

MIXED USE FOR SALE

1332 S DICKERSON

1332 S DICKERSON ROAD, GOODLETTSVILLE, TN 37072



4101 Charlotte Avenue Unit D-160
Nashville, TN 37209

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FOR SALE

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165 DOBBINS PIKE

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EXECUTIVE SUMMARY

1332 S DICKERSON ROAD



PROPERTY HIGHLIGHTS

1332 S Dickerson Road is a 1.22-acre property located along the Dickerson Pike corridor in Goodlettsville, within Metro Nashville. Zoned CS (Commercial Services) and guided by the T3-CM Suburban Mixed Use Corridor policy, the site offers flexible development potential for commercial, residential, or mixed-use projects. The existing structure totals approximately 2,933 square feet and includes a residential layout with a separate office unit and enclosed storage. It may support interim use or conversion to live-work, service business, or small office. Under current CS zoning, a commercial building of up to 30,000 square feet is allowed, with a maximum height of 45 feet and 60% lot coverage. This makes the property suitable for retail, medical, office, or contractor-oriented use. With rezoning to MUL-A, the site could support a mixed-use development with 24–36 residential units and 10,000–15,000 square feet of commercial space, featuring pedestrian-focused design and improved public realm. A custom SP rezoning could allow a five-story, 100,000 square foot development with 50–75 residential units, structured parking, and activated street frontage—maximizing density and aligning with transit-oriented goals. Located near I-65 and key public schools, with utilities and fiber internet access available. 1332 S Dickerson is a strategic infill opportunity for developers, businesses, or investors seeking flexible zoning, corridor visibility, and access to the growing North Davidson market. Buyers and Buyers' agents to verify all pertinent information. Contact listing broker for more details

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LOCATION & HIGHLIGHTS

1332 S DICKERSON ROAD



LOCATION INFORMATION

Street Address: 1332 S Dickerson Road
City, State, Zip: Goodlettsville, TN 37072
County: Davidson
Market: Nashville
Sub-market: Goodlettsville
Cross Streets: Cuniff Pkwy & Dickerson Road

LOCATION OVERVIEW

The area surrounding 1332 S Dickerson Road is part of the rapidly evolving Dickerson Pike corridor in Goodlettsville, Tennessee, located within Davidson County and Metro Nashville's General Services District. This corridor has become a focus of reinvestment and urban infill, offering a mix of established neighborhoods, expanding commercial nodes, and accessible transit infrastructure that appeals to both residents and developers.

For families, the property is located less than a mile from Hunters Lane High School and just minutes from Old Center Elementary and Goodlettsville Middle Preparatory School, providing convenient access to public K-12 education. Parks and recreational spaces are also nearby, including Peay Park, Moss-Wright Park, and the Community Center at Pleasant Green, all offering sports fields, walking trails, and family-oriented programs.

Retail and daily services are within close proximity, including Rivergate Mall, Publix, Kroger, and national retailers such as Lowe's, Target, and Walmart, all reachable within a 10-minute drive. Dining options range from local spots along Dickerson Pike to larger national chains in nearby Rivergate and Madison. For commuters, interstate access to I-65 is just 1.5 miles away, connecting residents to downtown Nashville in under 15 minutes.

The neighborhood also benefits from access to public utilities, fiber internet service, and is located in FEMA Flood Zone X, indicating minimal flood risk. For developers, this area is guided by the T3- CM (Suburban Mixed Use Corridor) policy, which encourages walkable, mixed-use development that incorporates both residential and commercial components—ideal for live/work housing, multifamily, or community-serving retail projects.

This section of Dickerson Pike is in transition, with nearby properties being repositioned for higher-density housing, townhome infill, and mixed-use developments. The area's zoning flexibility, improving infrastructure, and central location make it increasingly attractive for builders and investors targeting infill opportunities just outside of Nashville's urban core.

