

FOR SALE

Davidson County Mixed-Use & Multifamily Assemblage

4211 Murfreesboro Pike, La Vergne, TN *(For Location Reference)*

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



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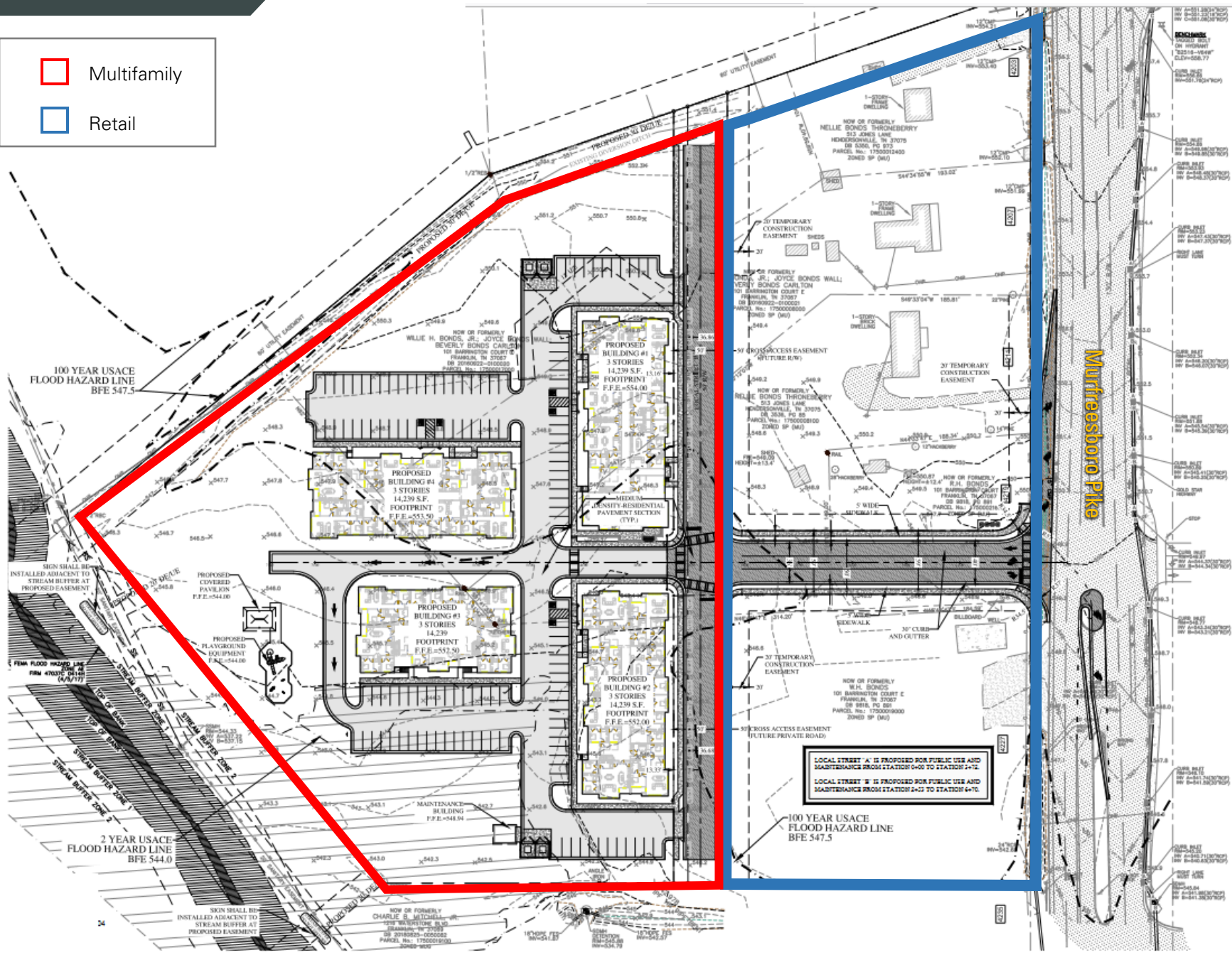
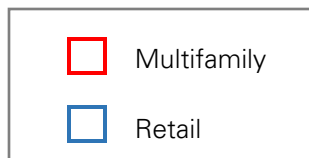
| | |
|-----------------|---|
| TYPE | Multifamily & Retail |
| ACREAGE | ±11.89 Acres ±4.61 Acres (Retail) ±7.28 Acres (Multifamily) |
| LOCATION | Located in an active commercial corridor near the corner of Murfreesboro Pike and Waldron Rd in La Vergne |

