

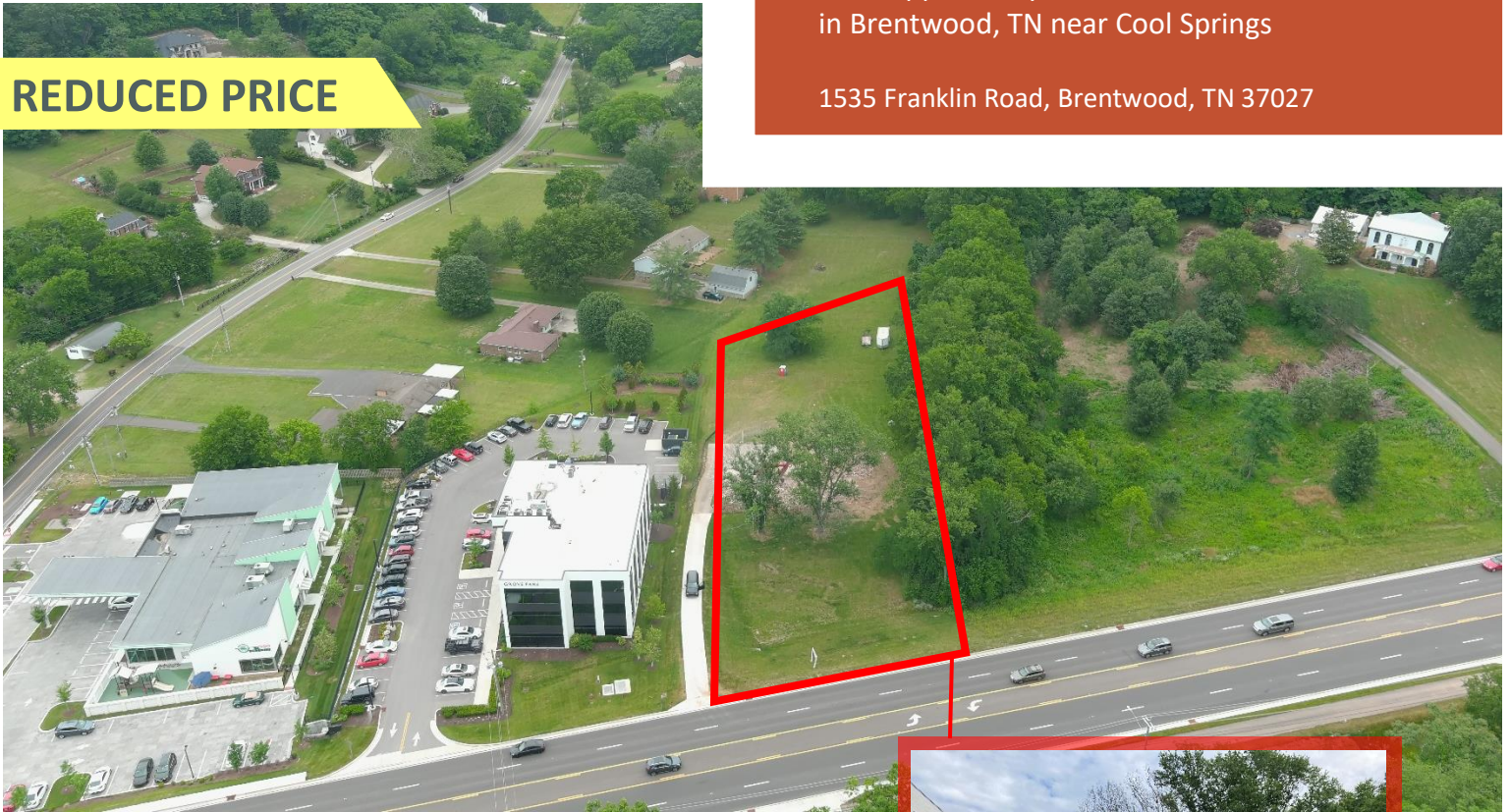
FOR SALE

±1.84 Acres Available

Rare Opportunity to Purchase Commercial Land in Brentwood, TN near Cool Springs

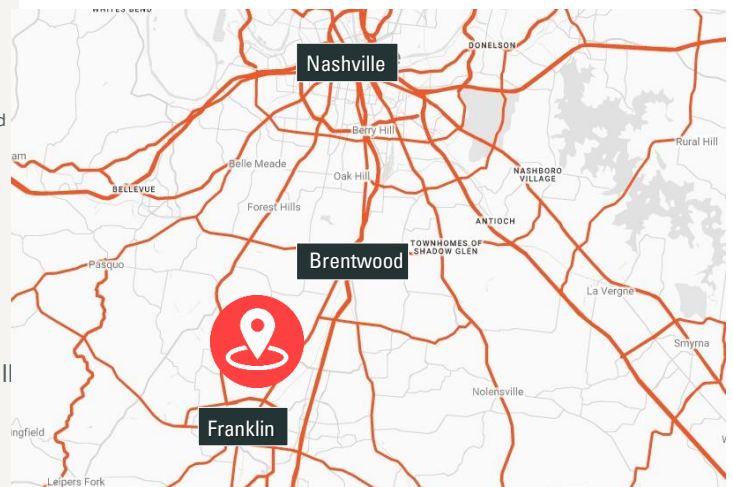
1535 Franklin Road, Brentwood, TN 37027

REDUCED PRICE



HIGHLIGHTS

- ±1.84 Acres
- **Reduced Price: \$1,000,000**
- Zoned C-2 (permitted uses on following page)
 - Per Brentwood Zoning: the intent of the C-2 commercial retail district is to provide suitable locations for commercial retail/services and general office uses that benefit the residents of the city and are designed to be compatible with the general residential character of the community. These districts shall be suitable for a wide range of retail, office, service and institutional uses and are located where public roads are capable of handling the increased traffic volume associated with such uses.
- Architectural Drawings for an approximate ±9,000 SF (3-story) MOB building *available upon request*
- Engineering proposals *available upon request*
- Prime location in Brentwood near the Cool Springs Galleria Mall
- Less than 2 miles to I-65 on/off ramp



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Sale
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1535 Franklin Road
Brentwood, TN 37027
Williamson County

CHARLES
HAWKINS CO.

PERMITTED USES:

General retail uses such as department stores, general merchandising, variety shops, clothing, dry goods, hardware, furniture, appliances, gift and specialty stores, grocery stores and drugstores, bookstores, electronic retailers and other similar uses.

- General service uses such as banks, barber and beauty shops.
- Hotels, motels and restaurants,
- Laundry and dry cleaners and self-service laundries.
- Commercial recreation (bowling, etc.) and music and dance studios.
- Gasoline service stations, theaters, photography studios and processing centers, and other similar uses.
- Outdoor/indoor retail uses such as automobile sales, heavy and light equipment sales, lawn and garden sales, landscaping sales and other such retail sales.
- Outdoor/indoor service uses such as repair and service facilities associated with equipment or automotive vehicles with storage permitted outside an enclosed structure.

General office uses such as executive, management and administrative offices of private and public for-profit and nonprofit organizations. Financial, insurance and real estate brokerage services.

- Offices of physicians, dentists and other medically oriented practitioners providing medical testing, analysis and personal treatment services.
- Facilities of the United States Postal Service.
- Service/institution uses such as hospitals, school, churches, funeral homes, day care facilities, community centers, convalescent homes, freestanding retirement/assisted living facilities for senior citizens ages 62 and older, country clubs, fraternal clubs and lodges, and private recreational facilities and clubhouses.
- Any other retail, service or office use which in the opinion of the planning commission is in keeping with the character and intent of the district.



