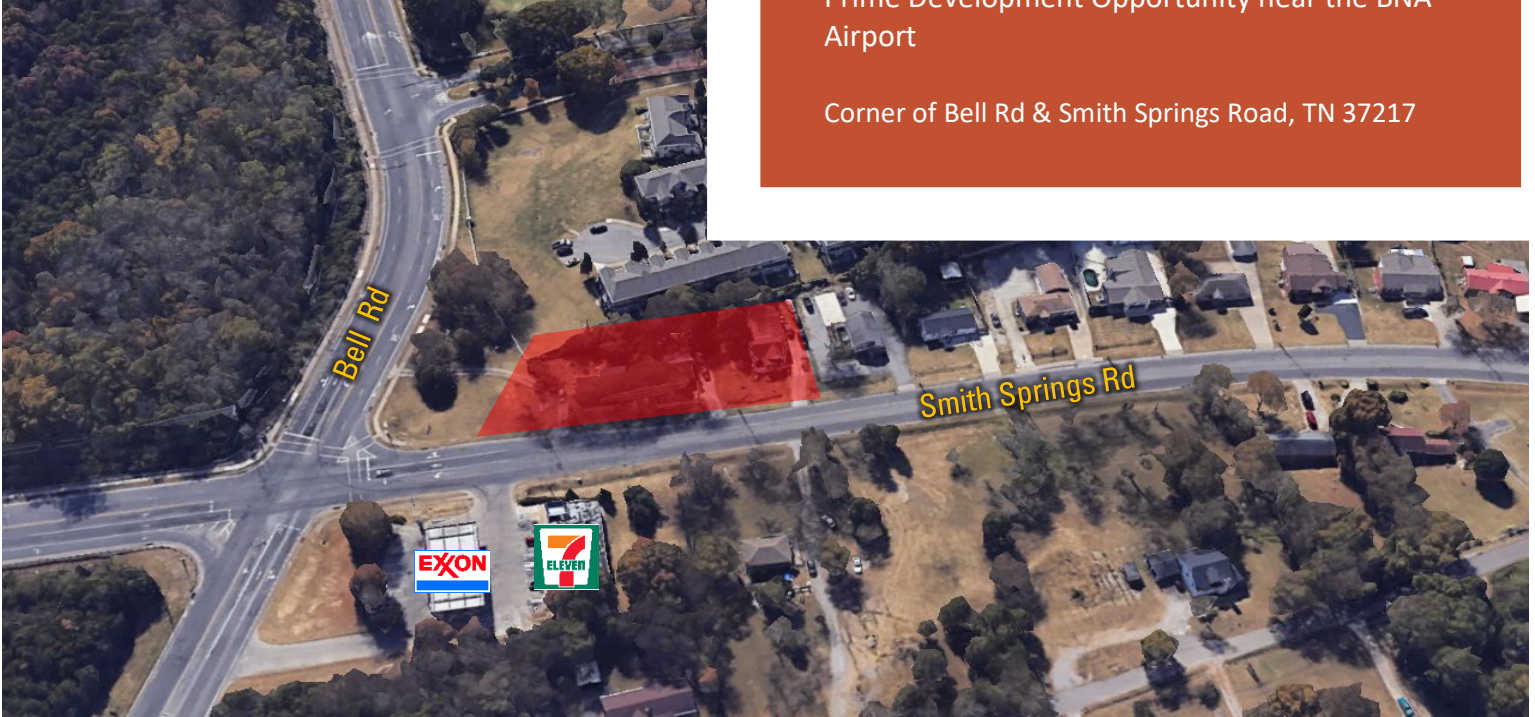


FOR SALE

±0.39 Acres Available

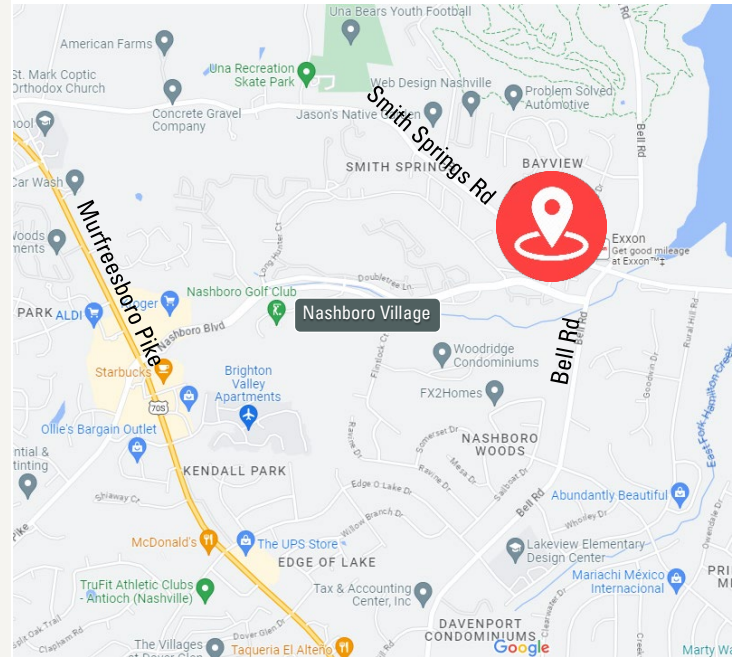
Prime Development Opportunity near the BNA Airport

Corner of Bell Rd & Smith Springs Road, TN 37217



HIGHLIGHTS

- Prime location at the intersection of Smith Springs Rd & Bell Rd
- Corner lot – Bell Rd
- 7-Eleven and Exxon are located directly across the street
- ±0.39 Acres total (2 parcels)
 - ±0.16 at 2651 Smith Springs Rd
 - ±0.23 at 2655 Smith Springs Rd
- Sale Price: \$700,000
- (1) Existing building on each parcel
- Currently zoned R10 / OV-CDO with the Community Character Policy Suburban Neighborhood Center
- 186' of frontage on Smith Springs Road & 67' of frontage on Bell Road
- The property sits on the edge of the Nashboro Village high density residential neighborhood
- ±13 Miles from downtown Nashville
- Prime location at the intersection of Smith Springs Rd & Bell Rd



Exclusively listed by:
 Charles Hawkins Co.
 760 Melrose Avenue
 Nashville, TN 37221
 T: 615.256.3189
 Blackwell Realty
 305 E. Trinity Lane Suite 101
 Nashville TN, 37207
 T: 615.228.2044

Robert Stout, SIOR
 Shareholder, First Vice President
 C: 615.397.3138
 rstout@charleshawkinsco.com