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PROPERTY PHOTOS

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FLOORPLAN

1332 S DICKERSON ROAD



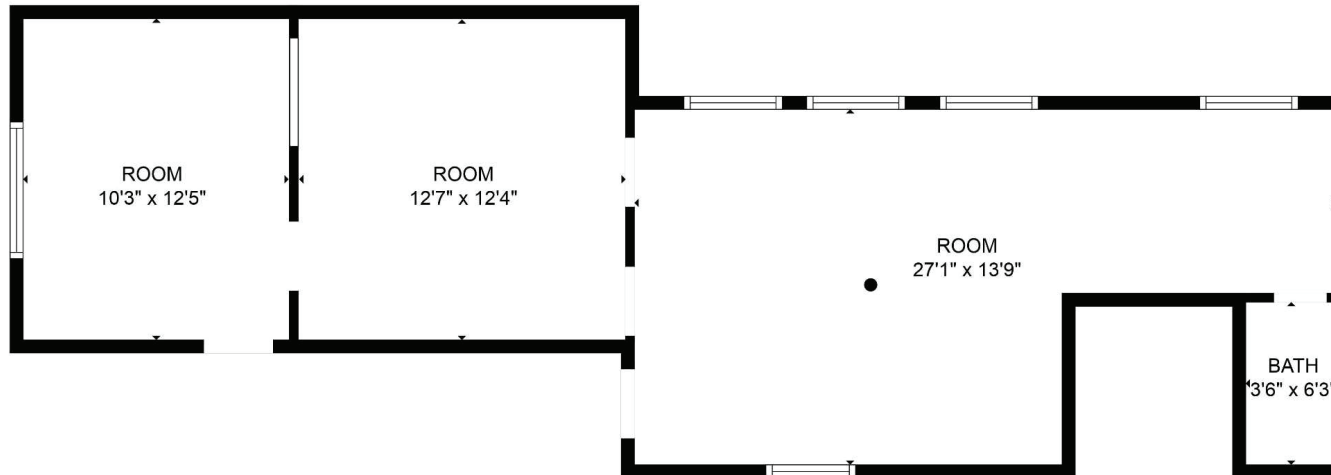
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Development Feasibility Report

1332 S DICKERSON ROAD

Development Report Summary

The property located at **1111 Donelson Ave, Old Hickory, TN 37138** has a zoning classification of **CS: Commercial Service** with an **OV-AIR (Airport Overlay)**

Site Overview

The subject property is a 1.22-acre (53,143 sq. ft.) parcel located along the S Dickerson Road corridor in Goodlettsville. This area is governed by the **T3-CM (Suburban Mixed Use Corridor)** policy within the Davidson County Community Character Manual and is currently zoned **CS (Commercial Services)**.

The T3-CM policy aims to encourage a vibrant, walkable mix of commercial and residential uses, especially at prominent corridors and intersections. The property's strategic location and zoning offer a range of development possibilities in alignment with both current regulations and long-term planning goals.

Policy and Zoning Summary

Attribute	Current Status
Zoning	CS – Commercial Services
Policy Area	T3-CM – Suburban Mixed Use Corridor
Lot Size	1.22 acres (53,143 sq. ft.)
Existing Use	Vacant/Undeveloped
Allowed Uses (Policy)	Residential, Mixed Use, Commercial, Institutional
Recommended Zoning	CS, MUL-A, MUN-A, RM15-A, RM20-A, SP

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Development Feasibility Report

1332 S DICKERSON ROAD

Scenario 1: By-Right Commercial Development (CS Zoning)

Concept:

A traditional commercial development maximizing allowed lot coverage for retail or service use. Zoning and Development Constraints

Key Stats:

- **Max Lot Coverage:** 60% = ~31,886 sq. ft.
- **Max Building Height:** 45 feet (~3 stories)
- **Setbacks:** Front 35 ft, Side 15 ft, Rear 20 ft
- **Potential Buildout:** Single-story or multi-tenant building up to ~30,000 sq. ft.

Use Examples:

- Medical offices, small shopping center, or neighborhood services with rear/side parking

Alignment with T3-CM:

Complies with commercial goals, but lacks residential integration and limits corridor vitality.

Development Feasibility Report

1332 S DICKERSON ROAD

Scenario 2: Moderate-Density Mixed Use (Rezoning to MUL-A)

Concept:

A mixed-use development featuring street-level commercial and upper-story residential units.