FASTEST GROWING COUNTY IN TN

WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



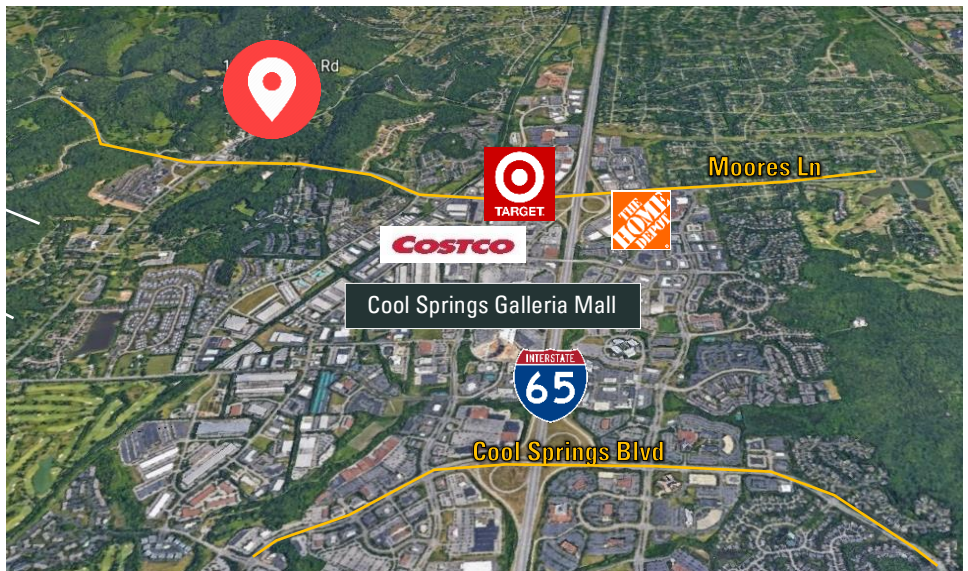
\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



1,280 New business licenses filed in 2017
33% job growth between 2012-2017



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SITE PHOTOS



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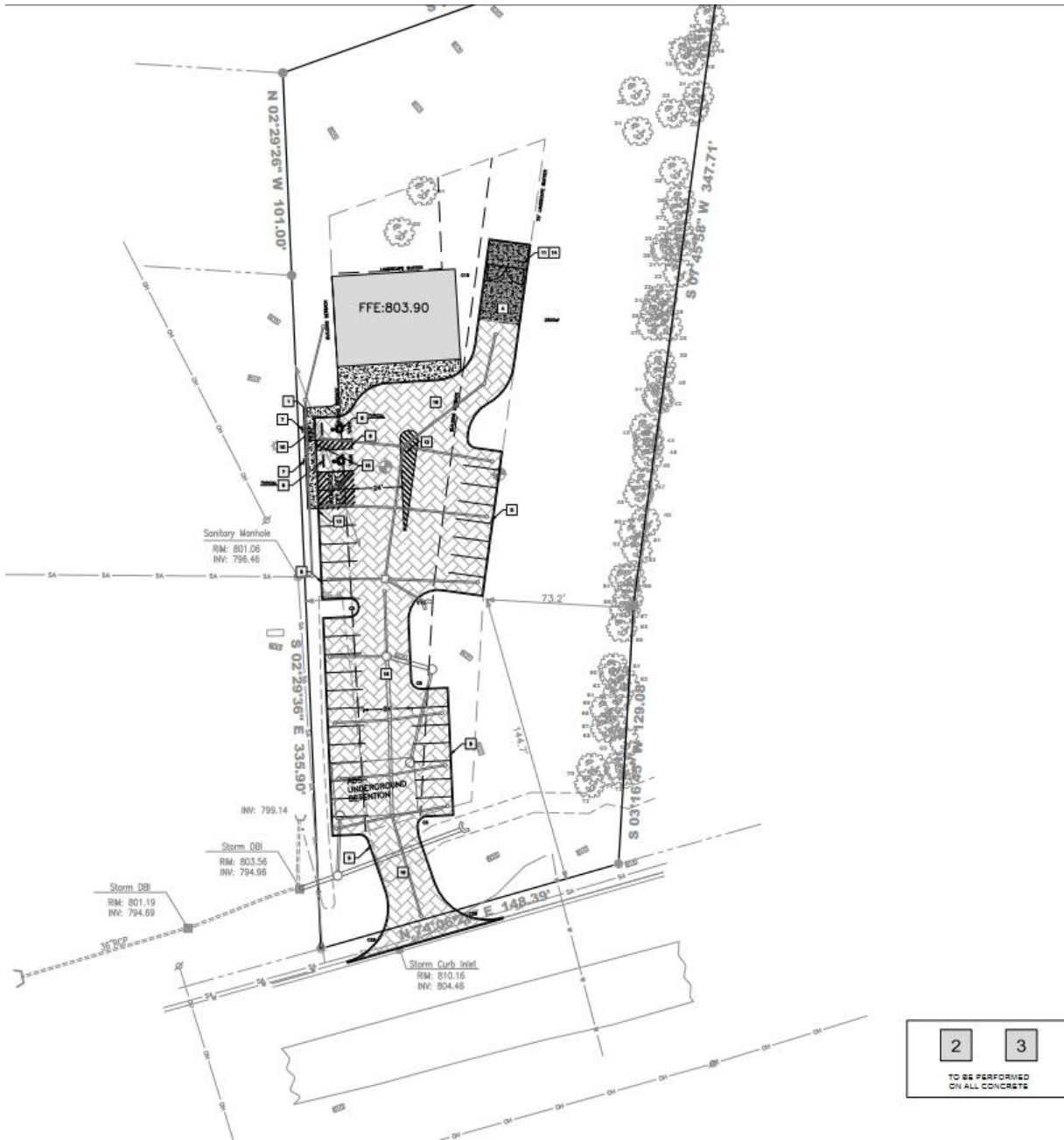
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POTENTIAL SITE PLAN



