

# FOR SALE

±12.02 Acres Available

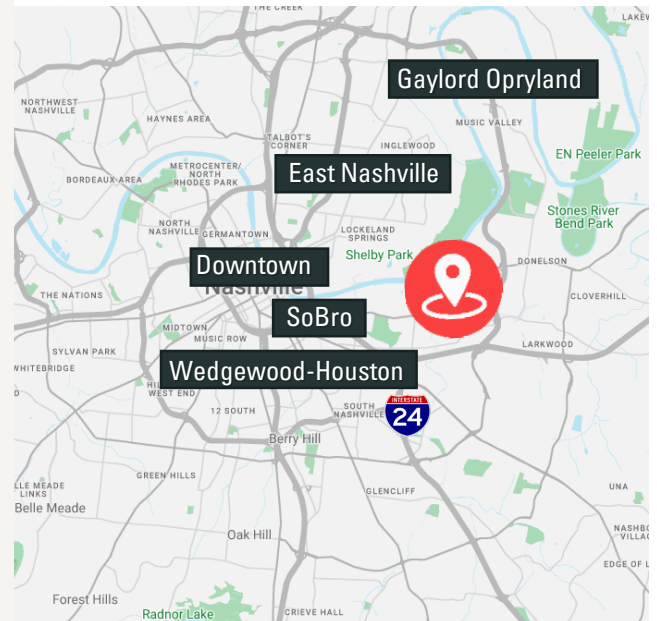
Premier Development Opportunity Minutes from Downtown Nashville

Lebanon Pike, Nashville, TN 37210



## HIGHLIGHTS

- Premier Multifamily Development Opportunity
- ±12.02 Acres
- Zoned SP-MU
- Pricing: Contact Broker
- Property offers frontage on Lebanon Pike (18,628 AADT)
- Conditionally approved for 97 townhomes
- Excellent location less than 5 miles from downtown Nashville
- Positioned 1 mile from the Briley Pkwy on/off ramp
- Area has seen an uptick in residential growth in recent years because of the close proximity to downtown Nashville



**Jamie Phillips**  
Vice President  
C: 615.517.4607  
jphillips@charleshawkinsco.com

**Brents Herron**  
Vice President  
C: 615.485.4538  
brherron@charleshawkinsco.com

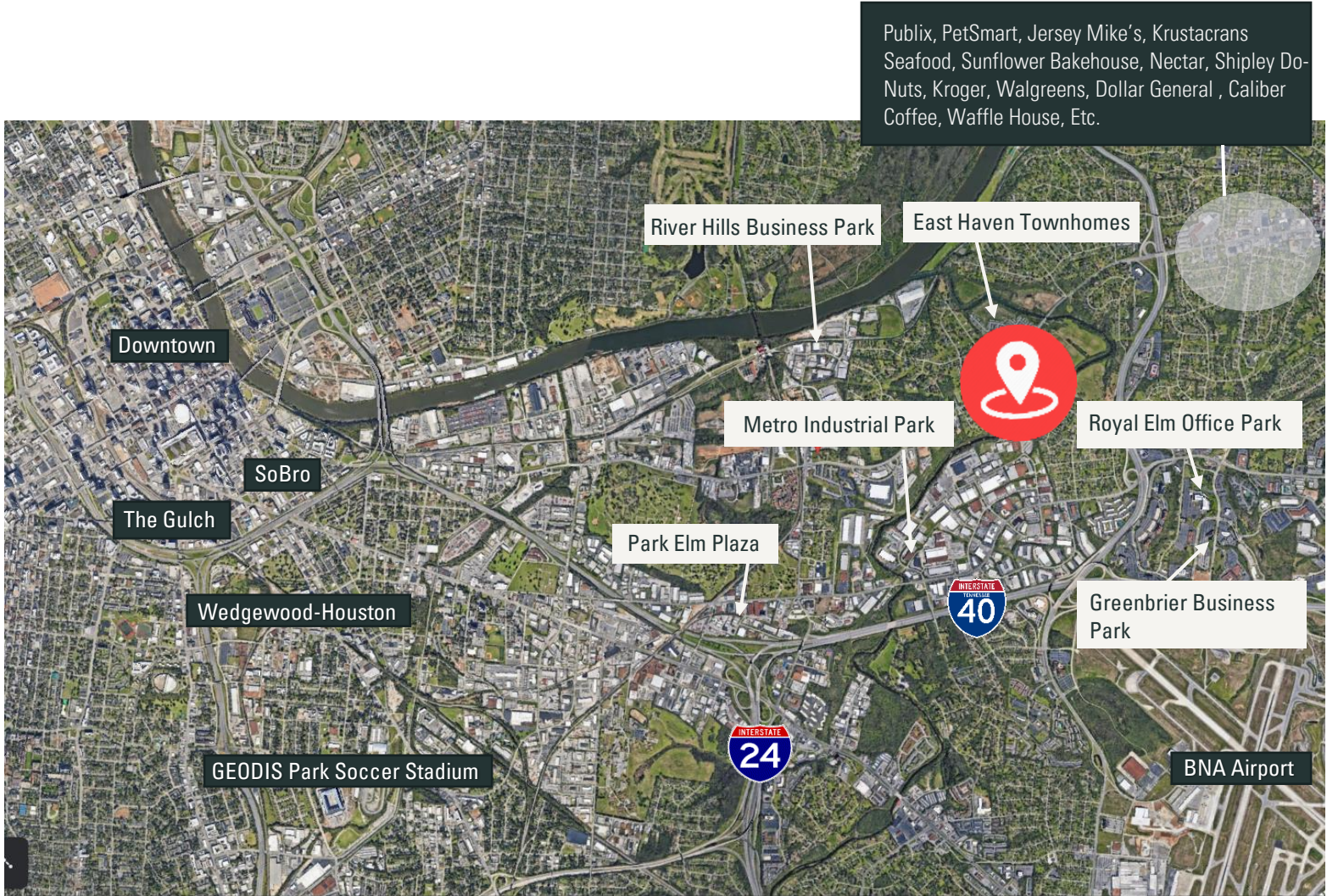
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221  
T: 615.256.3189 / F: 615.254.4026  
charleshawkinsco.com / corfac.com

For Sale  
±12.02 Acres

Lebanon Pike  
Nashville, TN 37210  
Davidson County

CHARLES  
HAWKINS CO.

## AERIAL



Publix, PetSmart, Jersey Mike's, Krustacrans Seafood, Sunflower Bakehouse, Nectar, Shipley Do-Nuts, Kroger, Walgreens, Dollar General, Caliber Coffee, Waffle House, Etc.

## MULTIFAMILY SECTOR - NASHVILLE

# 22,000 UNITS

Multifamily units currently under  
development in Nashville

Nashville led the nation in new construction growth rates in the multifamily sector, according to a new report from multifamily specialists Walker & Dunlop. Nashville saw the second-highest annual gain in newly listed homes at 22.8 percent, trailing only Raleigh. The local market also saw the second-highest growth in active listing prices at 32.5 percent, trailing just Miami. In addition, rent growth was about 16 percent in 2021.

- *Nashville Post (June 2022)*

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