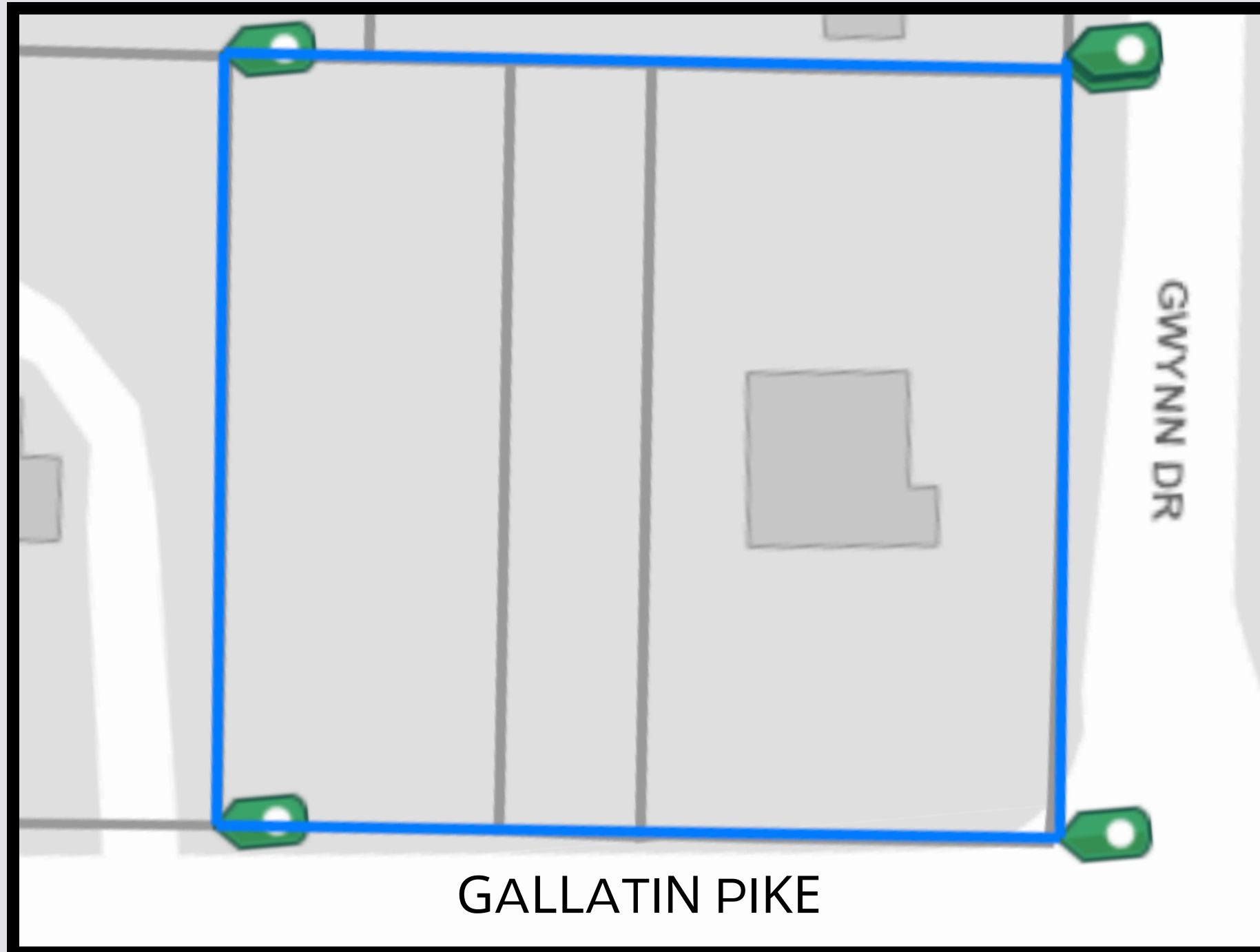
An isometric architectural drawing of a townhome development, rendered in various shades of blue. The drawing shows multiple rows of townhomes, each with distinct rooflines, windows, and doors. The perspective is from an elevated angle, looking down and across the rows of buildings. The overall style is clean and modern, with a focus on geometric forms and light and shadow.