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RENDERINGS



LOCAL PROJECT - ACCORDING DRIVE FROM CONSTRUCTION MATERIALS FOR PROPOSED BUILDING TO COMPLIMENT AND ADVANCE MATERIALS USED IN LOCAL PROJECT



01 EXTERIOR ELEVATION
EAST FACADE

02 EXTERIOR ELEVATION
SOUTH FACADE



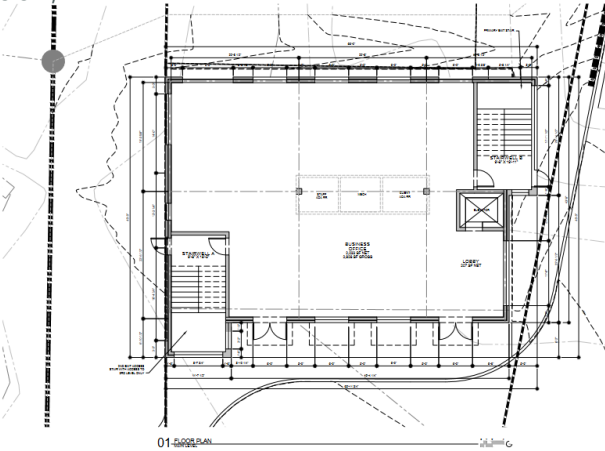
LOCAL PROJECT - JOURNEY CHURCH BUILDING MATERIALS FOR PROPOSED BUILDING TO COMPLIMENT AND ADVANCE MATERIALS USED IN LOCAL PROJECT



03 EXTERIOR ELEVATION
WEST FACADE

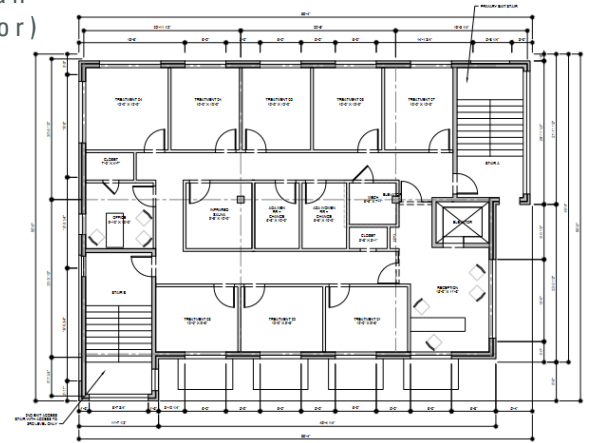
04 EXTERIOR ELEVATION
NORTH FACADE

Floor Plan
(1st Floor)

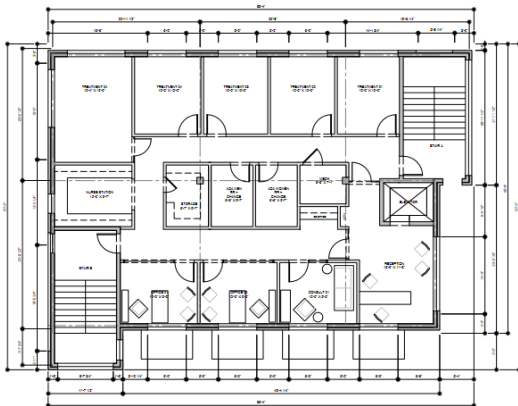


01 FLOOR PLAN

Floor Plan
(2nd Floor)



