

FOR SALE

±2.13 Acres Available | Premier Commercial Development Opportunity

**CHARLES
HAWKINS CO.**
Commercial Real Estate Services

NEWLY REDUCED PRICE



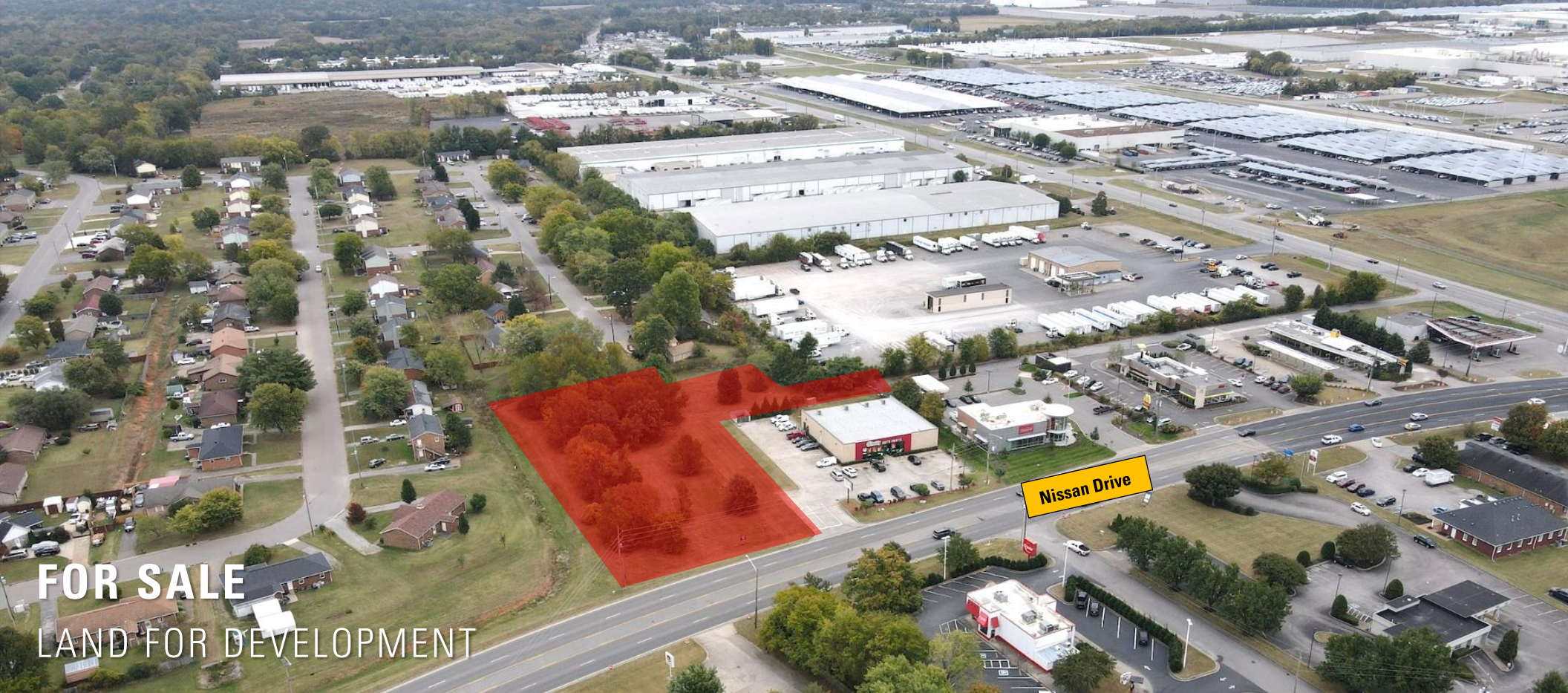
NISSAN DRIVE
SMYRNA, TN

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

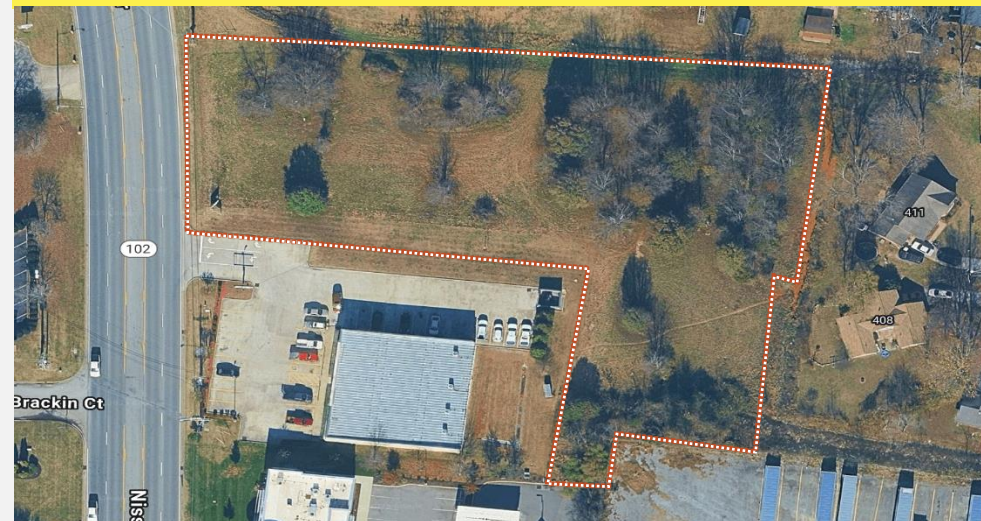


FOR SALE
LAND FOR DEVELOPMENT

PROPERTY SPECIFICATIONS

