

FOR SALE

0 Shivel Drive

0 SHIVEL DRIVE

Hendersonville, TN 37075

PRESENTED BY:

MITCHELL FENSKE

O: 615.671.4544

C: 815.931.1253

mitchell.fenske@svn.com

TN #377256

BRIEF SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$309,000
LOT SIZE:	0.908 Acres
ZONING:	DN (Dockside Neighborhood)

PROPERTY HIGHLIGHTS

- **18 miles from Downtown Nashville** - Prime access to Nashville's booming economy in just 20 minutes.
- **Rapid Growth Area** - Hendersonville experiencing major residential and commercial development.
- **Dockside Neighborhood Zoning** - Flexible for both residential and commercial projects. (See Zoning Ordinance)
- **Proximity to Major Highways** - Easy regional connectivity for future developments.
- **High-Demand Market** - Benefit from Nashville's expanding population and economic growth.
- **Important Note:** Parcel view image (right) does not display accurate size of lots. Please refer to the size given, 0.908 acres (39,572 sf).

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 0.908-acre lot, composed of three parcels offers immense development potential. Zoned for the Dockside Neighborhood, the property permits a variety of residential, commercial, and mixed-use projects, including single-family dwellings, retail spaces, offices, fitness centers, and medical facilities. Conditional uses such as live entertainment, day care centers, and warehouses provide additional flexibility for innovative projects.

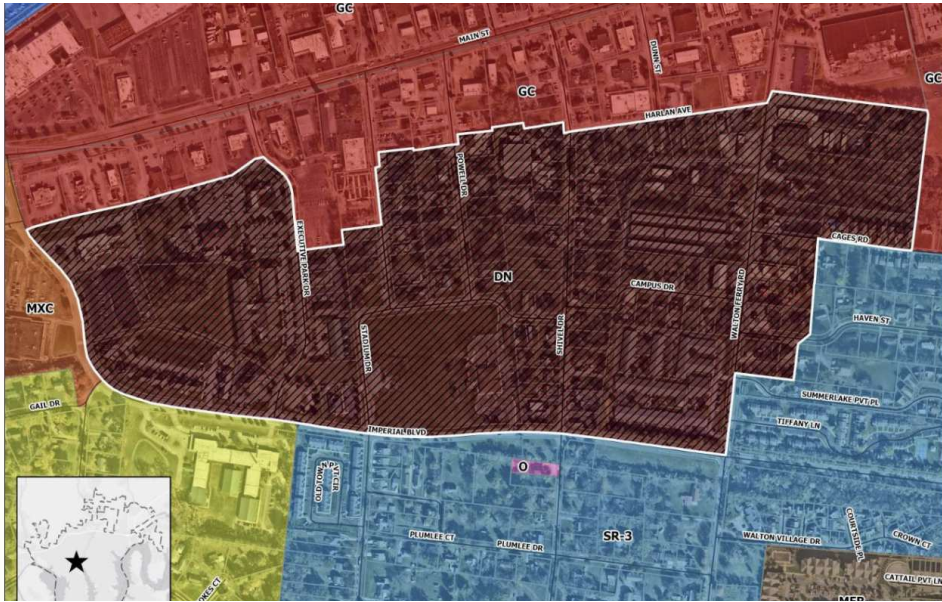
This rare offering in a prime location is ideal for developers looking to capitalize on Hendersonville's ongoing growth and the wide array of permitted uses in the Dockside Neighborhood zoning district.

LOCATION DESCRIPTION

Versatile Location in Hendersonville, TN

Located in Hendersonville, just 18 miles north of downtown Nashville, this property offers direct access to one of the fastest-growing regions in Tennessee. Hendersonville is experiencing significant residential and commercial development, fueled by its proximity to Nashville's economic growth. New retail centers, upscale residential communities, and infrastructure improvements have made Hendersonville a top destination for investors and developers alike. This prime location benefits from excellent connectivity to major highways and growing demand from Nashville's expanding population, positioning it perfectly for future growth.

WHAT IS DOCKSIDE NEIGHBORHOOD (DN) ZONING?