Zoning Shift:

From CS to **MUL-A** (Mixed Use Limited - Alternative Design)

Key Stats:

- **Estimated FAR:** 1.0
- **Height Limit:** 3 stories
- **Max Development Area:** ~53,000 sq. ft.
- **Residential Yield:** ~24–36 units (1,200–1,800 sq. ft. avg.)
- **Commercial Space:** ~10,000–15,000 sq. ft.

Site Form:

- Shallow setbacks with buildings framing sidewalks
- Parking located behind or beside the building
- Emphasis on pedestrian access, public realm, and facade articulation

Alignment with T3-CM:

Strong alignment, balances commercial vitality with housing supply and corridor activation.

Development Feasibility Report

1332 S DICKERSON ROAD

Scenario 3: High-Density Mixed Use (SP Zoning for Maximum Yield)

Concept:

A design-based Specific Plan (SP) that maximizes site potential while enhancing community connectivity and design.

Zoning Shift:

Custom **SP Zoning** tailored to T3-CM objectives

Key Stats:

- **FAR:** Up to 2.0
- **Height:** Up to 5 stories (with appropriate design mitigation)
- **Total Building Area:** ~100,000 sq. ft.
- **Residential Units:** 50–75 (based on 800–1,200 sq. ft. avg.)
- **Commercial Space:** ~15,000–20,000 sq. ft.
- **Parking:** Structured or podium-style with ~100–120 spaces

Design Features:

- Mixed-use podium or wrap structure
- Prominent corner orientation with activated open spaces
- Enhanced pedestrian access, public art, and stormwater features

Alignment with T3-CM:

Maximizes corridor goals; adds transit-oriented density, pedestrian infrastructure, and public amenities.

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What's in My Community?

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Eating Places

1332 S DICKERSON ROAD



11

Bakers
(Retail)



8

Bars and
Pubs



15

Coffee
Shops



1

Juice
Bars



3

Doughnut
Shops



7

Ice Cream
Parlors



22

Pizza
Restaurants

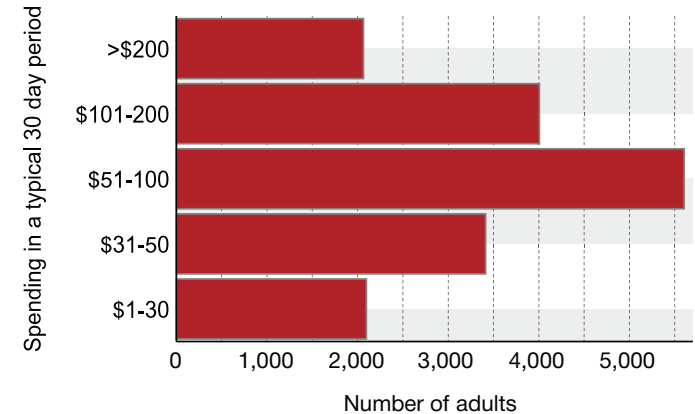


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Other
Restaurants

44,486	17,998	2.46	37.7	\$58,468	\$358,509
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value

