

4349
CLARKSVILLE PK
NASHVILLE, TN 37218

Available in Davidson County
Residential - Land
±16.55 Acres Available



DEVELOPMENT OPPORTUNITY

This 16.55-acre property in Clarksville offers the opportunity for future development. Ideally located near Briley Parkway and Clarksville Pike, this land offers excellent access to major transportation routes, making it perfect for residential, apartments, townhomes, or condos. With its expansive size and strategic location, this site is a rare find for developers and investors looking to meet the growing housing demand in the area.

INVESTMENT HIGHLIGHTS:

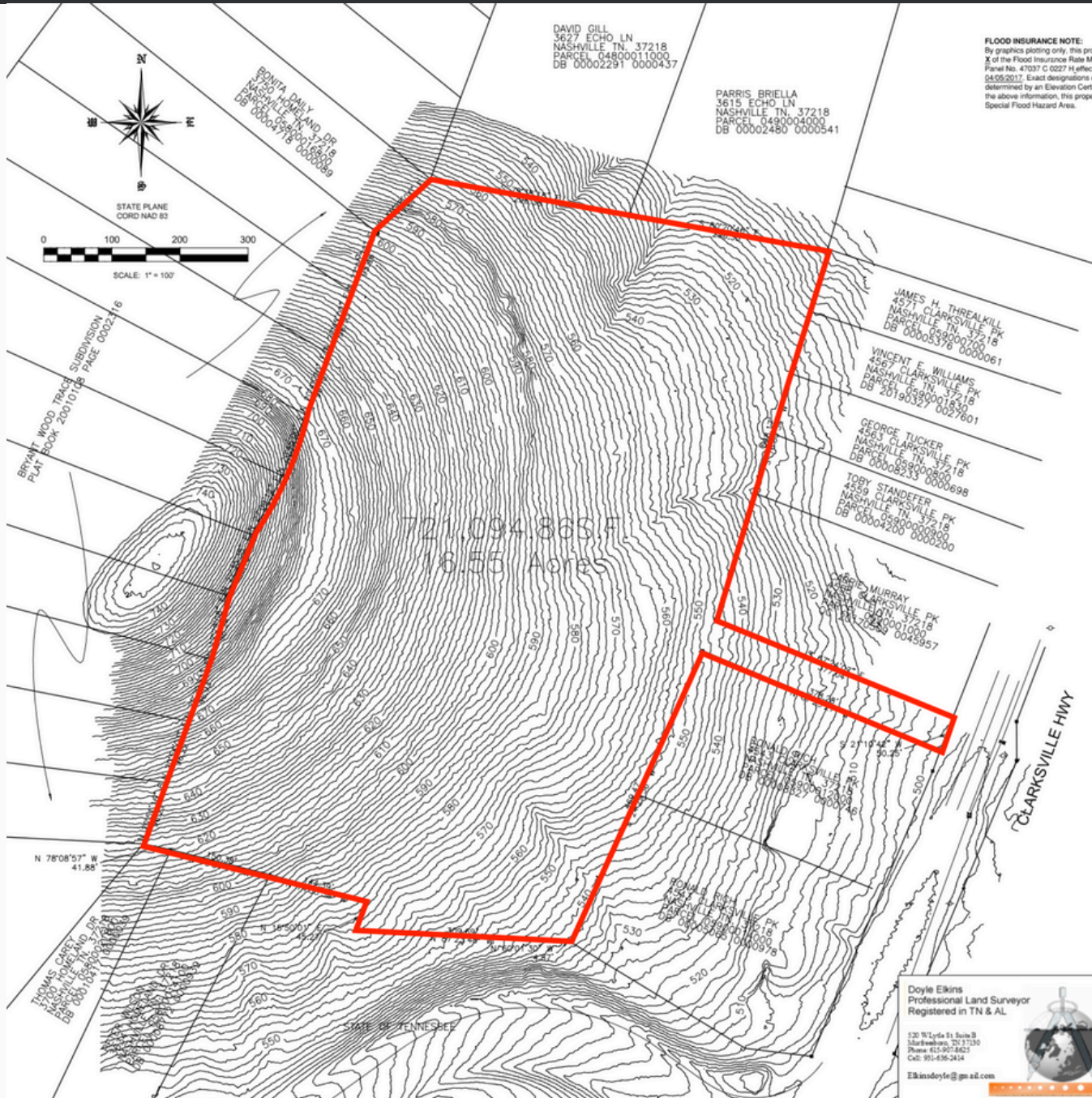
- Located in Nashville MSA
- Zoned RS-40
- Current Zoning allows for at least 6 residences
- ±16.55 Acres
- Property Type: Residential / Land

PROPERTY CHARACTERISTICS

- Property Type: Land
- Acreage: +/- 16.55
- Parcel: 058-00-0-139.00
- Zoning: RS-40
- 8.5 Miles Northwest of Downtown Nashville
- Located on Clarksville Hwy off Briley Pkwy
- Offers excellent access to major transportation routes, making it perfect for residential, apartments, townhomes, or condos



SITE OVERVIEW



FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 47037 C 0227 H, effective date of 04/05/2017. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is **NOT** in a Special Flood Hazard Area.



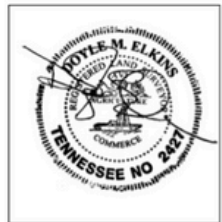
VICINITY MAP NOT TO SCALE

GENERAL NOTES

- In Tennessee, it is a requirement of "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call System can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective companies. The existence or non-existence of the utilities shown or any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements, where shown hereon, are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainageways, including, but not limited to: sanitary sewers, forcemains, water lines, telephone signal conduit, electric conductors, drainage pipes, and natural gas lines.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).

LEGEND

- These standard symbols will be found in the drawing.
- IRON PIN FOUND
 - IRON PIN SET
 - PK NAIL
 - POWER POLE
 - ⊕ FIRE HYDRANT
 - ⊖ GAS METER
 - ⊙ SEWER MANHOLE
 - ⊙ WATER METER
 - ⊕ WATER VALVE



I HEREBY CERTIFY THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

**BOUNDARY SURVEY
CLARKSVILLE PIKE**

4349 CLARKSVILLE PIKE, NASHVILLE
DAVIDSON COUNTY, TENNESSEE

PREPARED FOR: DELISA GURRIER

DATE	SCALE	SHEET	DRAWN BY	PROJECT
MARCH 24, 2021	1" = 100'	1 OF 1	TSH	20335

Doyle Elkins
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MARKET OVERVIEW

CORE
REAL ESTATE

1.1 Million

Regional
Workforce

66

New People
Per day

2.1 Million

MSA
Population

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

2.5% unemployment rate for Nashville MSA, 100 basis points **lower** than the national rate (March 2023).

A **major growth** market in the Southeast, Nashville has received **over 140,000 new jobs** since 2010* by national companies such as Amazon, AllianceBernstein, EY, ICEE and Philips.

Over 50 companies have announced or moved their **headquarters** to Nashville in the last five years.

One of the nation's **lowest tax burdens**, Tennessee was named the **top state for low business taxes and regulations** by the U.S. Chamber of Commerce's Enterprising States Report

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