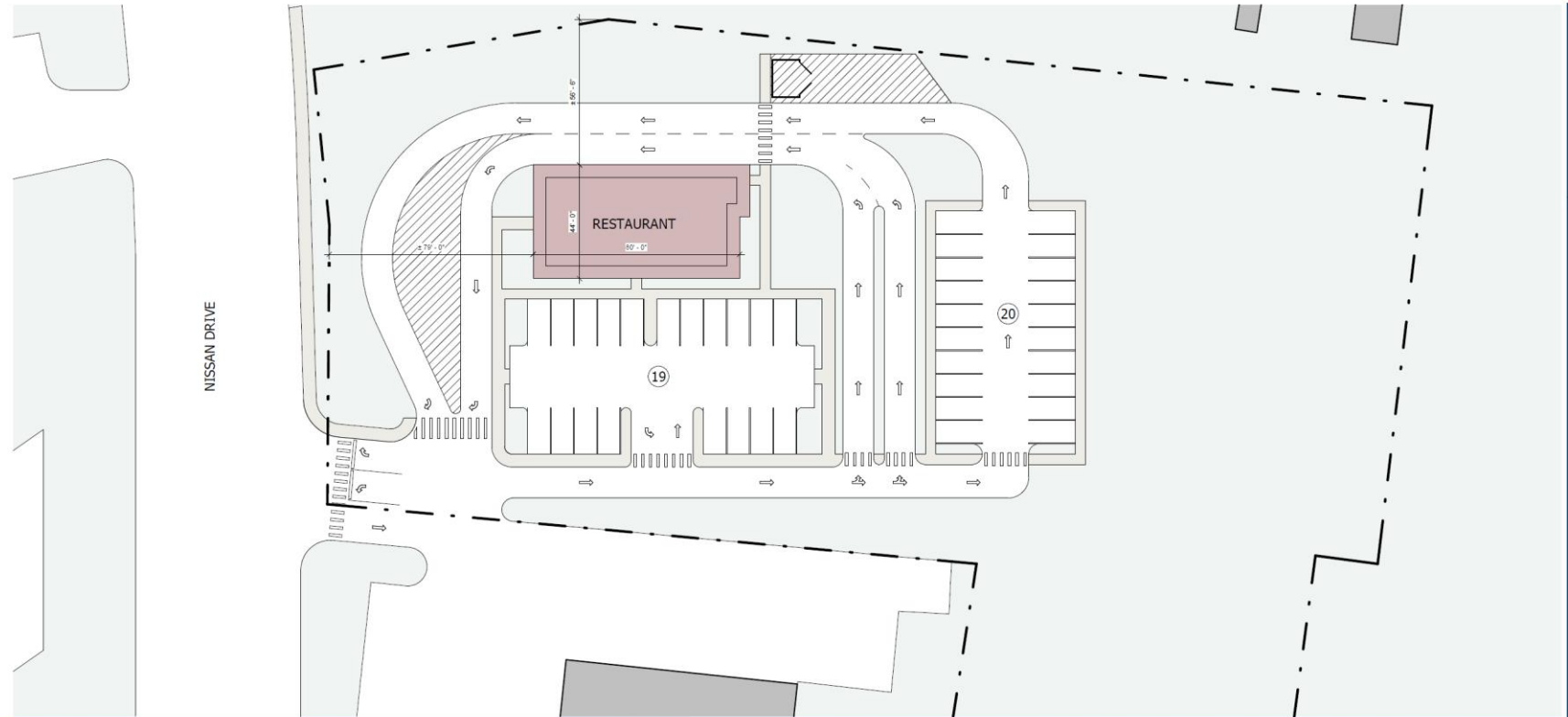
- Commercial Development Opportunity
- ±2.13 Acres
- **Site has 2 access points:** Nissan Drive and the rear of the property
- Zoned C-2 (Highway Service)
- **27,188 AADT** on Nissan Drive
- Strong Demographics: 86,449 people live within 5 miles with an average annual income of \$77,866
- Site is adjacent 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