# GALLATIN PARK

## TOWNHOMES

Project

# LOCATION



## 4405 Gallatin Pike

3 Parcels - 4405 Gallatin Pike, 4403  
Gallatin Pike, 0 Gallatin Pike

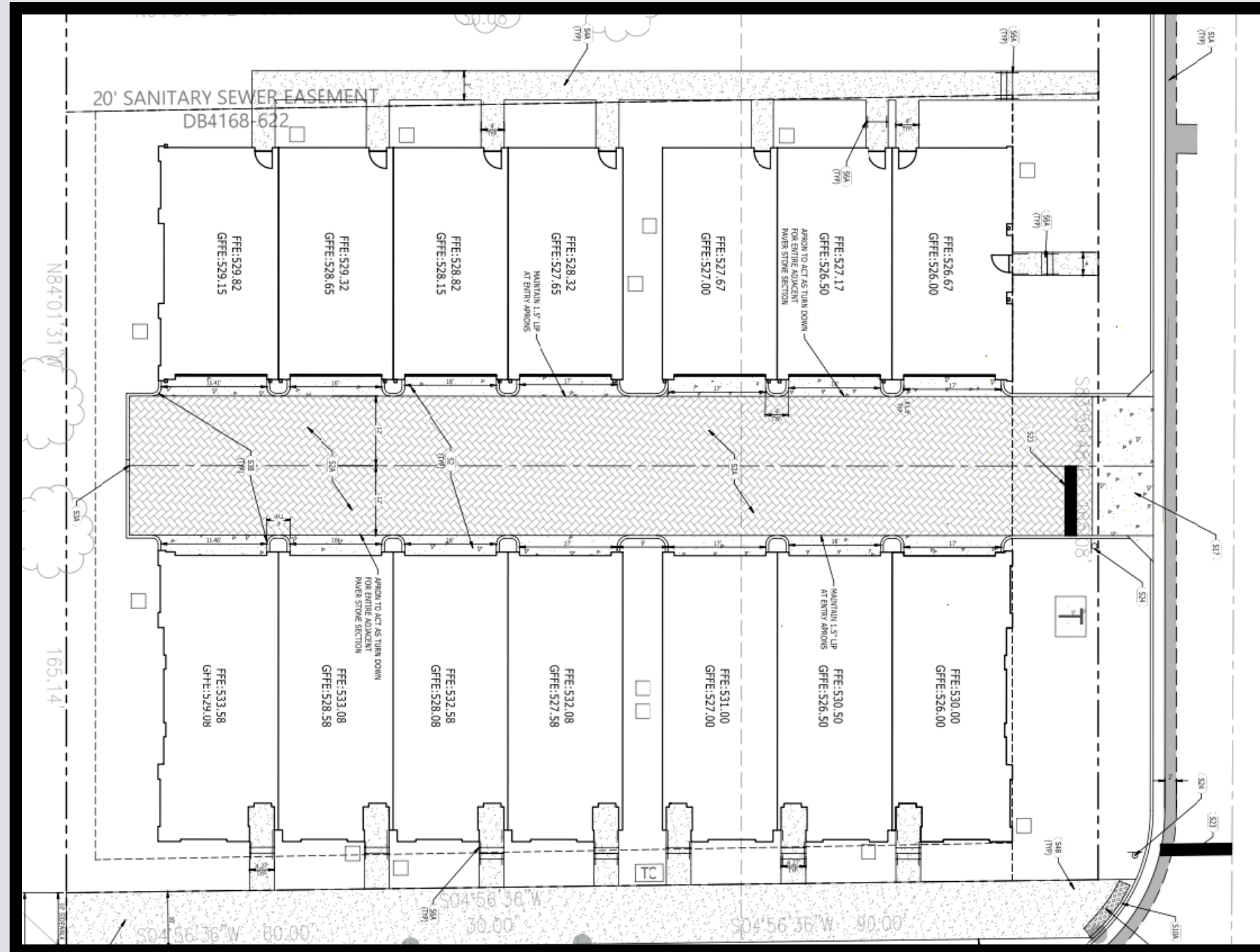
0.68 acres, zoned OR20 by right

14 unit development plan with STR  
favorable office/residential zoning

3D SITE  
RENDERING



# Development PLAN



## 14 Units

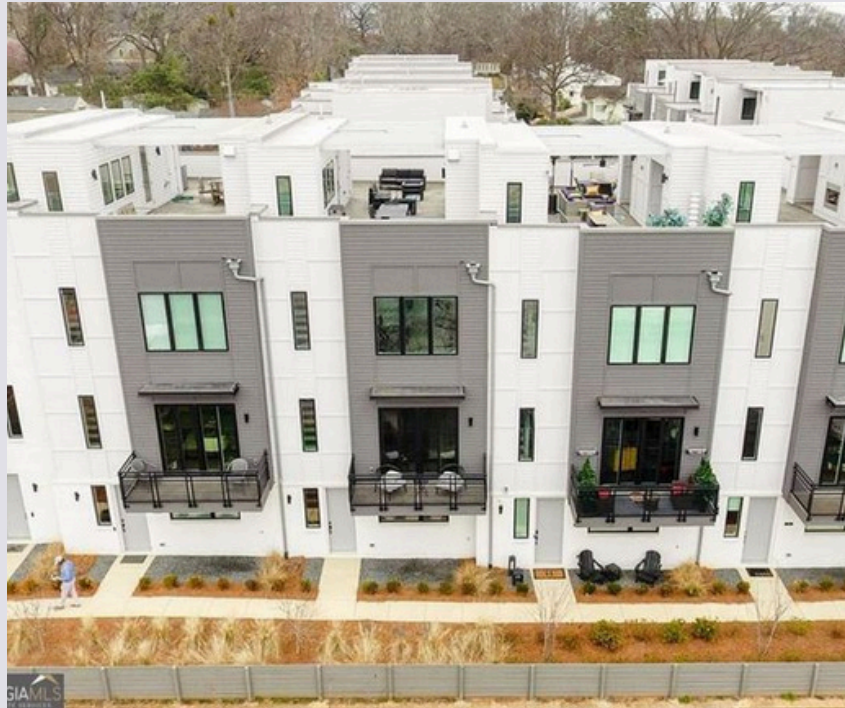
12 units:

4 beds, 4 baths, 2 car garage  
rooftop decks

2 units:

2 beds, 2 baths, 2 car garage  
rooftop decks

Inspiration  
**PHOTOS**



## Recent Market

# COMPS



## Creative Way

2 bed, 2.5 bath, 1198 SF  
STR TOWNHOME  
Sold \$435k recently, \$363/SF  
Madison, and 2020 build  
500 Creative Way #4 Madison TN



## Avery

3 bed, 3 bath, 1241 SF  
STR CONDO  
Sold \$636k recently, \$512/SF  
4810 Gallatin Pike 37216



## Kirkland

4 Bed, 4 Bath, 2000 SF  
STR TOWNHOME  
Sold \$850k recently, \$425/SF  
1006 W Kirkland 37216

Unit

A

7

Scheduled On Site

4/4

4 Beds, 4 Baths, 2 Car Garage  
Rooftop Deck

2,230 SF

Approximate

\$799K

Projected Sales Price

\$358

\$/SF



# Unit B

5

Scheduled On Site

4/4

4 Beds, 4 Baths, 2 Car Garage  
Rooftop Deck

1,975 SF

Approximate

\$767K

Projected Sales Price

\$388

\$/SF







Development

# PACKAGE

## Shovel-Ready Close

This project is an advantageous shovel-ready close. Full civil engineering plans are completed and in hand, ready to convey. Grading permit was submitted for in early 2024 and will be secured and ready to pull and break ground by closing. Floor plans are finished and in hand pending final edits and submittals (3/4 finished) and custom made for the specific building envelope of this site. Full due diligence package in hand that influenced civil design including but not limited to ALTA survey, Geotech, Phase 1 Environmental, Infiltration Study, etc.

Offered by

**MATT DAVIS & MARY CAROLYN ROBERTS**



615-394-3383



615-977-9262





4403-4405

GALLATIN PK