DOCKSIDE NEIGHBORHOOD ZONING

The Dockside Neighborhood District (DN) coincides with the "Mixed-Use Neighborhood" character area in Westlake at Hendersonville Land Use and Framework Plan and is intended to accommodate low to medium intensity uses that provide for a mix of uses, including offices, limited services, and single-family residential housing. This includes professional offices, general business services, office parks, hospitals and medical clinics, hotels, as well as restaurants and retail developments with upper story office encouraged. Enhanced walkability and streetscaping will be a focus for new structures, reuse, and expansion. This district allows structures up to three stories and up to four units per acre. Please review the zoning ordinance for more information and verification.

PERMITTED USES (VERIFY)

- Single-Family Dwelling, Educational Facility (College/University), Government Facility & Offices, Public Safety Facility, Public Works Facility & Utility, Place of Worship, Art Gallery, Community Garden, Cultural Facility, Health/Fitness Center, Indoor Entertainment Facility, Indoor Recreation Facility
- Recreational Training School, Office, Brewery Tap Room and Retail Sales, Retail Goods Establishment, Animal Hospital, Caterer, Financial Institution, Funeral Home, General Business Services, Medical/Dental Clinic, Medical/Dental Laboratory, Medical Rehab Facility (Residential), Meeting/Event Center

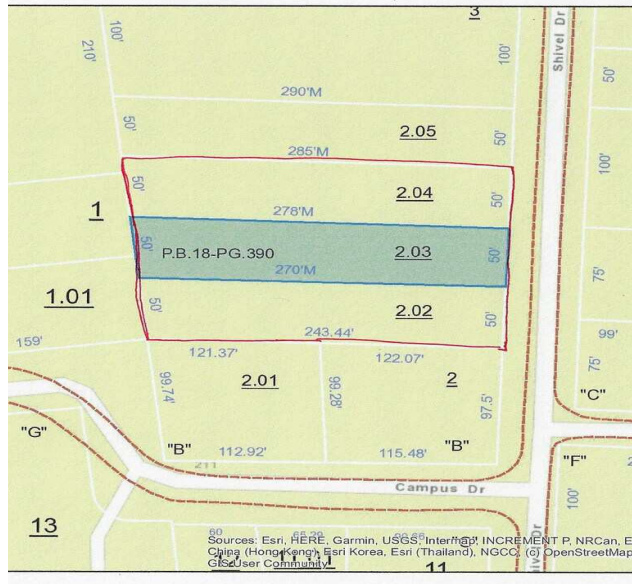
PERMITTED USES (CONT.)

- Motor Vehicle Rental Establishment, Motor Vehicle Service Station/Fuel Center, Motor Vehicle Service & Repair (Minor), Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Services Establishment, Printing Shop, Research & Development Facility Restaurant (Full Service & Carry Out)
- Restaurant (QSR), Taxidermy, Utility (Private), Contractor Office & Storage Yard, Heavy Retail (Rental & Service Establishment), Motor Vehicle Operations Facility, Reupholstery/Custom Home Textiles, Sign Manufacturing (Fabricating), Vacation Rentals

CONDITIONAL USES (SEE ORDINANCE & VERIFY)

- Bed & Breakfast, Community Residence (8 or less), Educational Facility (Primary/Secondary), Vocational School, Live Entertainment, Outdoor Entertainment Facility, Outdoor Recreation Facility, Social Club or Lodge, Banquet Hall, Day Care Center (Adult/Childhood), Helistop, Kennel,
- Motor Vehicle Service & Repair (Major), Payday/Title Loan Agency, Food Service Contractor, Self-Service Storage Facility, Welding Shop, Manufacturing (Light), Trucking Company/Terminal, Warehouse/Distribution, Data Center, Media Production Facility (Major), Radio & Television Towers & Transmission Facilities, Wireless Telecommunications Tower