SALE PRICE **\$6,500,000**

Property Highlights

- Metro-Approved plans for:
 - 4 apartment buildings
 - 88 Residential Units
- Water and Sewer Service Approved
- Road connections approved
- 832 Linear FT Road Frontage
- Flat Terrain
- Traffic: 37,000 Cars Daily
- Davidson County (Not in City Limits)

SITE PLAN



SITE PLAN



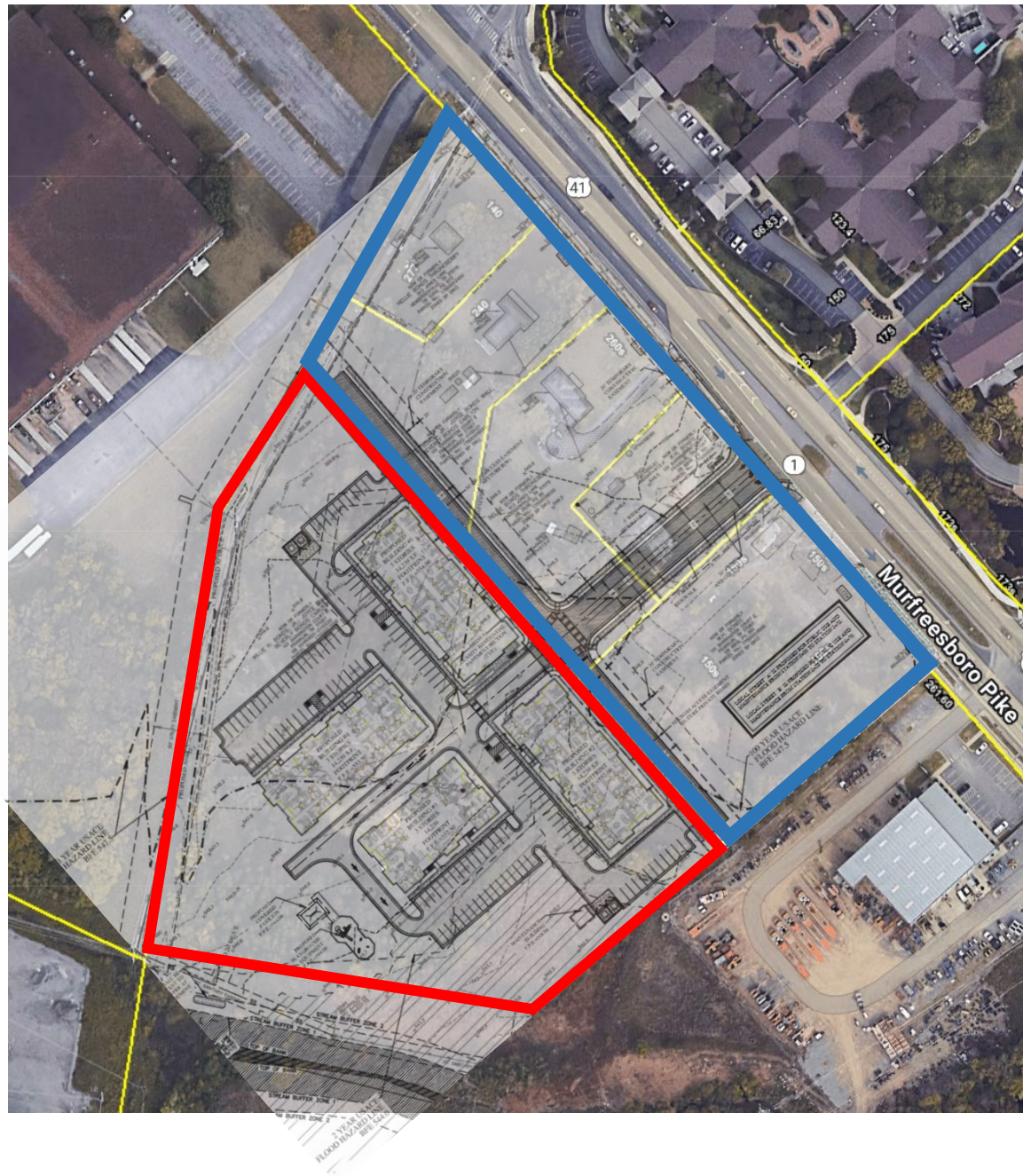
Multifamily



Retail

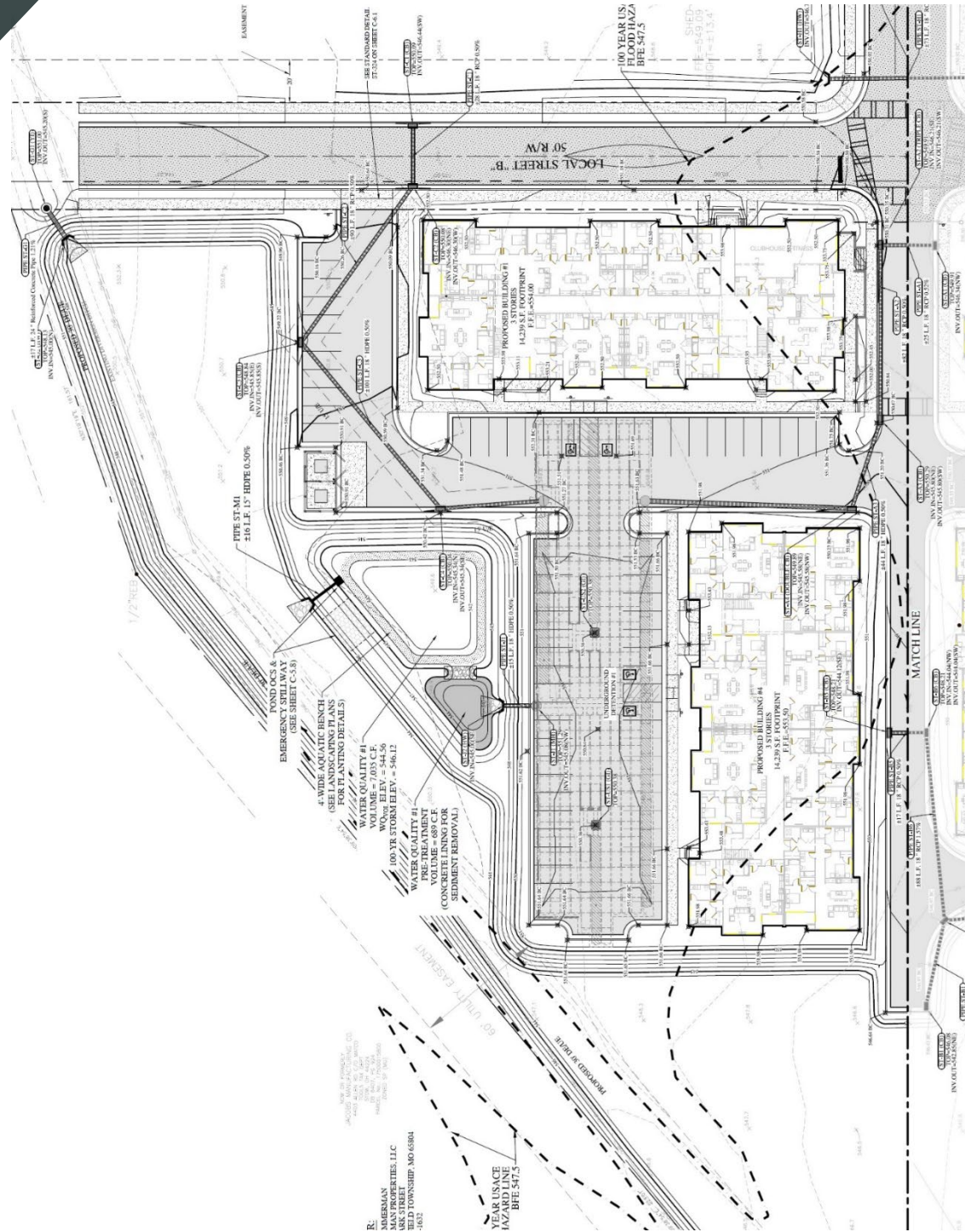
DEVELOPMENT SITE DATA TABLE

1. TOTAL PROPERTY AREA = 7.28 ACRES
2. DENSITY = 12.09 UNITS/ACRE
3. DWELLING UNITS = 88 RESIDENTIAL UNITS, 1 PHASE, 44-2 BEDROOM & 44- 3 BEDROOM UNITS
