

# FOR SALE

±2.13 Acres Available | Premier Commercial Development Opportunity

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services



## NISSAN DRIVE SMYRNA, TN

Robert Stout, SIOR  
Shareholder, First Vice President  
C: (615) 397 - 3138  
rstout@charleshawkinsco.com

McNeill Stout  
Vice President  
C: (615) 403 - 8034  
mstout@charleshawkinsco.com

Erin Badaracco  
Vice President  
C: (615) 406 - 4096  
ebadaracco@charleshawkinsco.com

Charles Hawkins Co.  
O: (615) 256 - 3189 | [www.charleshawkinsco.com](http://www.charleshawkinsco.com)  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204



# FOR SALE

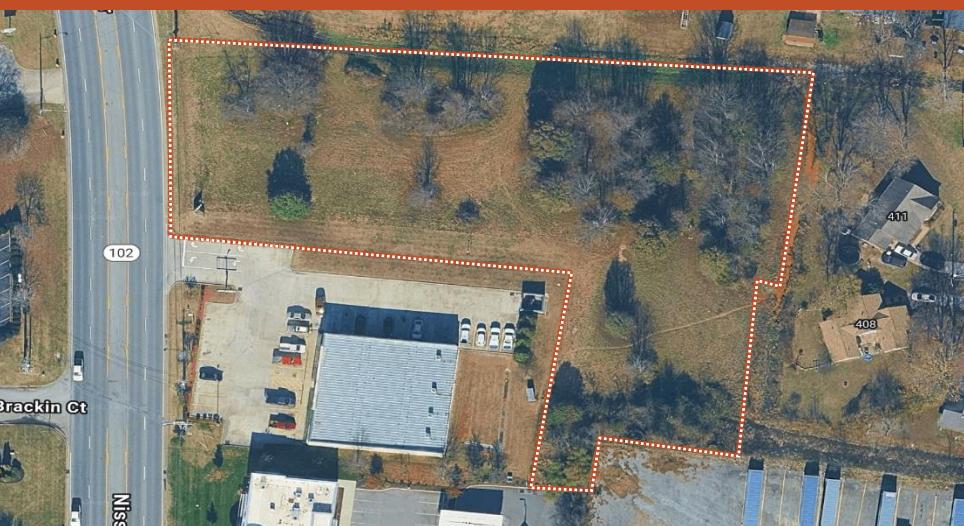
## LAND FOR DEVELOPMENT

### 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**

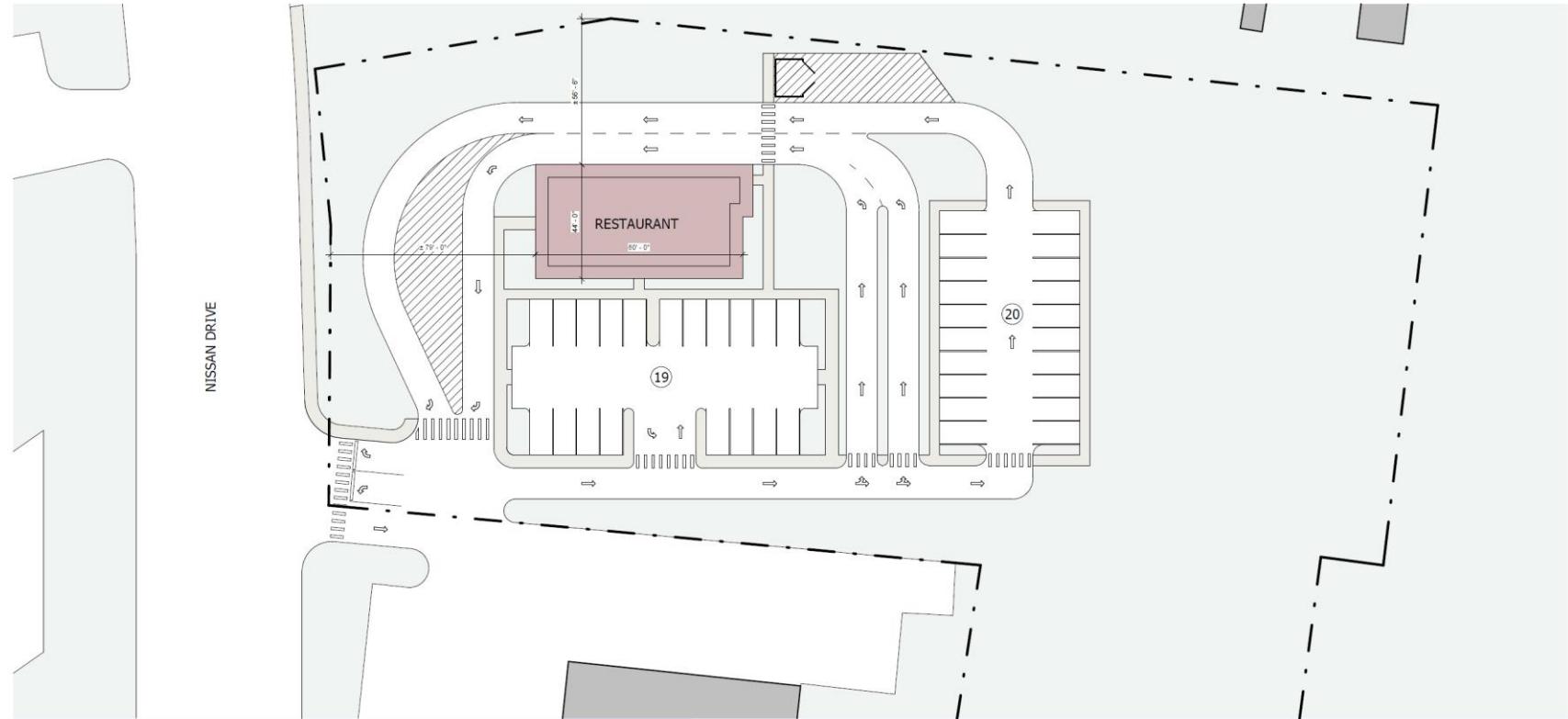
\$650,000 per acre



## PHOTOS

CHARLES  
HAWKINS CO.