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

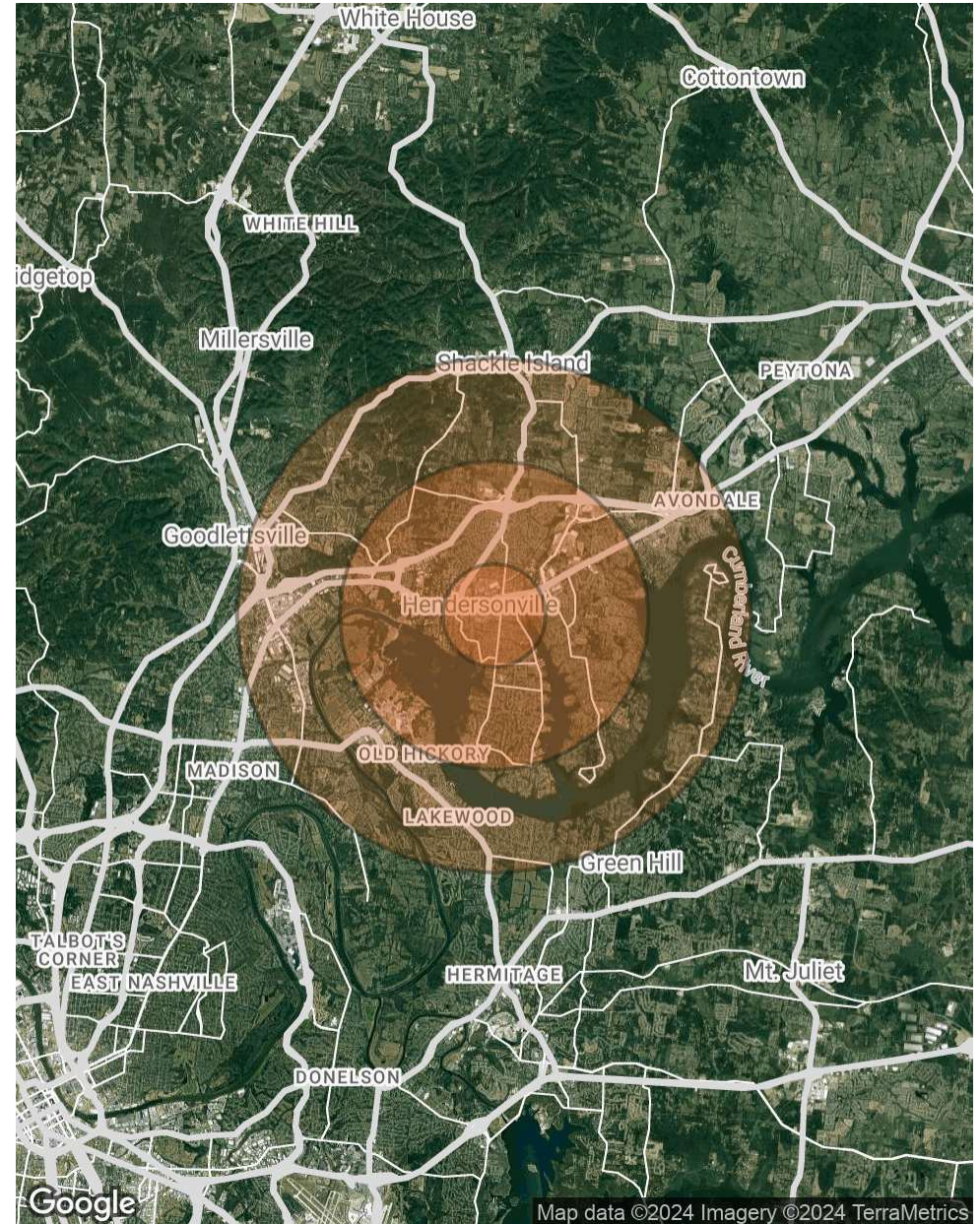
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,599	48,451	107,571
AVERAGE AGE	42	41	41
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	44	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,415	19,515	43,000
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$82,178	\$100,922	\$104,310
AVERAGE HOUSE VALUE	\$375,280	\$456,303	\$457,792

Demographics data derived from AlphaMap



ADVISOR BIO



MITCHELL FENSKE

Advisor

mitchell.fenske@svn.com

Direct: **615.671.4544** | Cell: **815.931.1253**

TN #377256

PROFESSIONAL BACKGROUND

Mitch Fenske is driven by an unwavering commitment to excellence and a passion for facilitating success. Having a background marked by overcoming challenges and a relentless pursuit of improvement, Mitch possesses a unique set of skills and experiences that underpin his ability to deliver exceptional results.

In his role as a retail advisor, Mitch collaborates with business owners embarking on their inaugural ventures, as well as established companies seeking to expand their market presence. Additionally, he specializes in net lease investment sales, leveraging his expertise to optimize outcomes for his clients.

When engaging with Mitch, clients can expect nothing short of a tireless work ethic, unwavering positivity, and infectious enthusiasm, all underscored by meticulous attention to detail. His dedication to providing unparalleled service ensures that each client receives personalized solutions tailored to their unique needs and objectives.

SVN | Accel Commercial Real Estate
7003 Chadwick Dr Suite 111
Brentwood, TN 37027