4. FLOOR AREA RATIO (FAR) = 51.05%
5. IMPERVIOUS SURFACE RATIO (ISR) = 42.63%
6. LAND USE BY AREA:
PARKING SPACES REQUIRED (UZO DISTRICT): = FOR UNITS OF 2 BEDROOMS OR MORE, 1.5 SPACES PER UNIT
= 88 UNITS X 1.5 = 132 SPACES REQUIRED
= 136 OFF-STREET + 26 ON-STREET = 162 SPACES PROPOSED
- PARKING SPACES PROPOSED:
- PARKING LOT AREA = 66,863 S.F.
- BUILDING AREA = 53,965 S.F.
- PAVILION AREA = 384 S.F.
- SIDEWALKS = 10,658 S.F.
- STORMWATER MANAGEMENT AREA = 51,626 S.F.
- PUBLIC STREET & R/W AREA = 1,733 S.F. STREETS, R/W = 6,265 S.F. (WITHIN PROPERTY LINE)
7. LAND USE PROPOSED = SUB-DISTRICT 3 AS DEFINED IN SP, STACKED FLATS BULK PROVISIONS
8. BUILDING TYPES ALLOWED: MIXED-USE, LIVE/WORK, TOWNHOUSE, TOWNHOUSE COURTS, STACKED FLATS
9. LAND USE EXISTING = MULTIPLE LARGE LOT RESIDENTIAL
10. SETBACK REQUIREMENTS FROM PROPERTY LINE / R/W = MINIMUM 5', MAXIMUM 10', STEPS 0'
11. RAISED FOUNDATIONS MINIMUM 18" AS MEASURE FROM THE HIGHEST POINT
12. INTERSECTIONS TO BE DESIGNED WITH MINIMUM CURB RADII TO SLOW TRAFFIC AND TO REDUCE PEDESTRIAN CROSSING DISTANCES
13. ON-STREET PARKING IS ENCOURAGED



