

FOR SALE

±2.13 Acres Available | Premier Commercial Development Opportunity

CHARLES
HAWKINS CO.
Commercial Real Estate Services



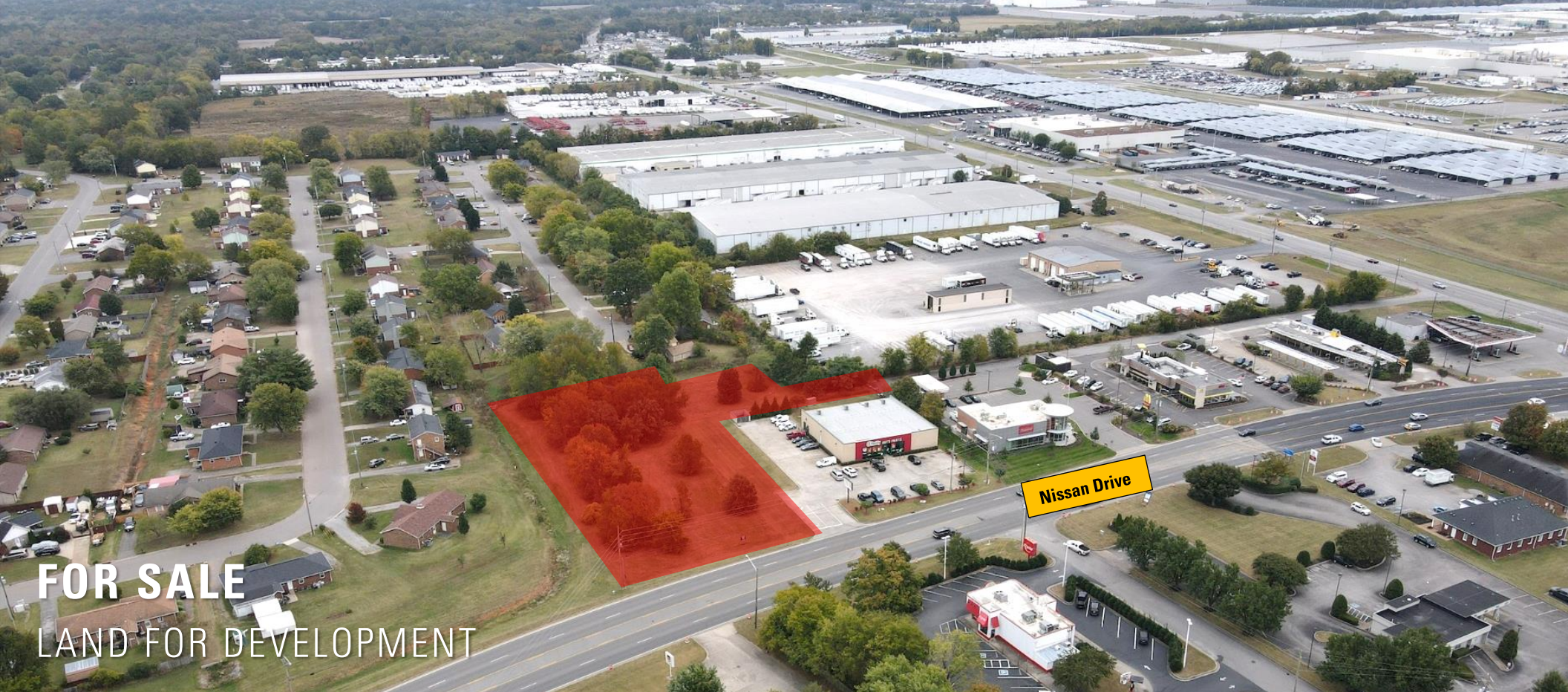
NISSAN DRIVE
SMYRNA, TN

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



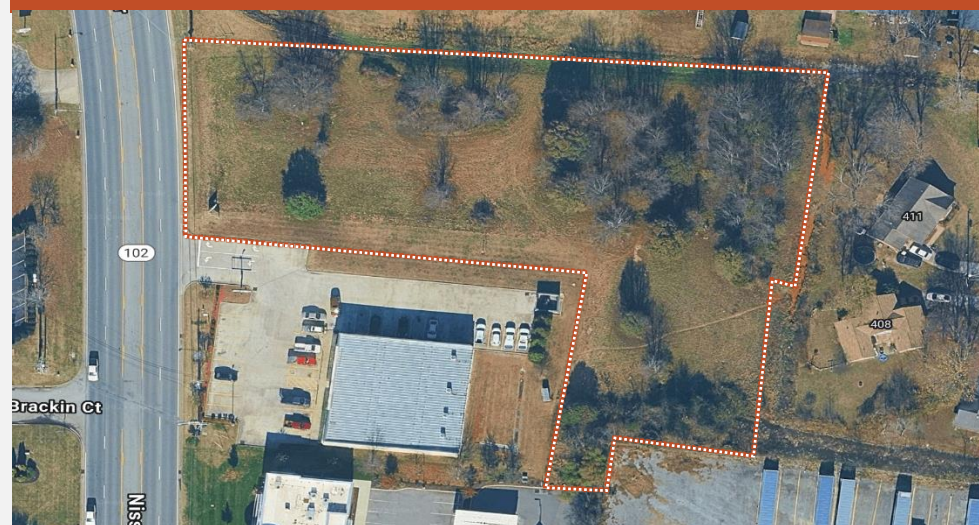
FOR SALE LAND FOR DEVELOPMENT

PROPERTY SPECIFICATIONS

- Commercial Development Opportunity
- ±2.13 Acres
- **Site has 2 access points:** Nissan Drive and the rear of the property
- Zoned C-2 (Highway Service)
- **27,188 AADT** on Nissan Drive
- Strong Demographics: 86,449 people live within 5 miles with an average annual Income of \$77,866
- Site is adjacent to O'Reilly Auto Parts
- In close proximity to the Nissan Plant
- ±4 Miles to access I-24
- Near the corner of Nissan Dr & Enon Springs Rd E

