



Nashville, TN

VIETNAM VETERANS BLVD

64,727 AADT

SAUNDERSVILLE RD


12.70 AC.

17,540 AADT

29.90 AC.

OFFERING MEMORANDUM | INDIAN LAKE VILLAGE

±41.6 Total Acres Available | Divisible to 2+ Acres

 Hendersonville, TN 37075

CHARLES HAWKINS CO.

EXCLUSIVELY LISTED BY

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CONTENTS

- 01 EXECUTIVE SUMMARY
- 02 PROPERTY AERIALS
- 03 AREA OVERVIEW

DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Charles Hawkins Co. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Charles Hawkins Co. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Charles Hawkins Co. has not verified, and will not verify, any of the information contained herein, nor has Charles Hawkins Co. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

OPPORTUNITY HIGHLIGHTS

Charles Hawkins Co. is pleased to present the exclusive opportunity to purchase ±41.6 acres of land in one of the fastest-growing communities in Middle Tennessee.

Situated in the Indian Lake submarket of Hendersonville, these parcels present excellent exposure on a main thoroughfare in an area with high traffic counts and strong income and population demographics.

Parcels are available to purchase together or separately.

- Option to divide individual parcels.

FOR PRICING GUIDANCE AND MORE DETAILED PARCEL INFORMATION, PLEASE CONTACT BROKER.



Residential/Multifamily development is not permitted

Permitted Uses:

Animal Care & Veterinary Services
Automotive Parking
Convenience Retail Sales & Service
Entertainment & Amusement Services (excluding Riding Stables)
Financial Consulting & Administrative Services
General Business & Communication Services (excluding extermination services and vehicular and equipment rental & leasing services)
General Retail Trade
General Personal Services (excluding funeral and crematory services)

Professional Services – Medical
Professional Services Non-Medical
Restaurants – Carry Out
Restaurants – Full Service
Restaurants – Quick Service
Transient Habitation
Vehicular, Marine Craft, Aircraft, & Related Equipment Sales, Rental & Delivery, except Used Motor Dealers

CHARLES
HAWKINS CO.

PARCEL DETAILS

1 600 Saundersville Rd

±28.90 Acres

2 601 Saundersville Rd

±12.70 Acres

PARCELS 1-2 AERIAL



LOCATION INFORMATION

*Information and Graphics Provided by the Hendersonville Chamber of Commerce

HENDERSONVILLE GROWTH & PROGRESS

CITY FACTS



Average Household Income: 3 miles - \$96,989, and 5 miles \$82,880.



City Population in 2019 is 62,162. Projected Population in 2024 is 66,680.

LARGEST EMPLOYERS IN Hendersonville

Xtend Healthcare	1,105
TriStar Hendersonville Medical Center	690
MGM Industries	225
Novita and Osram Business	195
STR	180
Aladdin Temp Rite	175
Sumner County Family YMCA	151
NT Glass	150
Aergo Solutions	145
Nashville Wraps	120

COUNTY
County Executive and County Commissioners Meet at the County Building on the 3rd Monday at 7:00pm

CITY
Mayor and Board of Aldermen meet on the 2nd and 4th Tuesday of the month at 7:30 pm
May be held via zoom check city and county websites for meeting specifics



TRANSPORTATION

VIETNAM VETERANS BOULEVARD - DAILY AVERAGE 58,170 ADTC

	M-TH	FRI	SAT	SUN
Early Morning	3.3K	3.5K	3.6K	3.2K
Morning	12.1K	12.6K	7.6K	6.8K
Midday	17.4K	18.2K	17.8K	15.8K
Evening	19.3K	20.3K	14.1K	12.5K
Late Evening	9K	9.5K	9.3K	8.3K

Source: <https://sites.usa.com/REGIS-Online>

Indian Lake Village, Hendersonville, TN

WHY MOVE YOUR BUSINESS TO Hendersonville

Rated Top 5 Cities in Tennessee for Job Seekers
• Nerdwallet.com

Voted Top 10 Best Cities for Business
• The Beacon Center of Tennessee

Top 10 Most Business Friendly Cities
• Nashville Business Journal

Top 10 Safest Places to Live in Tennessee
• Movoto Real Estate

INDIAN LAKE VILLAGE

CONTACT US

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