REDUCED PRICE \$1,200,000





OPTION A:
3,600 SF Drive-Thru Restaurant



MASSING KEY

COMMERCIAL

SITE DATA

EXISTING ZONING:	C-2
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

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

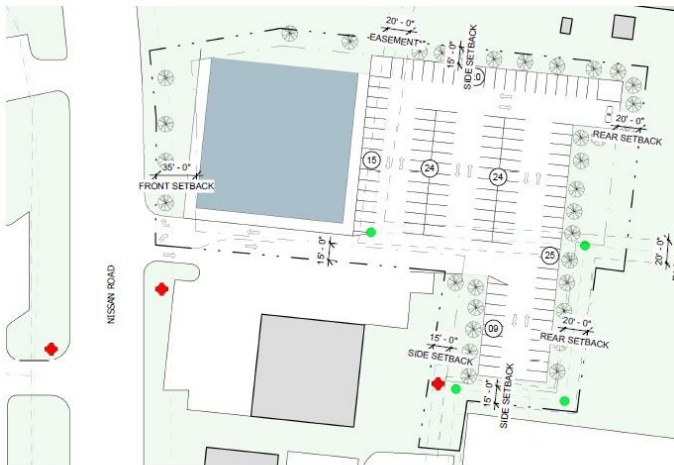
BUILDING AREA BREAKDOWN

APPROX. TOTAL SITE AREA:	96,027 SF / 2.2 ACRES
MAX LOT COVERAGE:	67,218.9 SF
COMMERCIAL/ FAST FOOD:	3,600 SF
TOTAL BUILDING:	3,600 GSF

PARKING REQUIREMENTS (MAXIMUM)

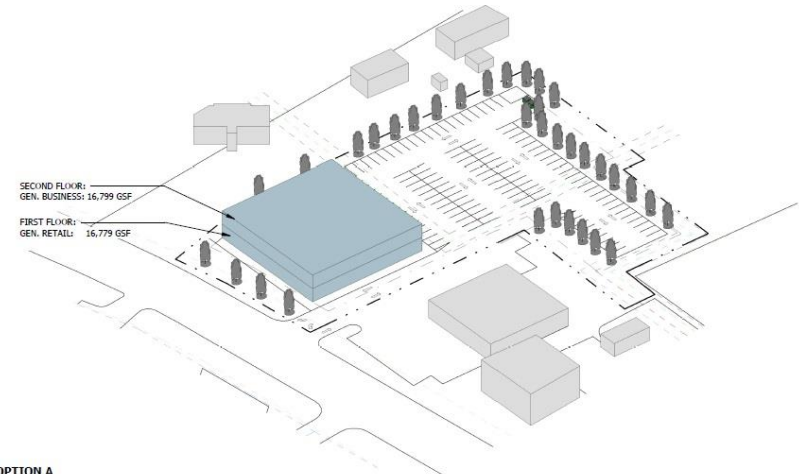
FOOD & BEVERAGE SERVICE (W/ DRIVE THROUGH)	1 SPACE PER 100 SF
TOTAL PARKING MINIMUM:	36 SPACES
TOTAL PARKING PROVIDED:	39 SPACES