SALE PRICE

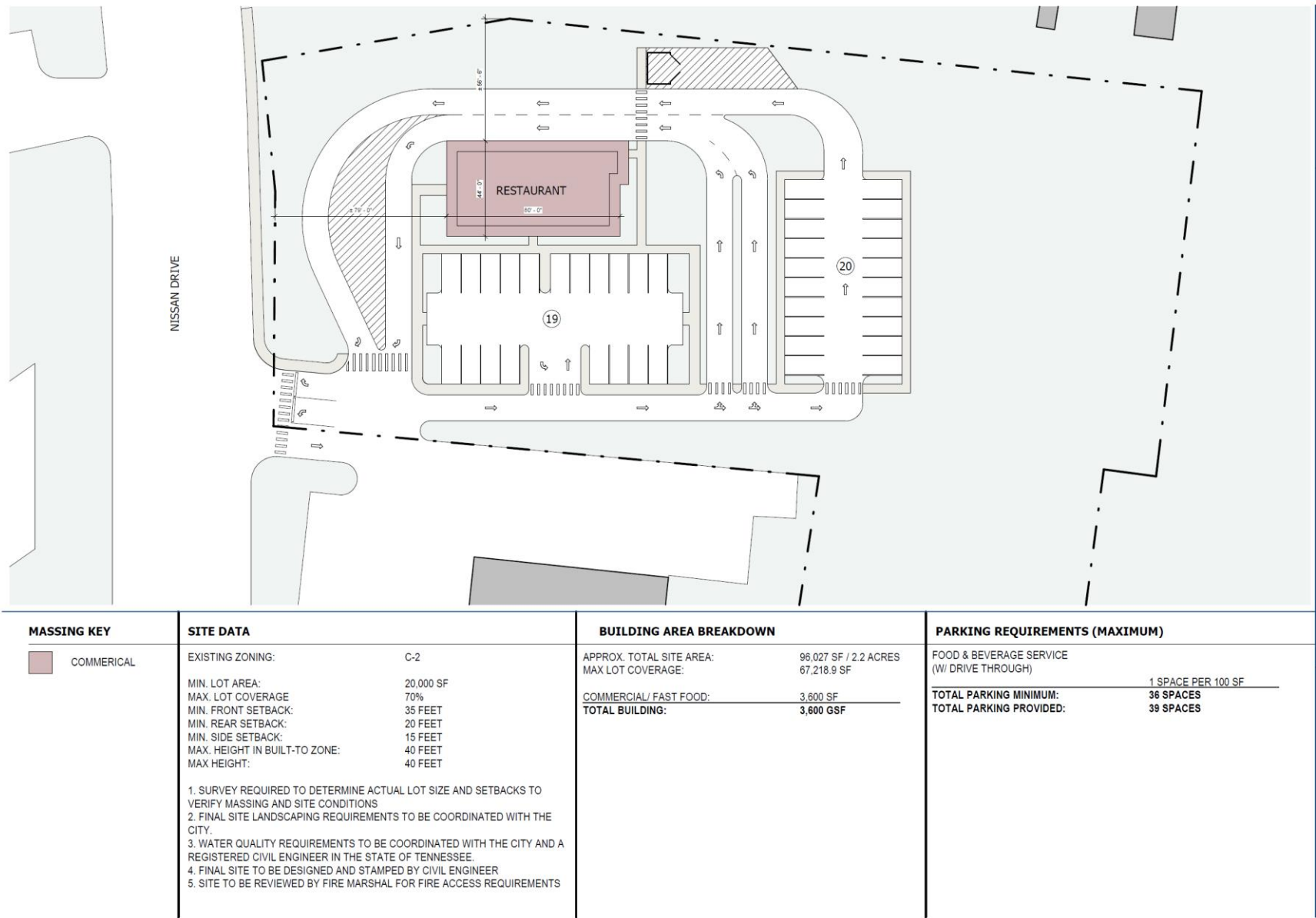
\$650,000 per acre





MASSING STUDY

OPTION A:
3,600 SF Drive-Thru Restaurant

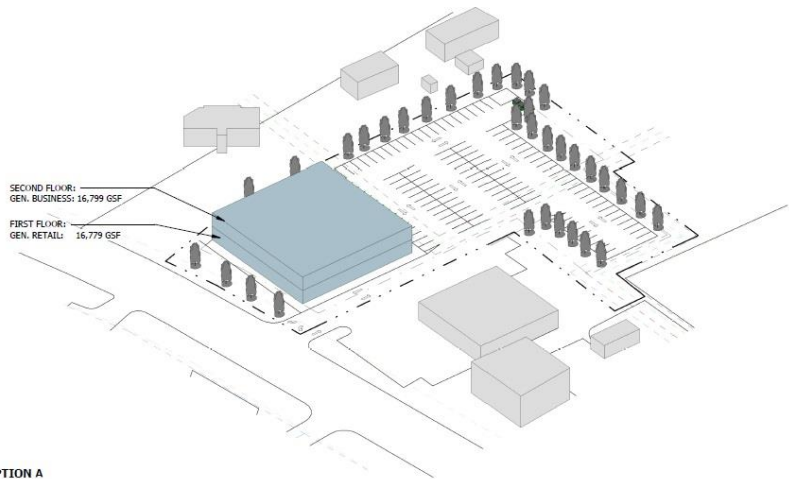


OPTION B: 33,589 SF with 117 Parking Spaces



SITE PLAN OPTION A

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES								
<div><div></div> EXISTING BUILDING</div> <div><div></div> NEW BUILDING</div> <div><div></div> SANITARY SEWER MANH/LES</div> <div><div></div> WATER HYDRANTS</div> <div><div></div> WATER MAINS</div> <div><div></div> EXISTING SEWER GRAVITY MAINS</div> <div><div></div> GAS MAINS</div>	<p>CURRENT ZONING: C-2 MIN. LOT AREA: 20,000 SF MAX. LOT COVERAGE: 70% MIN. FRONT SETBACK: 35 FT MIN. REAR SETBACK: 20 FT MIN. SIDE SETBACK: 15 FT MAX. HEIGHT IN BUILD TO ZONE: 40 FT MAX. HEIGHT: 40 FT</p> <p>*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING</p> <p>*SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.