

1017 Pierce Road



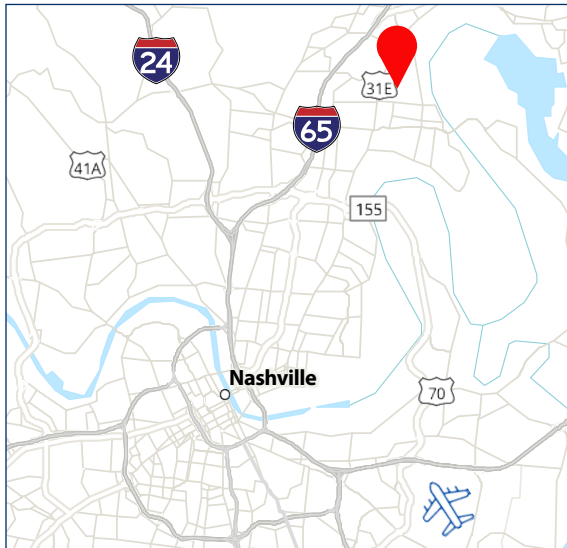


Property Overview

1017 Pierce Road presents a fully entitled development opportunity in the heart of Madison, one of Nashville’s fastest-growing submarkets. Positioned directly behind Amqui Elementary School, the site offers excellent visibility, strong community connectivity, and quick access to Gallatin Pike and major retail corridors. With flat topography, and utilities on-site, it is ideally suited for multi-family or mixed-use development in a high-demand area.

HIGHLIGHTS

Acreage: 1.69 acres
Zoning: SP – permits 33 multi-family units, FAR 1.06, max 3 stories / 35’ height
Parking: 2-car garage per unit + 4 standard spaces
Community Character Policy: T4 Urban Neighborhood Evolving
Utilities: Available at the site
Topography: Flat, development-ready land
Transit Access: 0.5 miles from public bus transit



LOCATION

- 1.5 miles to Gallatin Pike Retail Corridor
- 3 miles to the RiverGate Mall Redevelopment
- 3 miles to I-65 Access
- 11 miles to Downtown Nashville
- 13 miles Nashville International Airport (BNA)



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