Family Restaurants Market Potential



Annual Household Spending

\$2,668

Meals at
Restaurants

\$507

Food & Drink
on Trips

Local Business Summary

1,831

Total
Businesses

21,290

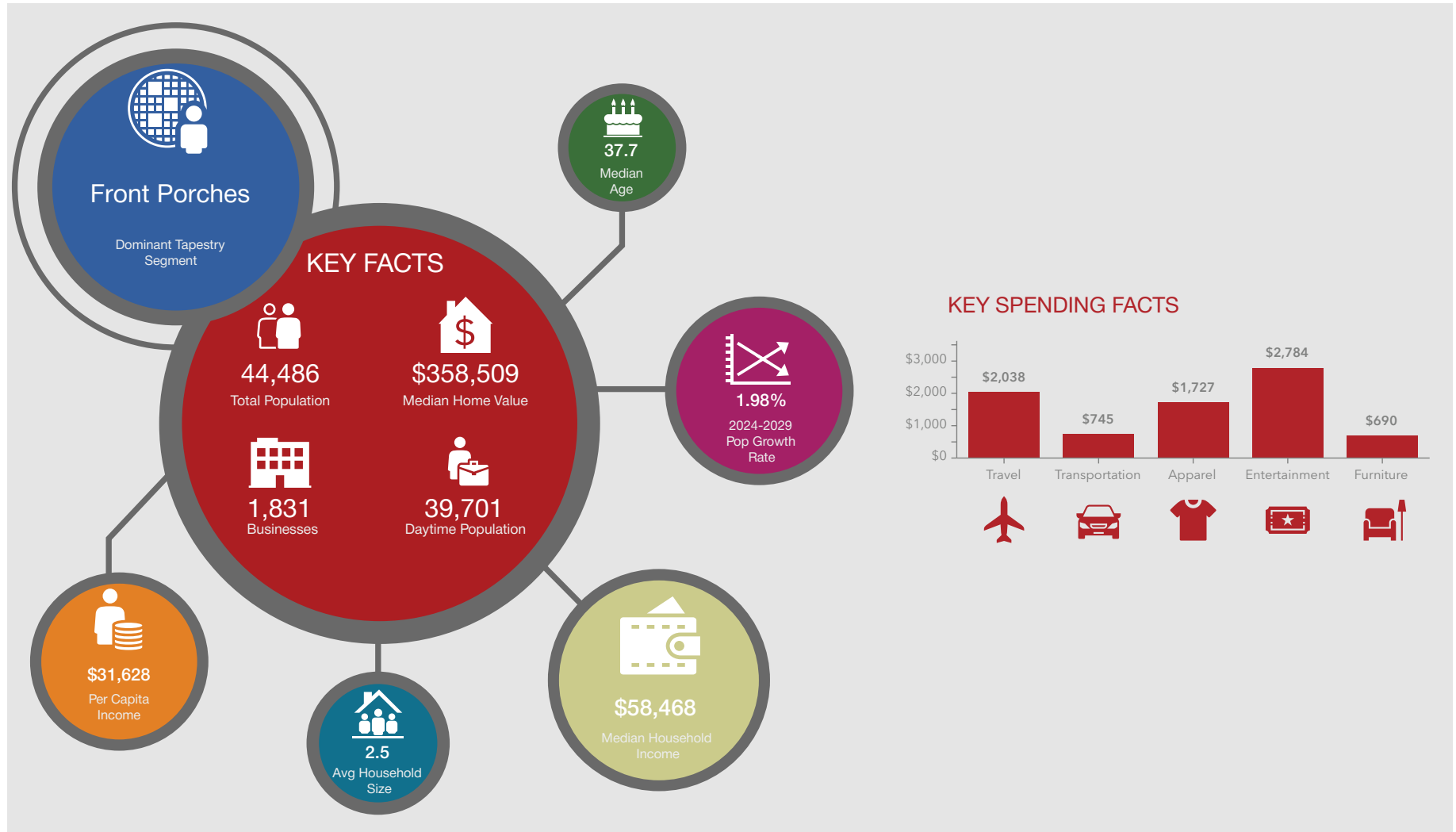
Total
Employees