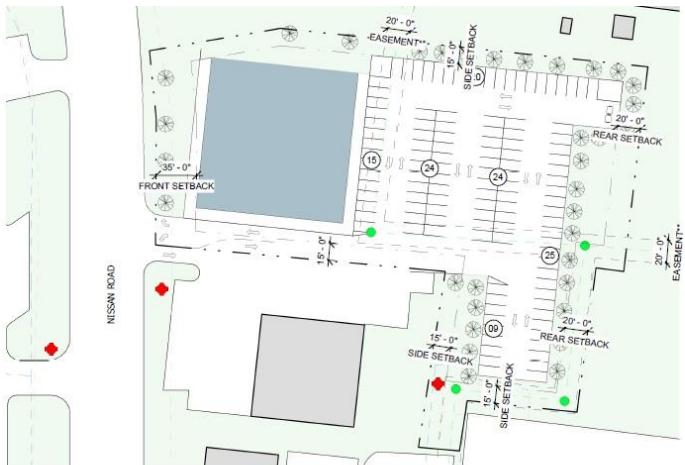


**OPTION A:**  
 3,600 SF Drive-Thru Restaurant


MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS (MAXIMUM)
COMMERCIAL	<p>EXISTING ZONING: C-2</p> <p>MIN. LOT AREA: 20,000 SF MAX. LOT COVERAGE: 70% MIN. FRONT SETBACK: 35 FEET MIN. REAR SETBACK: 20 FEET MIN. SIDE SETBACK: 15 FEET MAX. HEIGHT IN BUILT-TO ZONE: 40 FEET MAX HEIGHT: 40 FEET</p> <p>1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING AND SITE CONDITIONS 2. FINAL SITE LANDSCAPING REQUIREMENTS TO BE COORDINATED WITH THE CITY. 3. WATER QUALITY REQUIREMENTS TO BE COORDINATED WITH THE CITY AND A REGISTERED CIVIL ENGINEER IN THE STATE OF TENNESSEE. 4. FINAL SITE TO BE DESIGNED AND STAMPED BY CIVIL ENGINEER 5. SITE TO BE REVIEWED BY FIRE MARSHAL FOR FIRE ACCESS REQUIREMENTS</p>	<p>APPROX. TOTAL SITE AREA: 96,027 SF / 2.2 ACRES MAX LOT COVERAGE: 67,218.9 SF</p> <p>COMMERCIAL/FAST FOOD: 3,600 SF TOTAL BUILDING: 3,600 GSF</p>	<p>FOOD &amp; BEVERAGE SERVICE (W/ DRIVE THROUGH) 1 SPACE PER 100 SF</p> <p>TOTAL PARKING MINIMUM: 36 SPACES TOTAL PARKING PROVIDED: 39 SPACES</p>

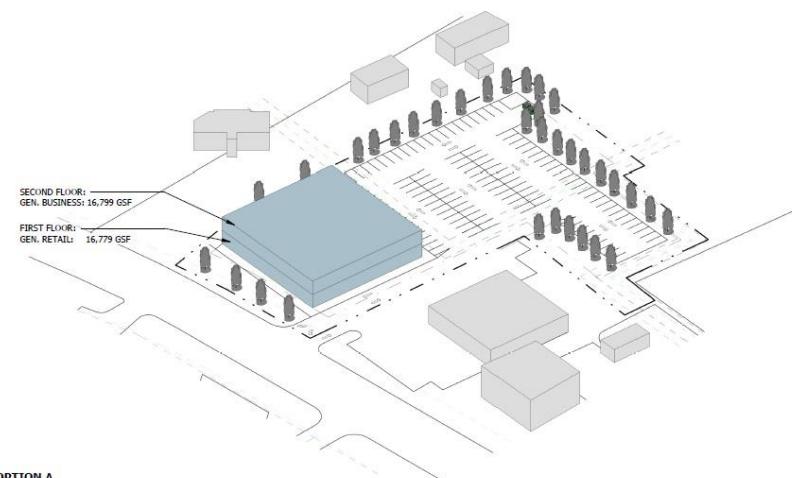
## OPTION B:

33,589 SF with 117 Parking Spaces



SITE PLAN OPTION A

MASSING KEY		SITE DATA		BUILDING AREA BREAKDOWN		PARKING ESTIMATES	
EXISTING BUILDING	CURRENT ZONING: C-2			APPROX. SITE AREA: 96,027 SF/2.2 ACRES		GEN. RETAIL: 1 SPACE PER 250 SF	
NEW BUILDING	MIN. LOT AREA: 20,000 SF			MAX. LOT COVERAGE: 67.2185 SF		GEN. BUSINESS: 1 SPACE PER 400 + 1 SPACE PER EMPLOYEE	
● SANITARY SEWER MANHOLES	MAX. LOT COVERAGE: 70%						
◆ WATER HYDRANTS	MIN. FRONT SETBACK: 35 FT						
— WATER MAINS	MIN. REAR SETBACK: 20 FT			1ST FLR. - GEN. RETAIL = 16,799 SF GROSS	= 67 SPACES		
— EXISTING SEWER GRAVITY MAINS	MIN. SIDE SETBACK: 15 FT			2ND FLR. - GEN. BUSINESS = 16,799 SF GROSS	= 41 SPACES		
— GAS MAINS	MAX. HEIGHT IN BUILD TO ZONE: 40 FT			GEN. BUSINESS EMPLOYEES = 09	= 09 SPACES		
	MAX. HEIGHT: 40 FT			TOTAL = 33,588 SF GROSS	TOTAL = 117 SPACES		
*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING		1ST FLOOR - GEN. RETAIL = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. RETAIL		PARKING PROVIDED = 117 SPACES		*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.	
**SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.		2ND - 3RD FLOOR - GEN. BUSINESS = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. BUSINESS					