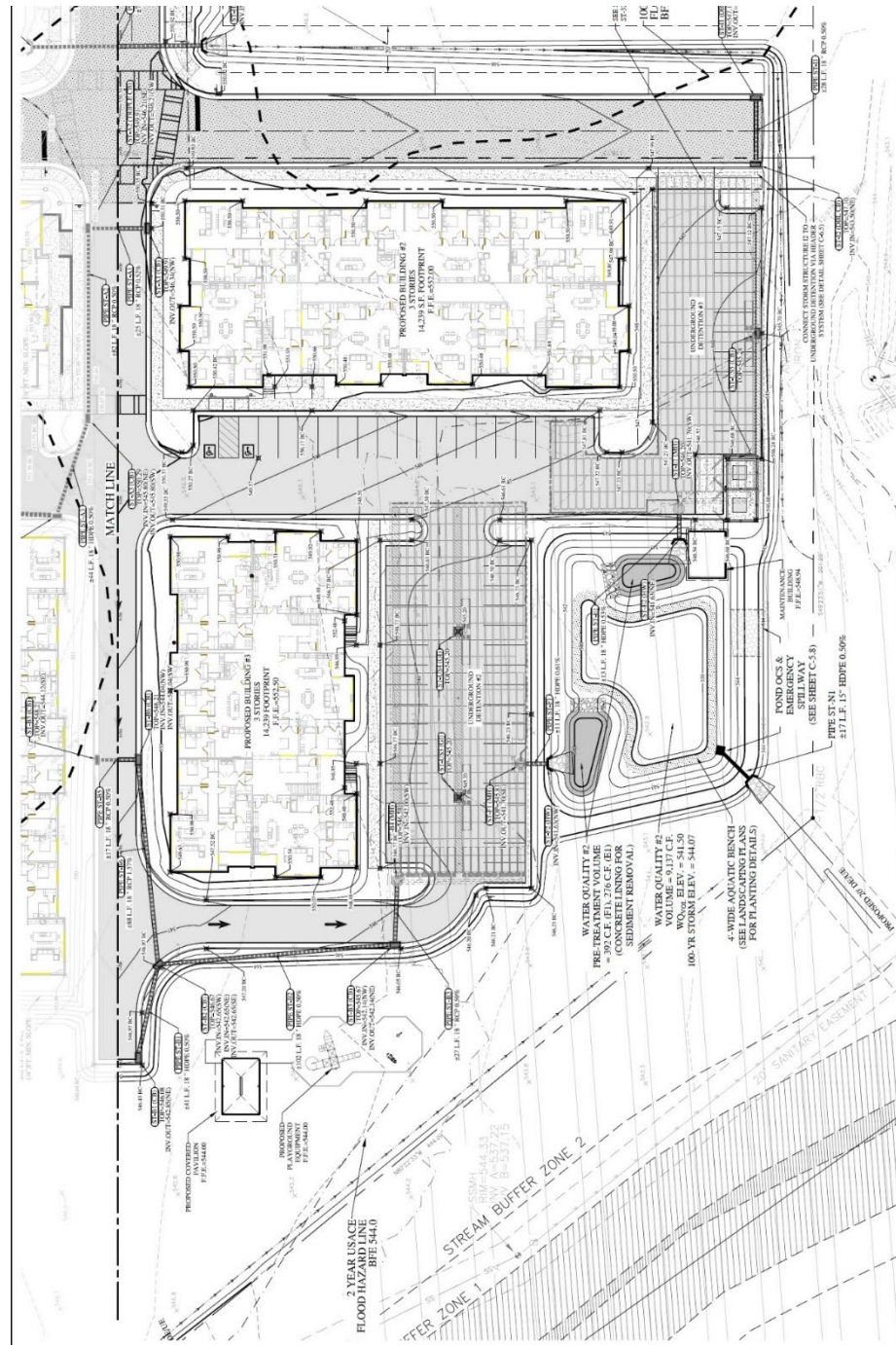
SITE PLAN

West Side Apartment Concept



SITE PLAN

East Side Apartment Concept



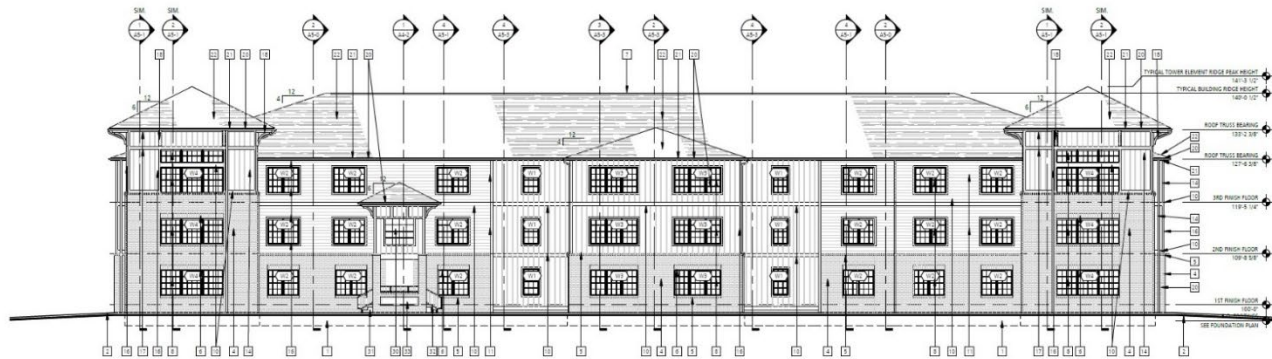
RENDERING



BUILDING 1 - RIGHT SIDE ELEVATION 4