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Executive Summary Call Outs

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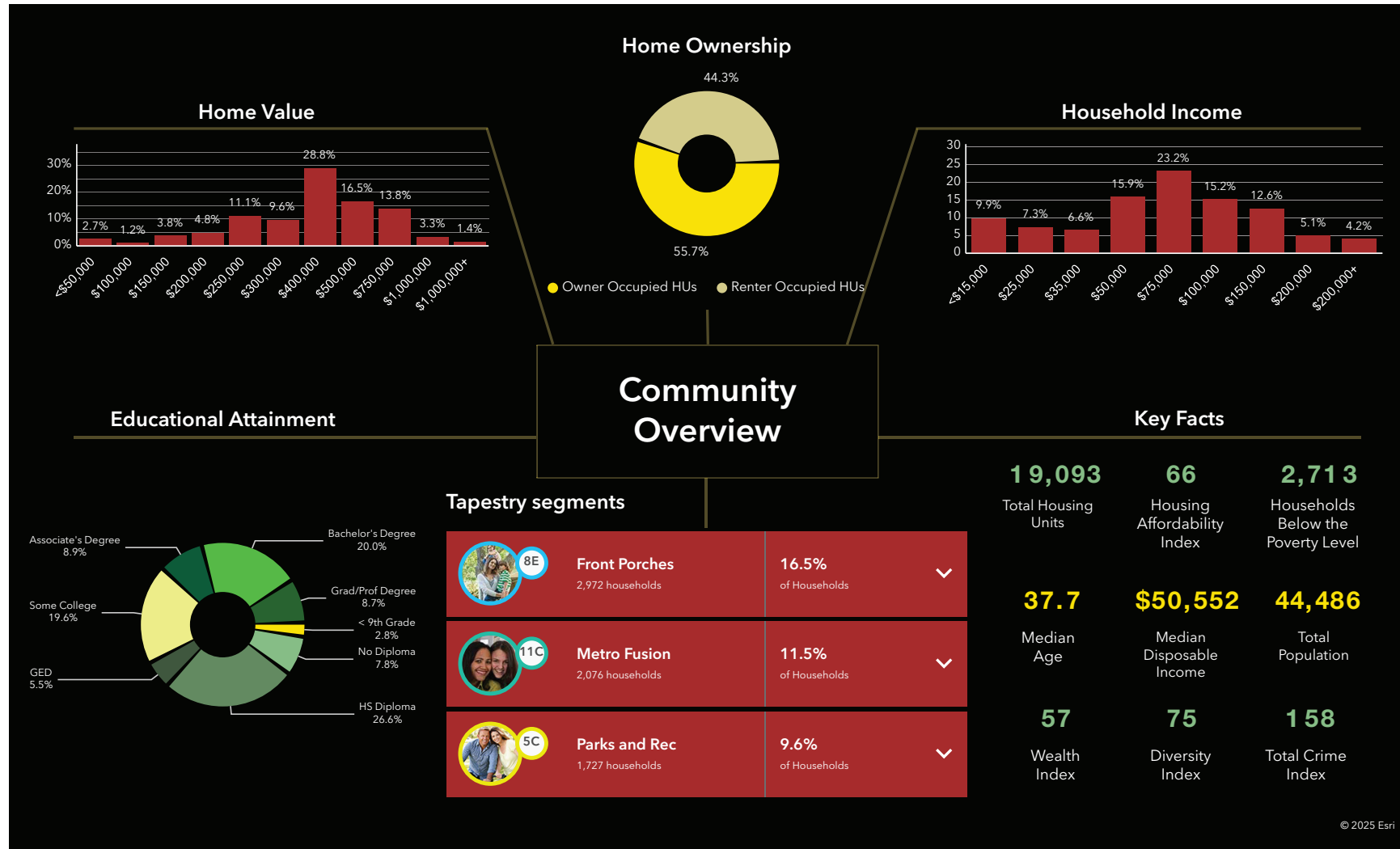


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Economic Development Summary