</p>	<p>APPROX. SITE AREA: 96,027 SF/2.2 ACRES MAX. LOT COVERAGE: 67,218.9 SF</p> <table><tr><th colspan="2">BUILDING AREA BREAKDOWN</th></tr><tr><td>1ST FLR - GEN. RETAIL</td><td>= 16,799 SF GROSS</td></tr><tr><td>2ND FLR - GEN. BUSINESS</td><td>= 16,790 SF GROSS</td></tr><tr><td>TOTAL</td><td>= 33,589 SF GROSS</td></tr></table> <p>1ST FLOOR - GEN. RETAIL = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. RETAIL</p> <p>2ND - 3RD FLOOR - GEN. BUSINESS = 16,790 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. BUSINESS</p>	BUILDING AREA BREAKDOWN		1ST FLR - GEN. RETAIL	= 16,799 SF GROSS	2ND FLR - GEN. BUSINESS	= 16,790 SF GROSS	TOTAL	= 33,589 SF GROSS	<p>GEN. RETAIL: 1 SPACE PER 250 SF GEN. BUSINESS: 1 SPACE PER 400 = 1 SPACE PER EMPLOYEE</p> <p>GEN. RETAIL = 16,799 SF / 250 SF = 67 SPACES GEN. BUSINESS = 16,790 / 400 SF = 41 SPACES TOTAL: = 117 SPACES</p> <p>PARKING PROVIDED = 117 SPACES</p> <p>*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</p>
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AXON OPTION A

MASSING KEY		SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES					
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MASSING STUDY