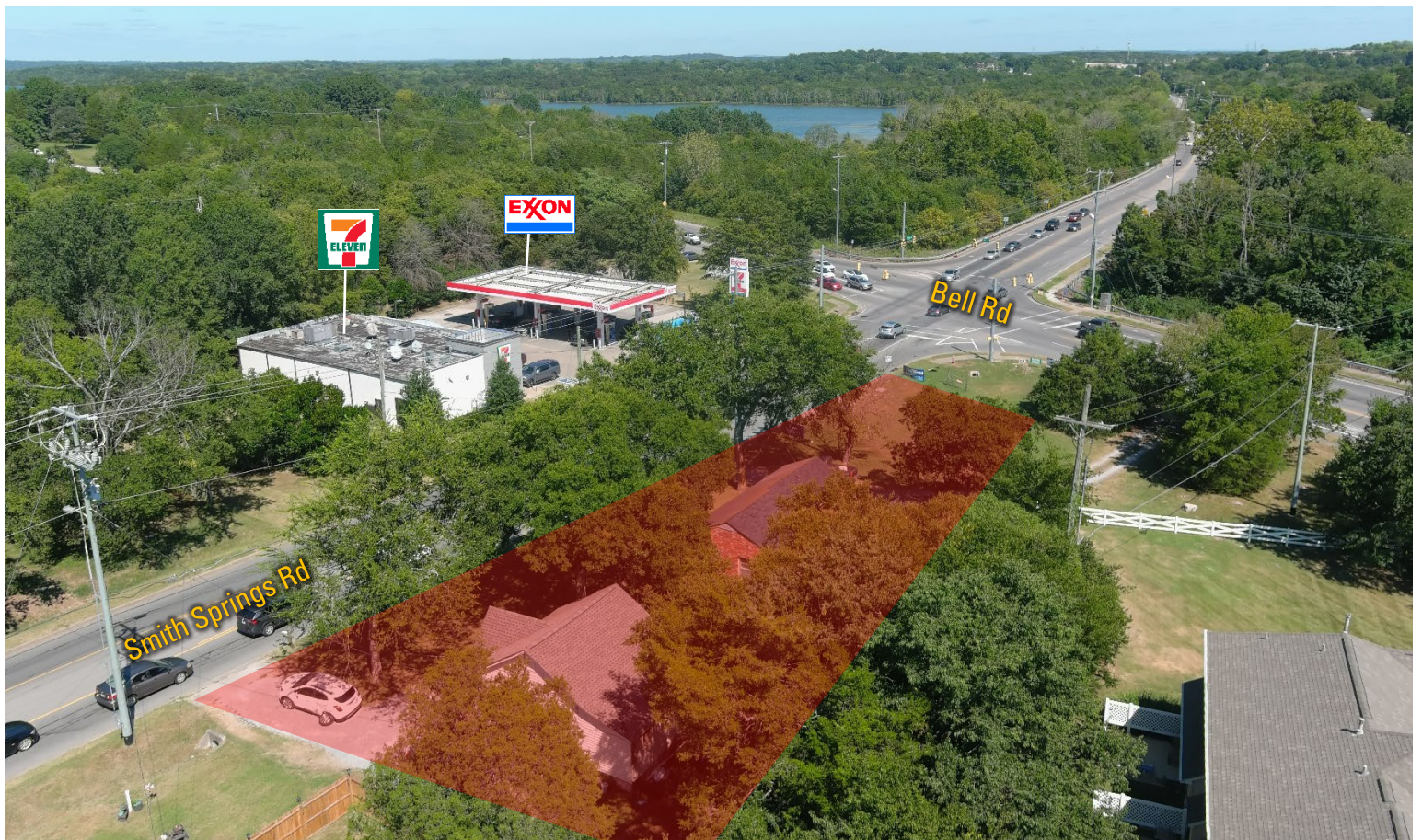
Erin Connolly
 Vice President
 C: 615.406.4096
 econnolly@charleshawkinsco.com

Jarod Dotson
 Agent
 C: 865.292.8837
 dotsonells@gmail.com

For Sale
±0.39 Acres
Land for Development

2651 & 2655 Smith Springs Rd
Nashville, TN 37217
Davidson County

CHARLES
HAWKINS CO.
BLACKWELL
— R E A L T Y



Robert Stout, SIOR
Shareholder, First Vice President
C: 615.397.3138
rstout@charleshawkinsco.com