OPTION B: 33,589 SF with 117 Parking Spaces



SITE PLAN OPTION A

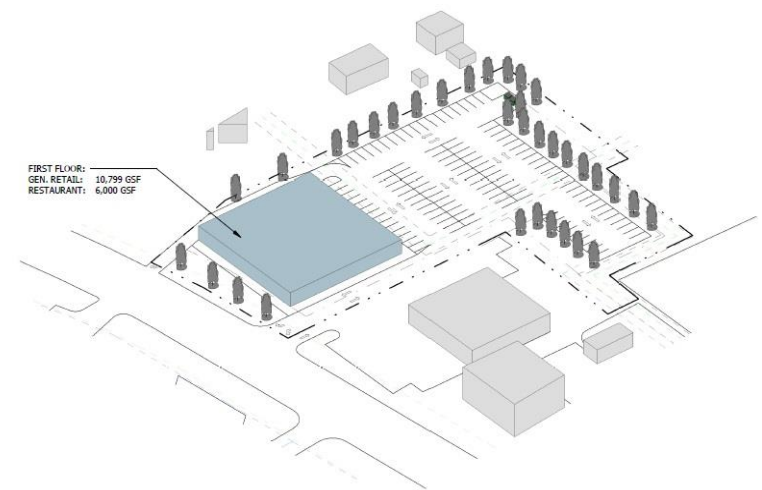
MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
<ul style="list-style-type: none"> EXISTING BUILDING NEW BUILDING SANITARY SEWER MANHOLES WATER HYDRANTS WATER MAINS EXISTING SEWER GRAVITY MAINS GAS MAINS 	<p>CURRENT ZONING : C-2 MIN. LOT AREA: 20,000 SF MAX. LOT COVERAGE: 70% MIN. FRONT SETBACK : 35 FT MIN. REAR SETBACK: 20 FT MIN. SIDE SETBACK: 15 FT MAX. HEIGHT IN BUILD TO ZONE: 40 FT MAX. HEIGHT: 40 FT</p> <p>**SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING</p> <p>**SURVEY REQUIRED TO DETERMINE SEWER GRAVITY MAIN EASEMENT REQUIREMENTS.</p>	<p>APPROX. SITE AREA: 96,027 SF/2.2 ACRES MAX. LOT COVERAGE: 47,218.9 SF</p> <p>BUILDING AREA BREAKDOWN</p> <p>1ST FLR - GEN. RETAIL = 16,799 SF GROSS 2ND FLR - GEN. BUSINESS = 16,799 SF GROSS TOTAL = 33,598 SF GROSS</p> <p>1ST FLOOR - GEN. RETAIL = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. RETAIL</p> <p>2ND - 3RD FLOOR - GEN. BUSINESS = 16,799 SF GROSS @ 22% EFFICIENCY = 13,103 SF GEN. BUSINESS</p>	<p>GEN. RETAIL : 1 SPACE PER 250 SF GEN. BUSINESS : 1 SPACE PER 400 = 1 SPACE PER EMPLOYEE</p> <p>GEN. RETAIL = 16,799 SF / 250 SF = 67 SPACES GEN. BUSINESS = 16,799 / 400 SF = 41 SPACES GEN. BUSINESS EMPLOYEES = 09 = 09 SPACES TOTAL = 117 SPACES</p> <p>PARKING PROVIDED = 117 SPACES</p> <p>**PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</p>



AXON OPTION A

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
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OPTION C: 16,799 SF with 104 Parking Spaces