AXON OPTION A

MASSING KEY		SITE DATA		BUILDING AREA BREAKDOWN		PARKING ESTIMATES	
EXISTING BUILDING	CURRENT ZONING: C-2			APPROX. SITE AREA: 96,027 SF/2.2 ACRES		GEN. RETAIL: 1 SPACE PER 250 SF	
NEW BUILDING	MIN. LOT AREA: 20,000 SF			MAX. LOT COVERAGE: 67.2185 SF		GEN. BUSINESS: 1 SPACE PER 400 + 1 SPACE PER EMPLOYEE	
● SANITARY SEWER MANHOLES	MAX. LOT COVERAGE: 70%						
◆ WATER HYDRANTS	MIN. FRONT SETBACK: 35 FT						
— WATER MAINS	MIN. REAR SETBACK: 20 FT			1ST FLR. - GEN. RETAIL = 16,799 SF GROSS	= 67 SPACES		
— EXISTING SEWER GRAVITY MAINS	MIN. SIDE SETBACK: 15 FT			2ND FLR. - GEN. BUSINESS = 16,799 SF GROSS	= 41 SPACES		
— GAS MAINS	MAX. HEIGHT IN BUILD TO ZONE: 40 FT			GEN. BUSINESS EMPLOYEES = 09	= 09 SPACES		
	MAX. HEIGHT: 40 FT			TOTAL = 33,588 SF GROSS	TOTAL = 117 SPACES		
*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING		1ST FLOOR - GEN. RETAIL = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. RETAIL		PARKING PROVIDED = 117 SPACES		*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.	
**SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.		2ND - 3RD FLOOR - GEN. BUSINESS = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. BUSINESS					

**OPTION C:**  
16,799 SF with 104 Parking Spaces



SITE PLAN OPTION B

MASSING KEY	
■ EXISTING BUILDING	CURRENT ZONING: C-3
■ NEW BUILDING	MIN. LOT AREA: 20,000 SF
● SANITARY SEWER MANHOLES	MAX. LOT COVERAGE: 70%
◆ WATER HYDRANTS	MIN. FRONT SETBACK: 35 FT
— WATER MAINS	MIN. REAR SETBACK: 20 FT
— EXISTING SEWER GRAVITY MAINS	MIN. SIDE SETBACK: 15 FT
— GAS MAINS	MAX. HEIGHT: 40 FT

\*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING

\*\*SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.

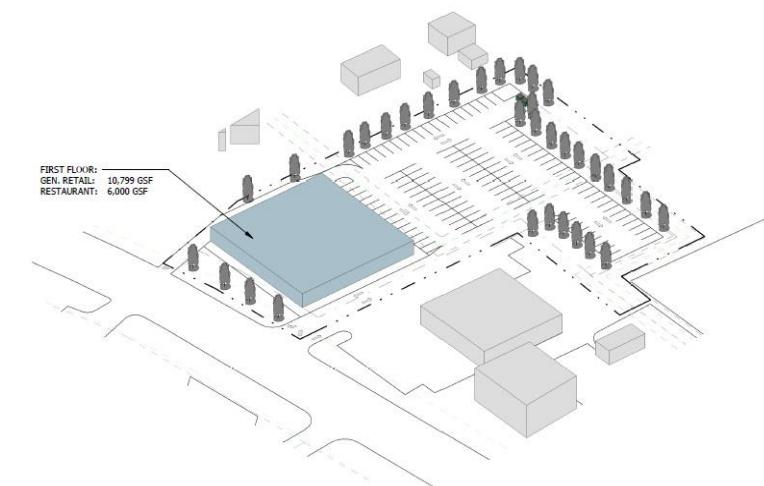
SITE DATA		BUILDING AREA BREAKDOWN		PARKING ESTIMATES	
■ EXISTING BUILDING	CURRENT SITE AREA: 96,027 SF / 2.2 ACRES	APPROX. SITE AREA: 96,027 SF / 2.2 ACRES	MAX. LOT COVERAGE: 67,216.9 SF	GEN. RETAIL: 1 SPACE PER 250 SF	
■ NEW BUILDING	MIN. LOT AREA: 20,000 SF			GEN. RETAIL: 1 SPACE PER 400 SF + 1 SPACE PER EMPLOYEE	
● SANITARY SEWER MANHOLES	MAX. LOT COVERAGE: 70%			RESTAURANT: 1 SPACE PER 100 SF	
◆ WATER HYDRANTS	MIN. FRONT SETBACK: 35 FT				
— WATER MAINS	MIN. REAR SETBACK: 20 FT				
— EXISTING SEWER GRAVITY MAINS	MIN. SIDE SETBACK: 15 FT				
— GAS MAINS	MAX. HEIGHT: 40 FT				