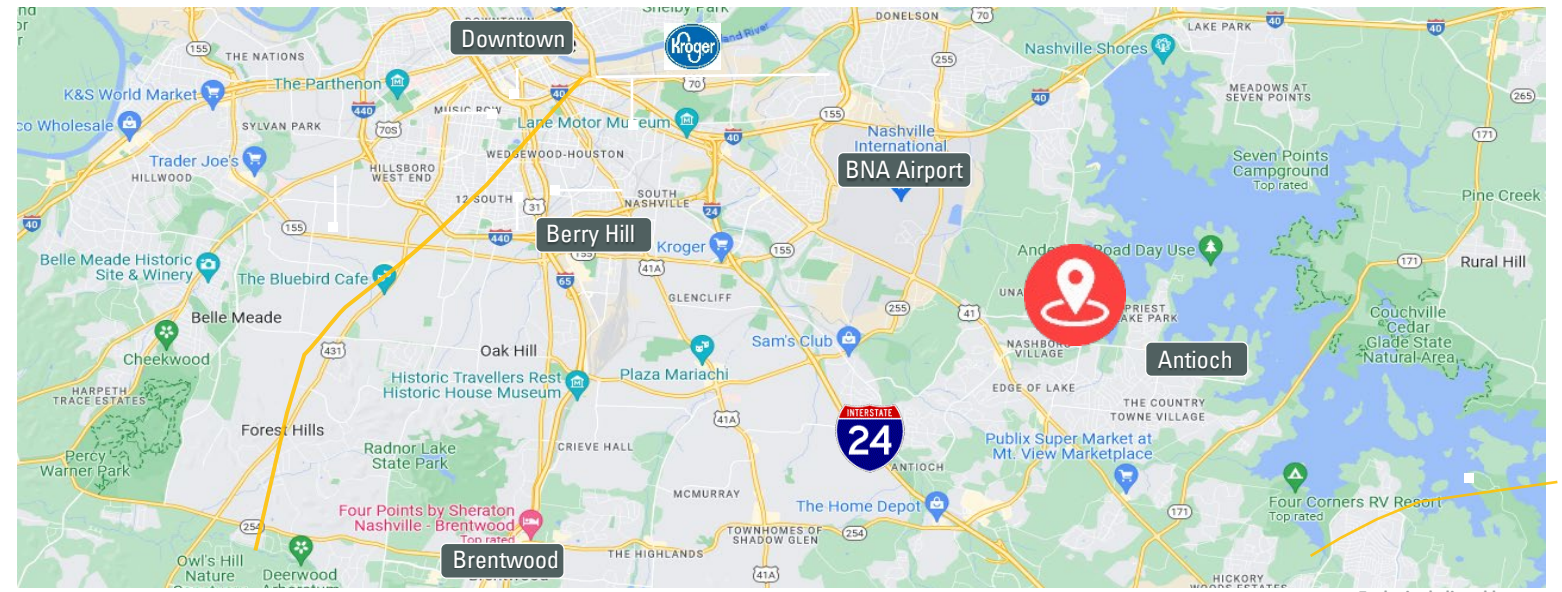
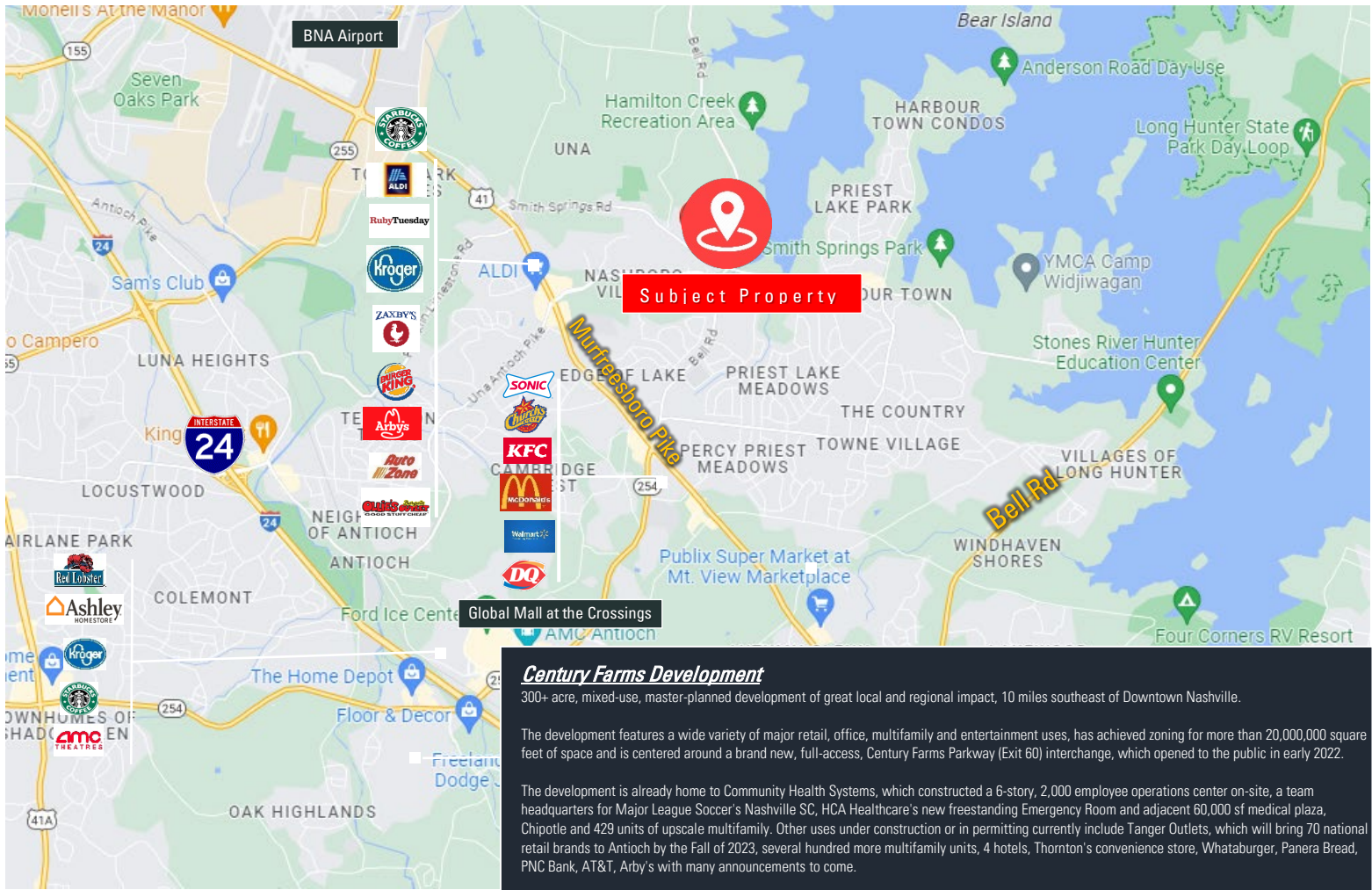
Erin Connolly
Vice President
C: 615.406.4096
econnolly@charleshawkinsco.com