SCALE: 3/32" = 1'-0" A3.0



BUILDING 1 - LEFT SIDE ELEVATION 3
SCALE: 3/32" = 1'-0" A3.0



BUILDING 1 - REAR ELEVATION 2
SCALE: 3/32" = 1'-0" A3.0

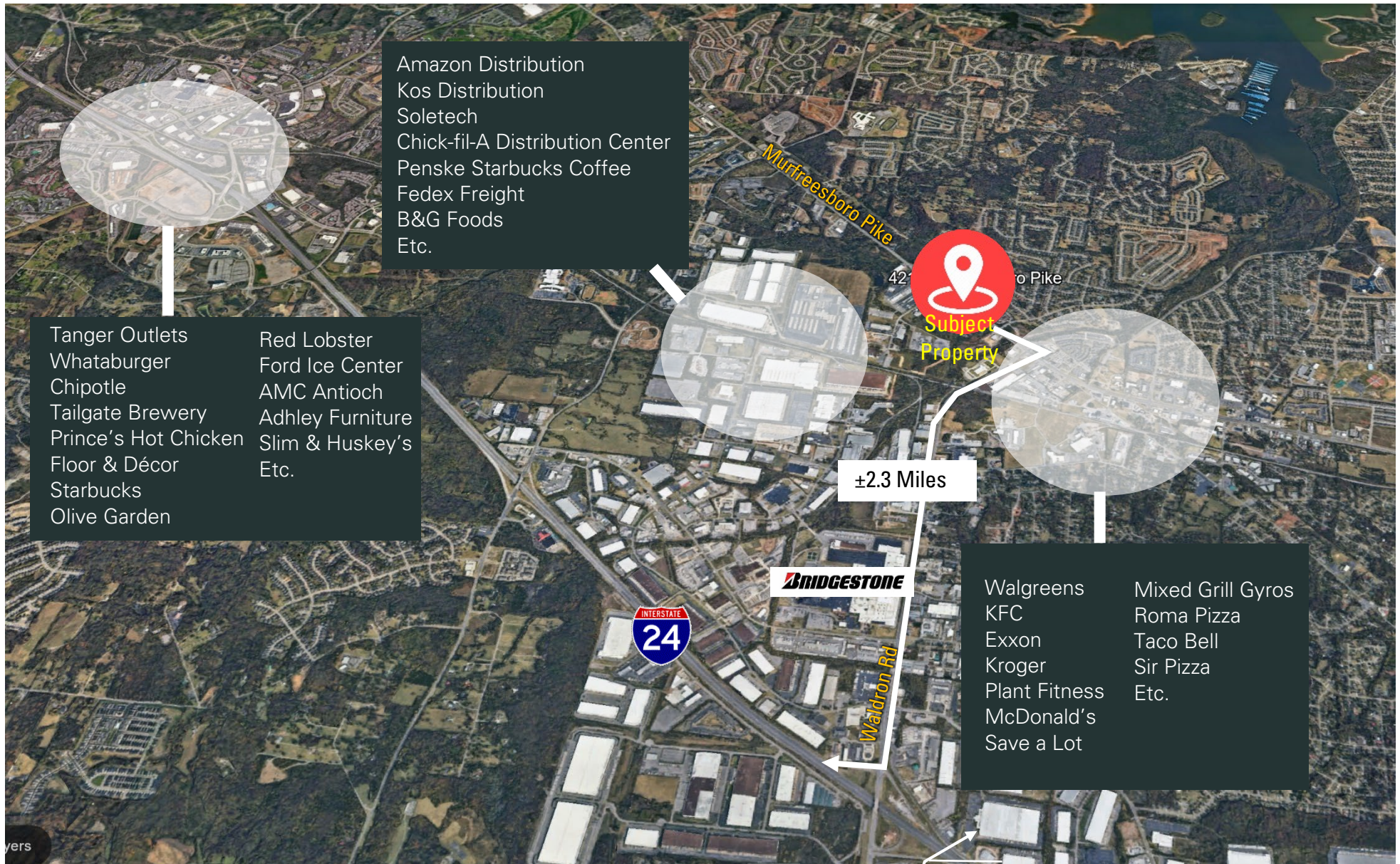