1ST FLOOR - GEN. RETAIL = 10,799 SF GROSS  
1ST FLOOR - RESTAURANT W/ DT = 6,000 SF GROSS  
TOTAL = 16,799 SF GROSS

1ST FLOOR - GEN. RETAIL = 10,799 SF GROSS  
@ 22% EFFICIENCY = 8,423 SF GEN. RETAIL  
1ST FLOOR - RESTAURANT W/ DT = 6,000 SF GROSS  
@ 22% EFFICIENCY = 4,680 SF RESTAURANT W/ DT

PARKING PROVIDED = 114 SPACES

\*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING, VARIANCE MAY BE REQUIRED.



AXON OPTION B

MASSING KEY		SITE DATA		BUILDING AREA BREAKDOWN		PARKING ESTIMATES	
■ EXISTING BUILDING	CURRENT ZONING: C-3	APPROX. SITE AREA: 96,027 SF / 2.2 ACRES	MAX. LOT COVERAGE: 67,216.9 SF	GEN. RETAIL: 1 SPACE PER 250 SF		GEN. RETAIL: 1 SPACE PER 250 SF	
■ NEW BUILDING	MIN. LOT AREA: 20,000 SF			GEN. RETAIL: 1 SPACE PER 400 SF + 1 SPACE PER EMPLOYEE		GEN. RETAIL: 1 SPACE PER 400 SF	
● SANITARY SEWER MANHOLES	MAX. LOT COVERAGE: 70%			RESTAURANT: 1 SPACE PER 100 SF		RESTAURANT: 1 SPACE PER 100 SF	
◆ WATER HYDRANTS	MIN. FRONT SETBACK: 35 FT						
— WATER MAINS	MIN. REAR SETBACK: 20 FT						
— EXISTING SEWER GRAVITY MAINS	MIN. SIDE SETBACK: 15 FT						
— GAS MAINS	MAX. HEIGHT: 40 FT						

