prince's Hot Chicken
Floor & Décor
Starbucks
Olive Garden

Red Lobster
Ford Ice Center
AMC Antioch
Adhley Furniture
Slim & Huskey's
Etc.

Subject Property

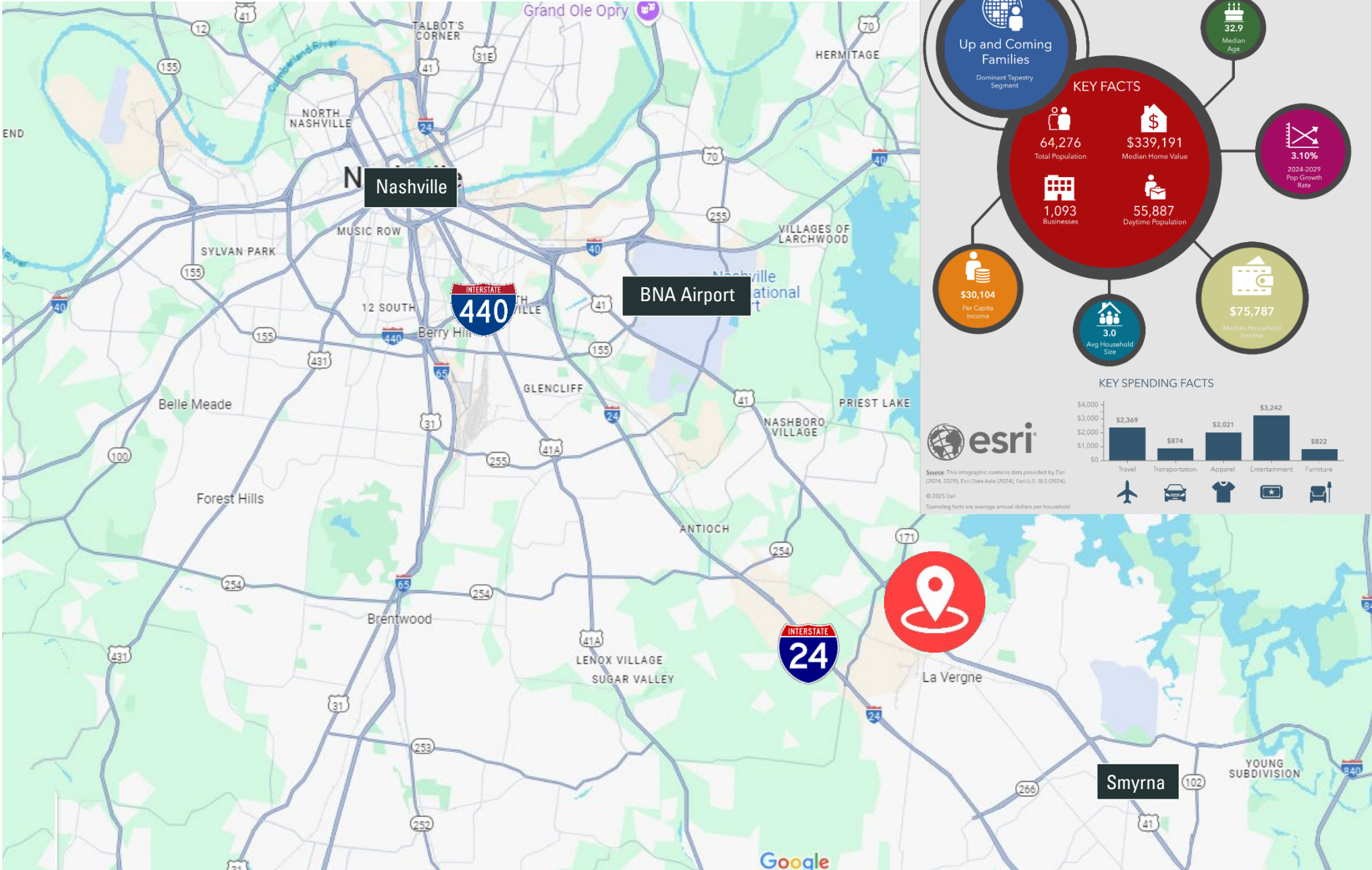
±2.3 Miles

BRIDGESTONE

Walgreens
KFC
Exxon
Kroger
Plant Fitness
McDonald's
Save a Lot

Mixed Grill Gyros
Roma Pizza
Taco Bell
Sir Pizza
Etc.

LOCATION MAP



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