Jarod Dotson
Agent
C: 865.292.8837
dotsonsells@gmail.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue, Nashville, TN37221
T: 615.256.3189
Blackwell Realty
305 E. Trinity Lane Suite 101
Nashville TN, 37207
T: 615.228.2044

For Sale
 ±0.39 Acres
 Land for Development

2651 & 2655 Smith Springs Rd
 Nashville, TN 37217
 Davidson County



Robert Stout, SIOR
 Shareholder, First Vice President
 C: 615.397.3138
 rstout@charleshawkinsco.com

Erin Connolly
 Vice President
 C: 615.406.4096
 econnolly@charleshawkinsco.com

Jarod Dotson
 Agent
 C: 865.292.8837
 dotsonsells@gmail.com

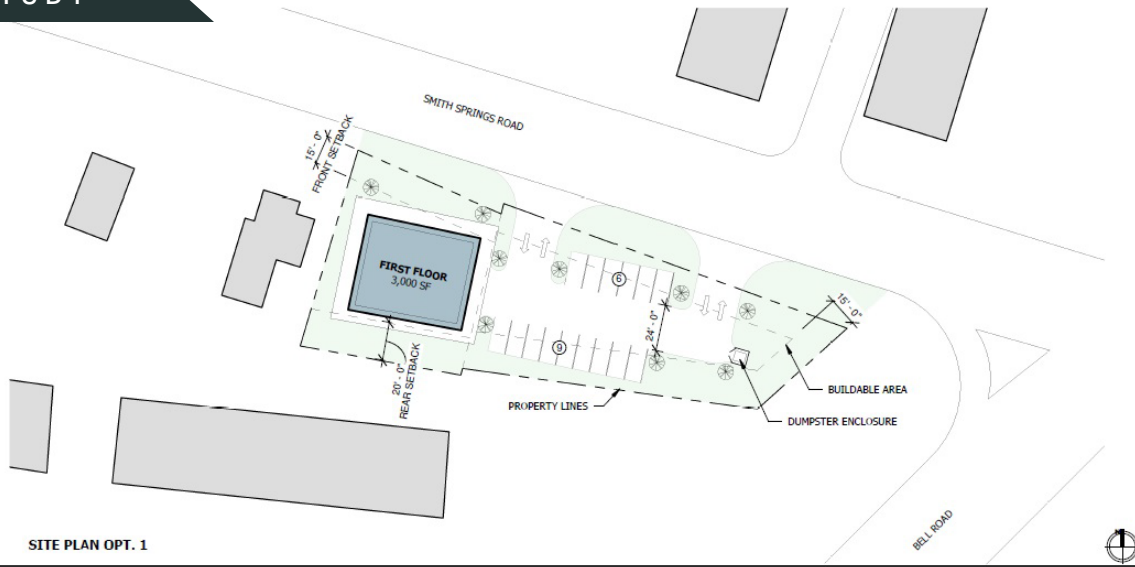
Exclusively listed by:
 Charles Hawkins Co.
 760 Melrose Avenue, Nashville, TN37221
 T: 615.256.3189
 Blackwell Realty
 305 E. Trinity Lane Suite 101
 Nashville TN, 37207
 T: 615.228.2044

For Sale
±0.39 Acres
Land for Development

2651 & 2655 Smith Springs Rd
Nashville, TN 37217
Davidson County

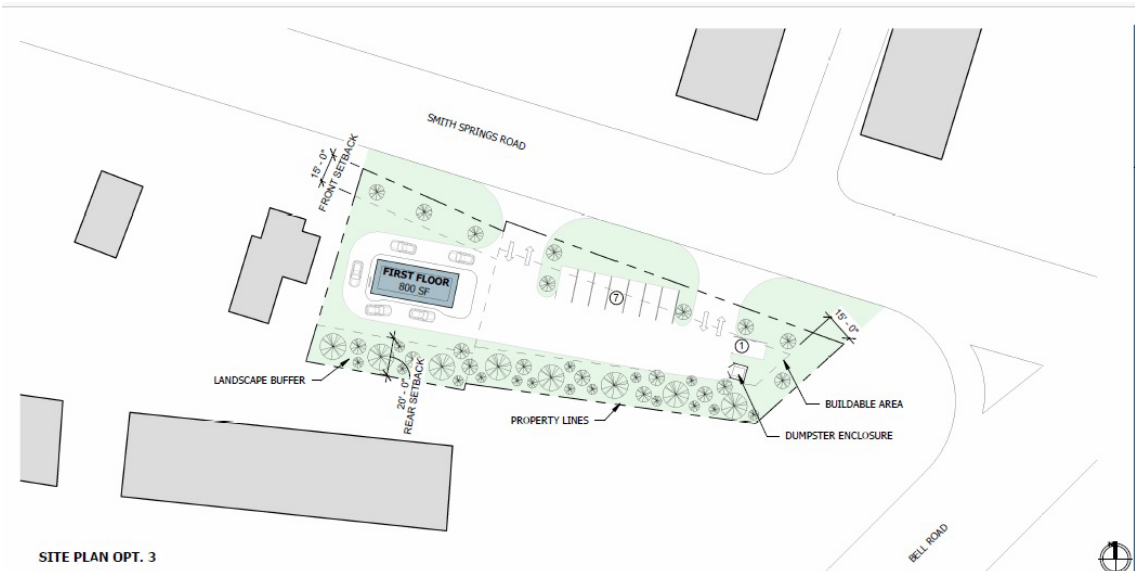
CHARLES
HAWKINS CO.
BLACKWELL
- R E A L T Y