1ST FLOOR - GEN. RETAIL = 10,799 SF GROSS  
1ST FLOOR - RESTAURANT W/ DT = 6,000 SF GROSS  
TOTAL = 16,799 SF GROSS

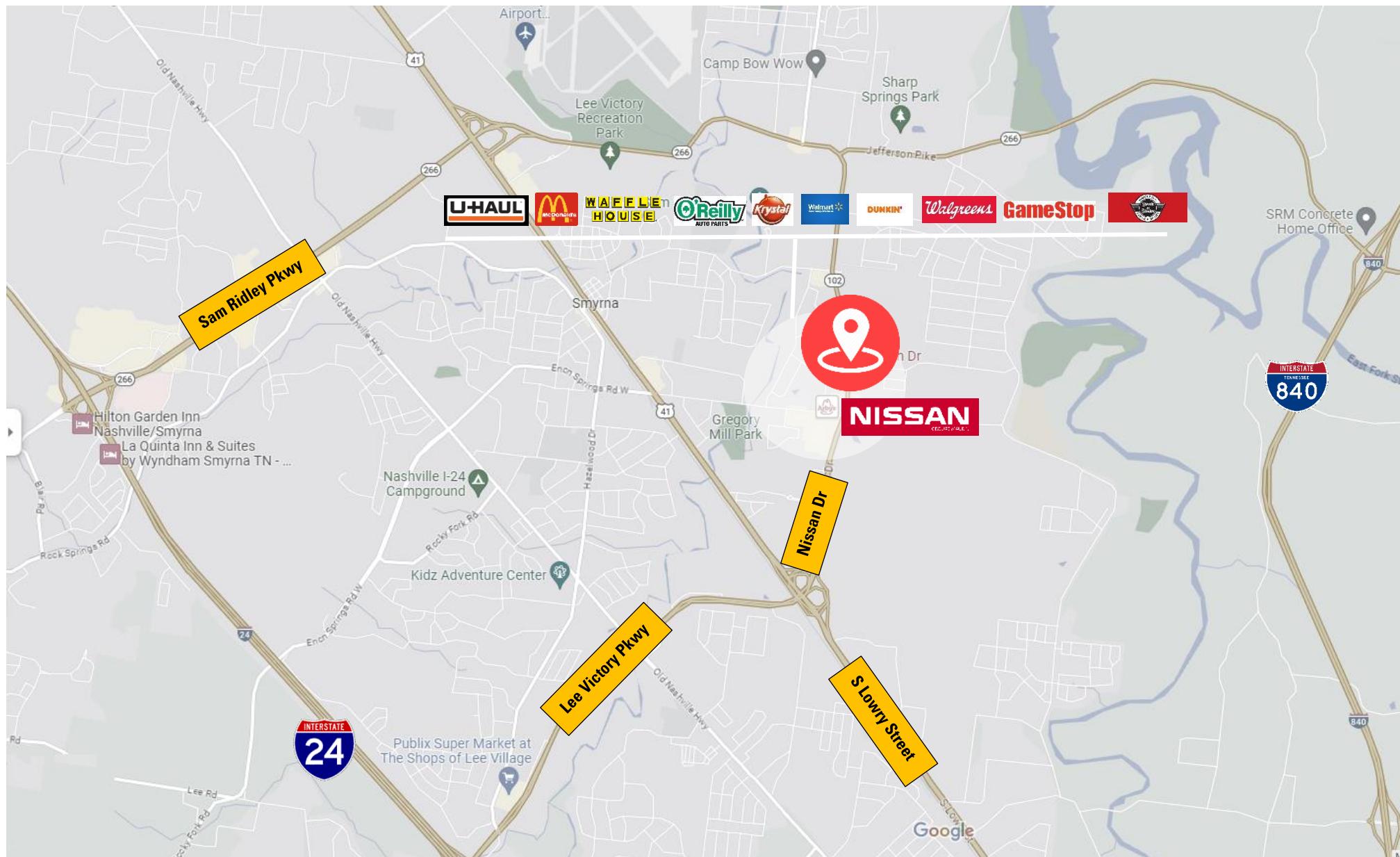
1ST FLOOR - GEN. RETAIL = 10,799 SF GROSS  
@ 22% EFFICIENCY = 8,423 SF GEN. RETAIL  
1ST FLOOR - RESTAURANT W/ DT = 6,000 SF GROSS  
@ 22% EFFICIENCY = 4,680 SF RESTAURANT W/ DT

PARKING PROVIDED = 114 SPACES

\*SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING

\*\*SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.