OPTION C: 16,799 SF with 104 Parking Spaces



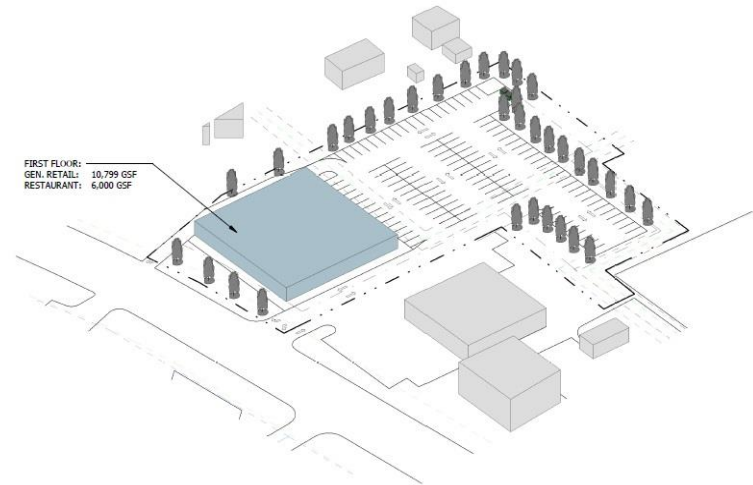
SITE PLAN OPTION B

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES												
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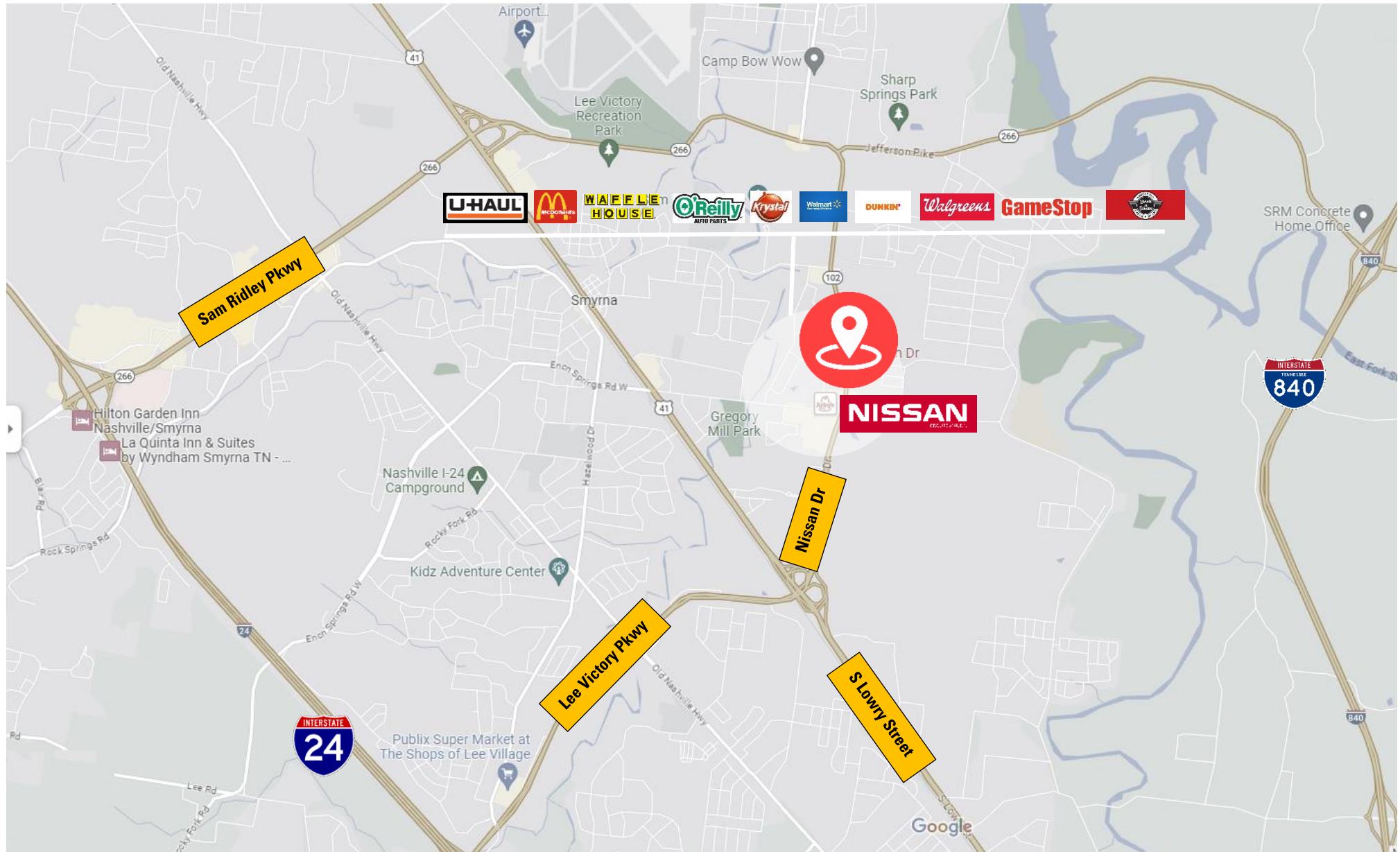


AXON OPTION B

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2.13 ACRES AVAILABLE

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