Floor Plan
(3rd Floor)



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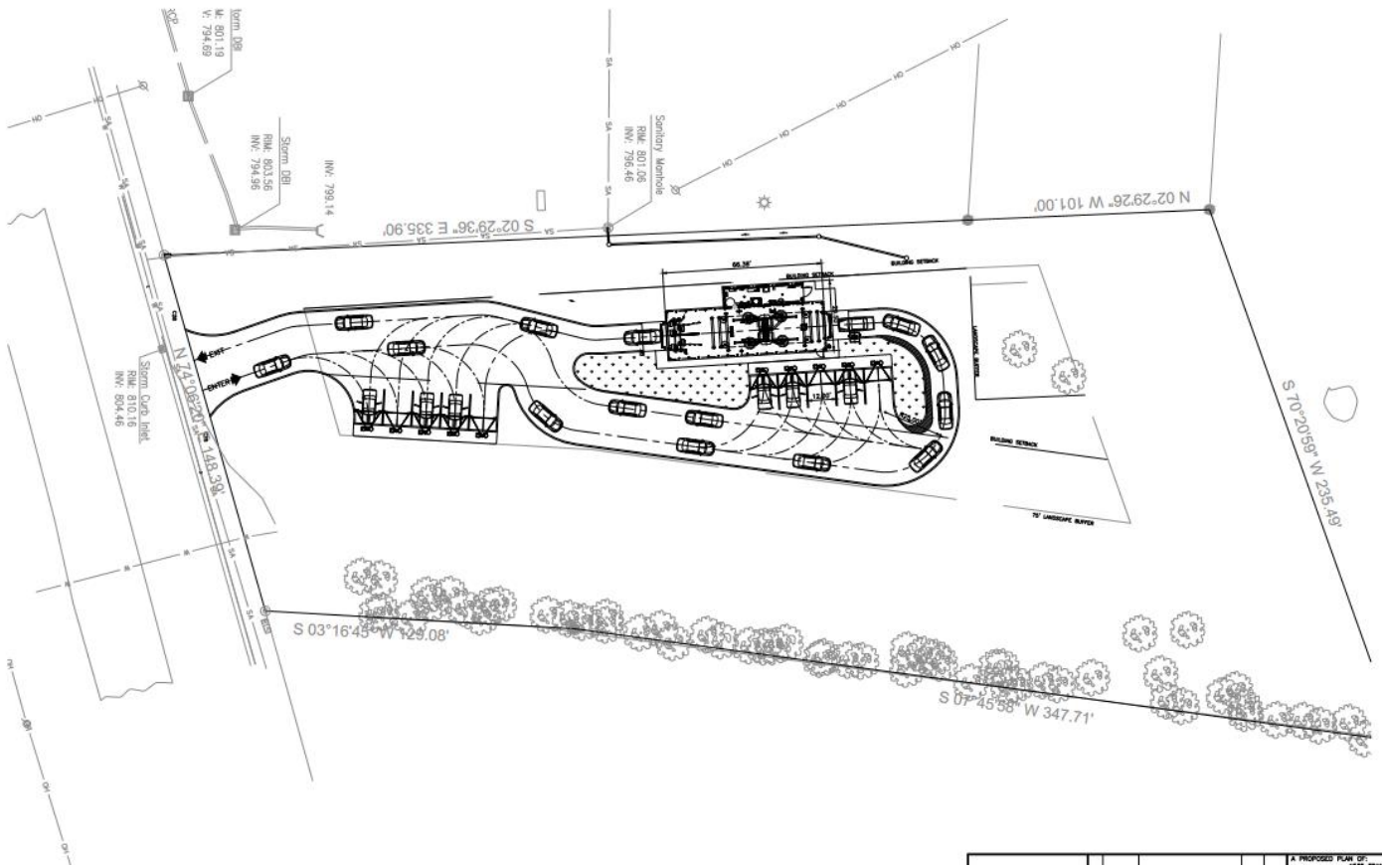
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POTENTIAL CAR WASH SITE PLAN



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