MASSING STUDY



SITE PLAN OPT. 1

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
<ul style="list-style-type: none"> EXISTING BUILDING NEW BUILDING <p>NOTES/CONTINGENCIES:</p> <ol style="list-style-type: none"> 1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING 2. LOT CONSOLIDATION IS REQUIRED 3. PLAN CONTINGENT ON CITY REQ. OF LANDSCAPE BUFFER. SEE OPTION 2 FOR PLAN KEEPING BUFFER REQ 	<p>CURRENT ZONING : R10 REZONING TO: CL OR CS W/ SP*</p> <p>MIN. LOT AREA: N/A MAX LOT COVERAGE: 60% MIN. FRONT SETBACK: 15 FT MIN. REAR SETBACK: 20 FT MIN. SIDE SETBACK: N/A MAX. HEIGHT IN BUILD TO ZONE: N/A MAX. HEIGHT: 30 FT</p> <p>*PROPOSED PLANS ARE CONTINGENT ON THE CITY'S APPROVAL OF AN SP TO A CL OR CS ZONE. (SP/REZONING APPROVAL PROCESS CAN TAKE 6-12 MONTHS).</p>	<p>APPROX. SITE AREA: 16,988.4 SF/0.39 ACRES MAX. LOT COVERAGE: 10,193.04 SF</p> <p>BUILDING AREA BREAKDOWN 1ST FLOOR - RETAIL = 3,000 SF GROSS TOTAL = 3,000 SF GROSS</p>	<p>RETAIL : 1 SPACE PER 200 SF RETAIL = 3,000 SF / 200 SF = 15 SPACES REQUIRED</p> <p>PARKING PROVIDED = 15 SPACES</p> <p>*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</p>



SITE PLAN OPT. 3

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING ESTIMATES
<ul style="list-style-type: none"> EXISTING BUILDING NEW BUILDING <p>NOTES/CONTINGENCIES:</p> <ol style="list-style-type: none"> 1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING. 2. LOT CONSOLIDATION IS REQUIRED. 3. REFERENCE ZONING ORDINANCE 17.24.240. PLAN BASED ON C-3 LANDSCAPE BUFFER STANDARD. 	<p>CURRENT ZONING : R10 W/ CDO AND FLD OVERLAYS REZONING TO: CL OR CS W/ SP*</p> <p>MIN. LOT AREA: N/A MAX LOT COVERAGE: 60% MIN. FRONT SETBACK: 15 FT MIN. REAR SETBACK: 20 FT MIN. SIDE SETBACK: N/A MAX. HEIGHT IN BUILD TO ZONE: N/A MAX. HEIGHT: 30 FT</p> <p>*PROPOSED PLANS ARE CONTINGENT ON THE CITY'S APPROVAL OF AN SP TO A CL OR CS ZONE. (SP/REZONING APPROVAL PROCESS CAN TAKE 6-12 MONTHS). **PLAN IS CONTINGENT ON THE CITY'S APPROVAL OF A ONE-LANE DRIVE AROUND THE BUILDING.</p>	<p>APPROX. SITE AREA: 16,988.4 SF/0.39 ACRES MAX. LOT COVERAGE: 10,193.04 SF</p> <p>BUILDING AREA BREAKDOWN 1ST FLOOR - RESTAURANT = 800 SF GROSS TOTAL = 800 SF GROSS</p>	<p>RESTAURANT : 1 SPACE PER 100 SF RESTAURANT = 800 SF / 100 SF = 8 SPACES REQUIRED</p> <p>PARKING PROVIDED = 8 SPACES</p> <p>*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING. VARIANCE MAY BE REQUIRED.</p>

Exclusively listed by:
Charles Hawkins Co.

Robert Stout, SIOR
Shareholder, First Vice President
C: 615.397.3138
rstout@charleshawkinsco.com

Erin Connolly
Vice President
C: 615.406.4096
econnolly@charleshawkinsco.com

Jarod Dotson
Agent
C: 865.292.8837
dotsonsell@gmail.com

760 Melrose Avenue, Nashville, TN37221
T: 615.256.3189
Blackwell Realty
305 E. Trinity Lane Suite 101
Nashville TN, 37207
T: 615.228.2044