BUILDING 1 - FRONT ELEVATION 1
SCALE: 3/32" = 1'-0" A3.0

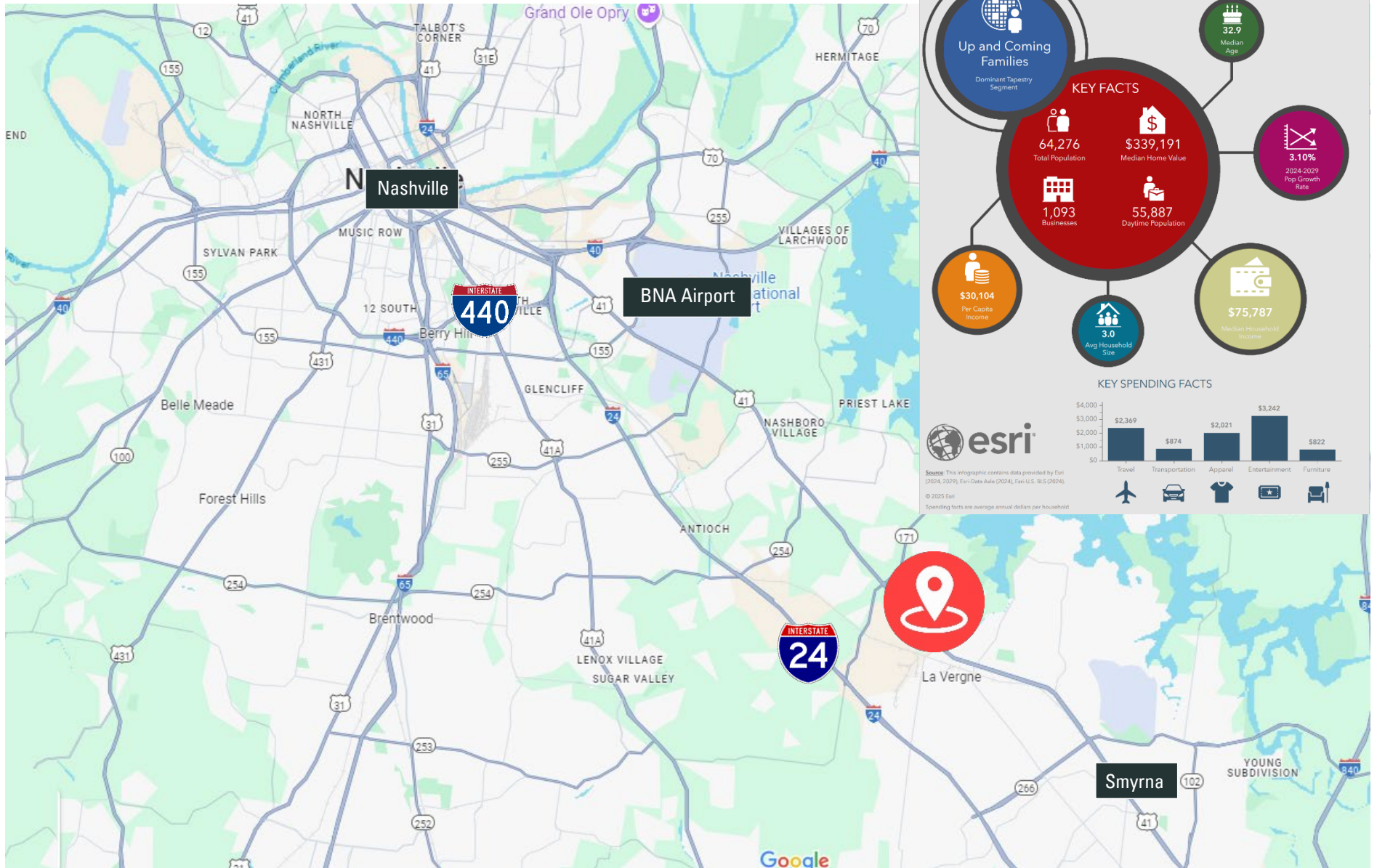
DRONE AERIAL



AERIAL



LOCATION MAP



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