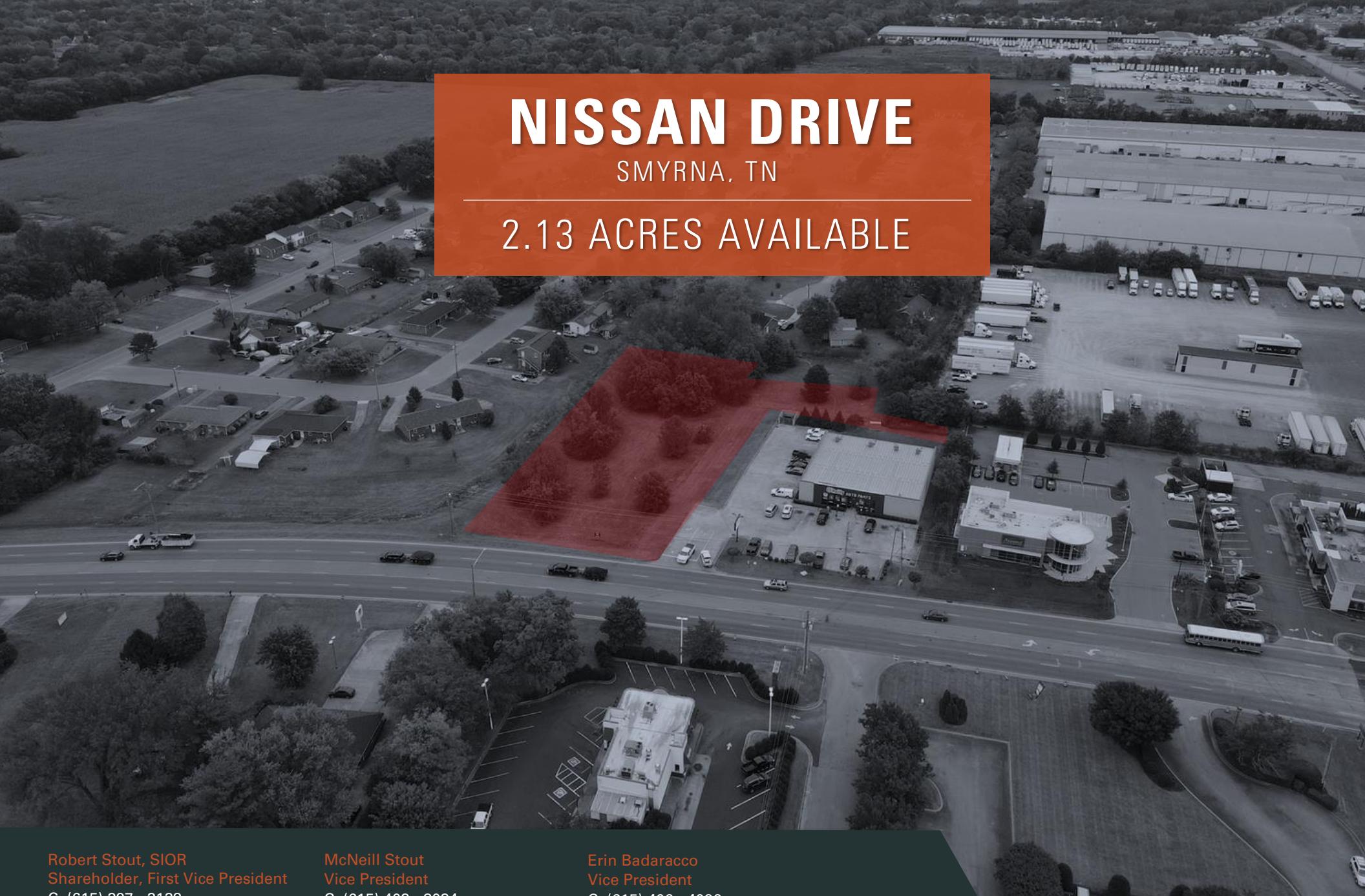




# NISSAN DRIVE

SMYRNA, TN

2.13 ACRES AVAILABLE



Robert Stout, SIOR  
Shareholder, First Vice President  
C: (615) 397 - 3138  
rstout@charleshawkinsco.com

McNeill Stout  
Vice President  
C: (615) 403 - 8034  
mstout@charleshawkinsco.com

Erin Badaracco  
Vice President  
C: (615) 406 - 4096  
ebadaracco@charleshawkinsco.com

Charles Hawkins Co.  
O: (615) 256 - 3189 | [www.charleshawkinsco.com](http://www.charleshawkinsco.com)  
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

CHARLES  
HAWKINS CO.  
Commercial Real Estate Services