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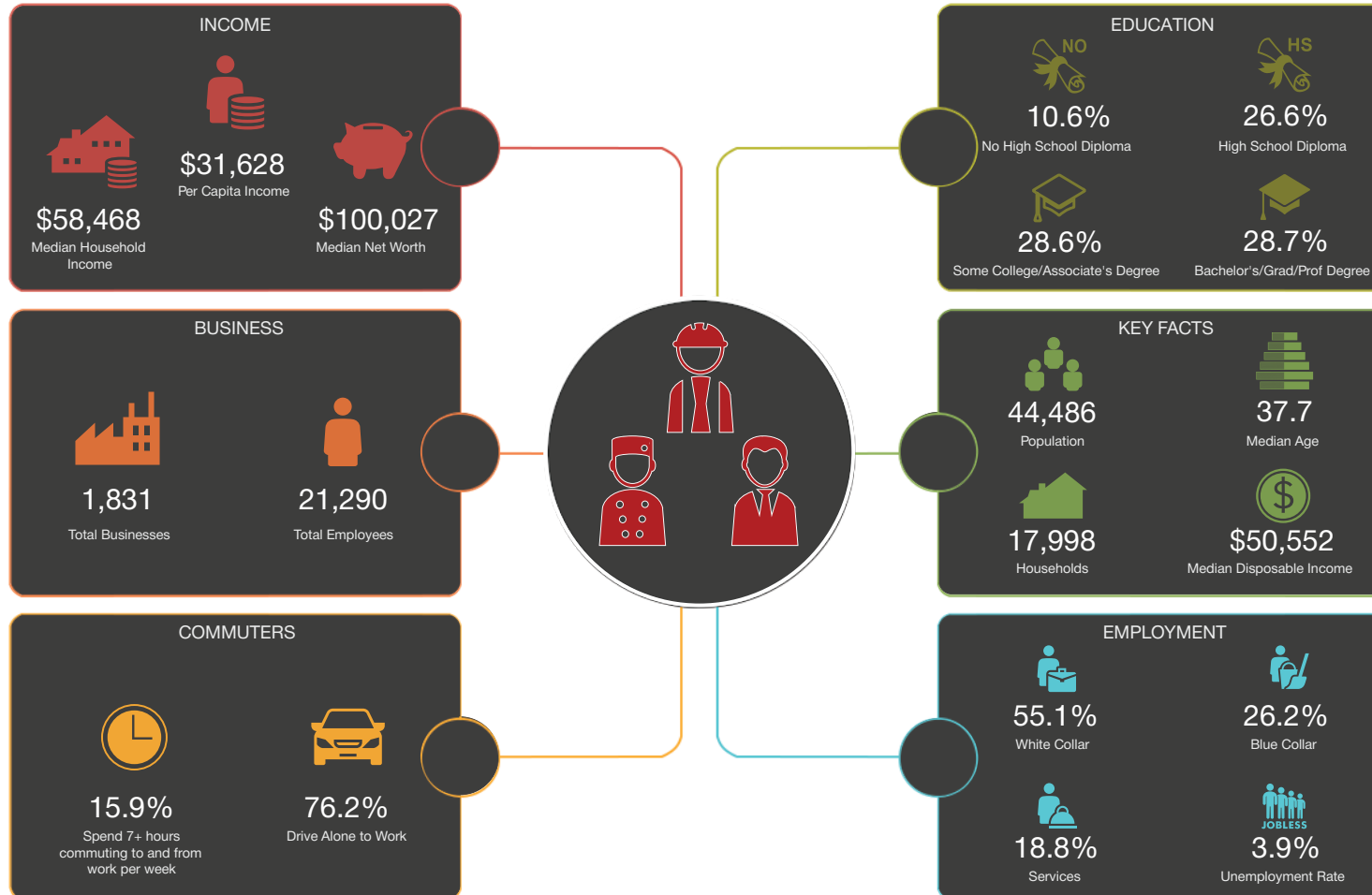
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Employment Overview

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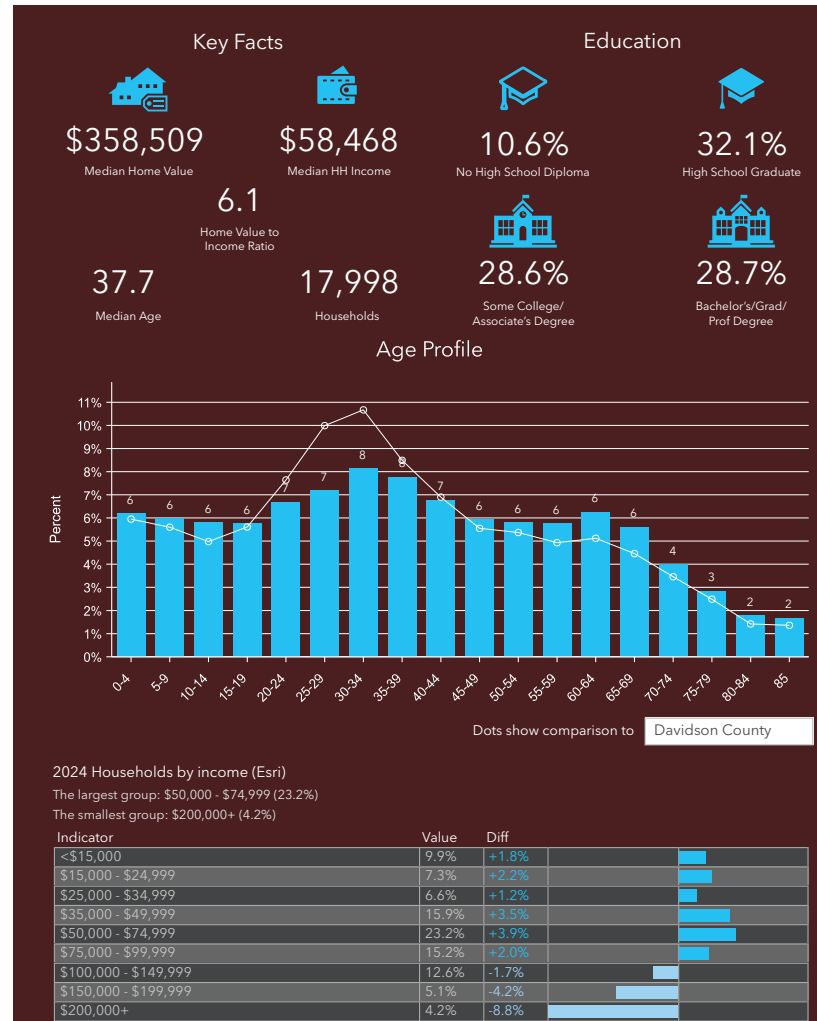
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Tapestry Segmentation