SITE PLAN OPTION B

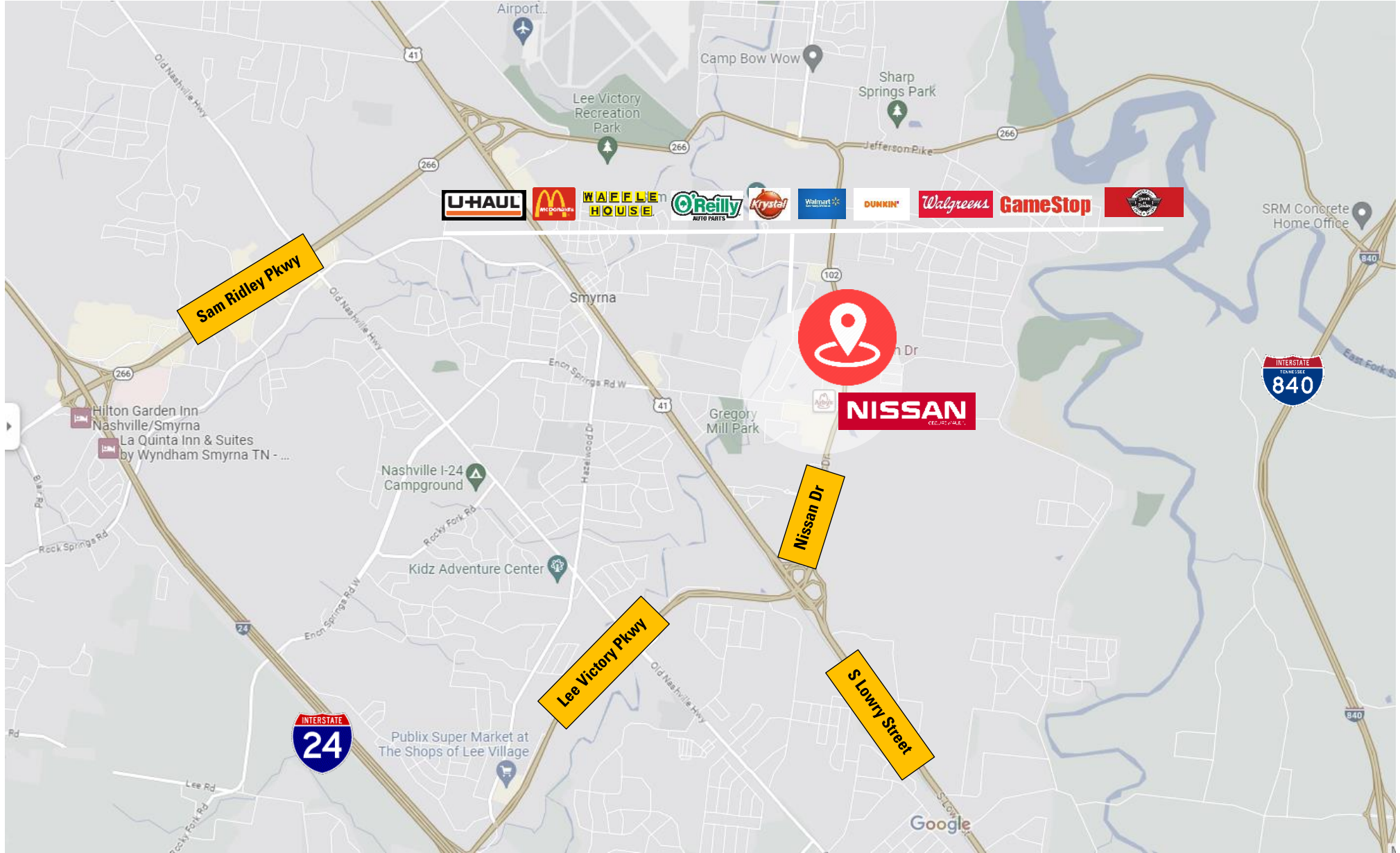
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AXON OPTION B

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
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2.13 ACRES AVAILABLE

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