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Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.11%	0
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	4,168	23.16%	11.14%	208
Cozy Country Living (L6)	0	0.00%	11.81%	0
Sprouting Explorers (L7)	1,603	8.91%	7.53%	118
Middle Ground (L8)	6,275	34.86%	10.81%	323
Senior Styles (L9)	663	3.68%	5.79%	64
Rustic Outposts (L10)	727	4.04%	7.94%	51
Midtown Singles (L11)	2,735	15.20%	6.24%	244
Hometown (L12)	1,827	10.15%	5.88%	173
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0



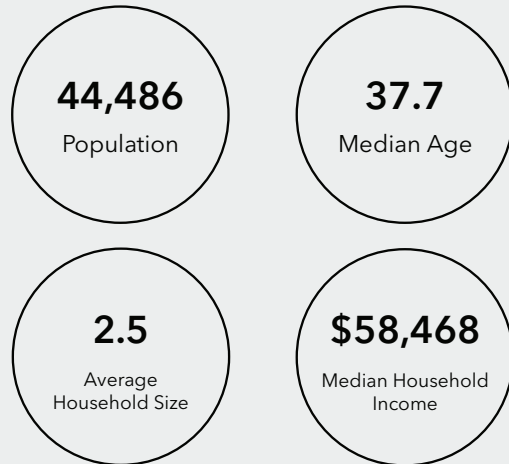
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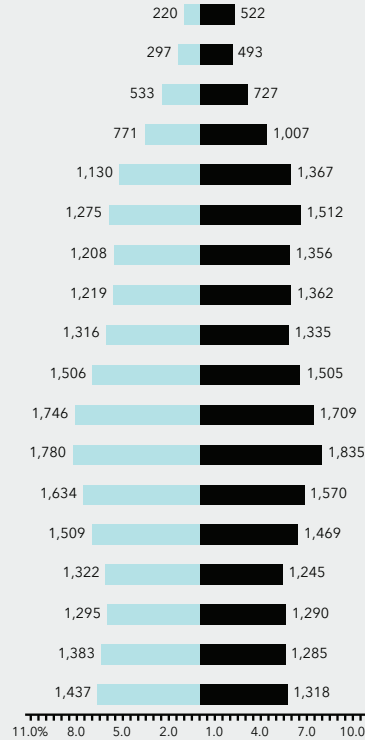
TARGET MARKET SUMMARY

1332 S DICKERSON ROAD

Key Facts



Age Pyramid

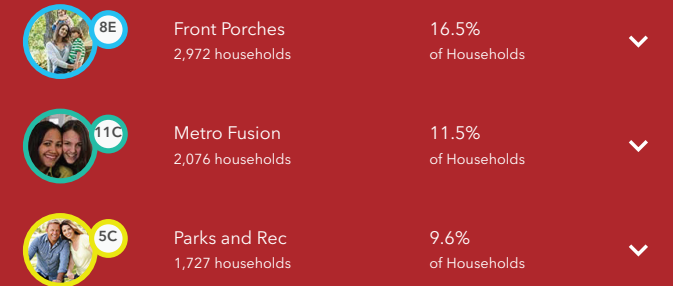


The largest group: 2024 Females Age 30-34
The smallest group: 2024 Males Age 85+

Annual Lifestyle Spending



Tapestry segments



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