

# FOR SALE

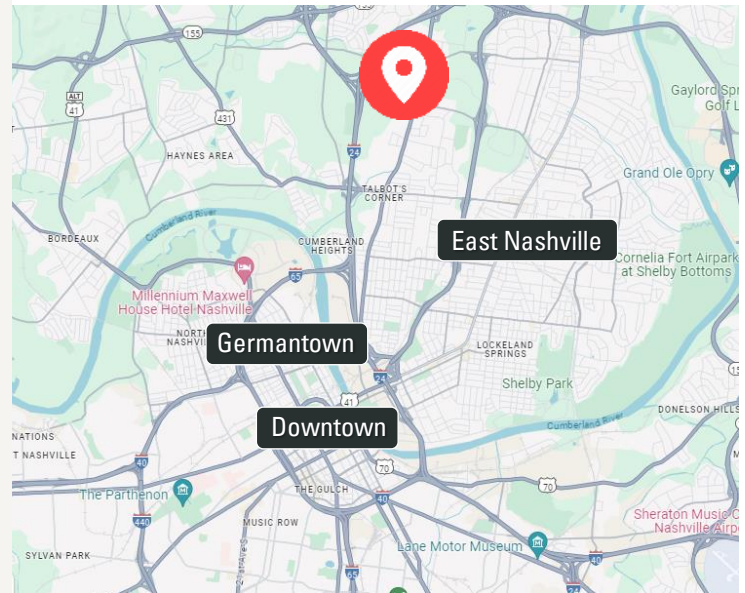
Prime Development Opportunity in the  
Rapidly Growing Dickerson Pike Corridor

2900 Dickerson Pike, Nashville, TN 37207



## HIGHLIGHTS

- Site approved for  $\pm 4,000$  SF
- $\pm 0.52$  Acre
- Sale Price \$1,050,000
- Offers 103' of frontage on Dickerson Pike
- 18,142 AADT on Dickerson Pike
- Zoned: Cs: Commercial Service
- Prime location in a growing corridor that has been deemed Nashville's next hotspot



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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221

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For Sale  
 Development Site  
 ±4,000 SF on 0.52 Acre

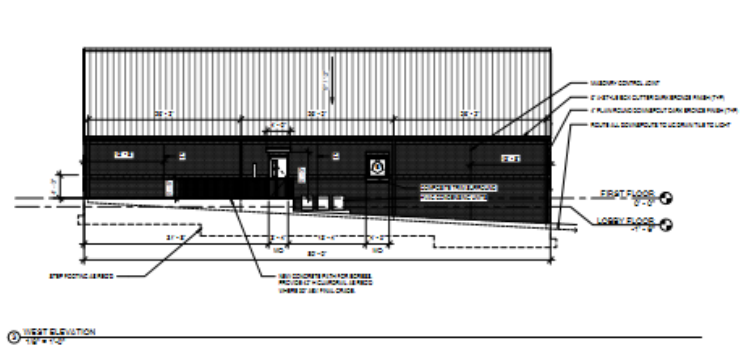
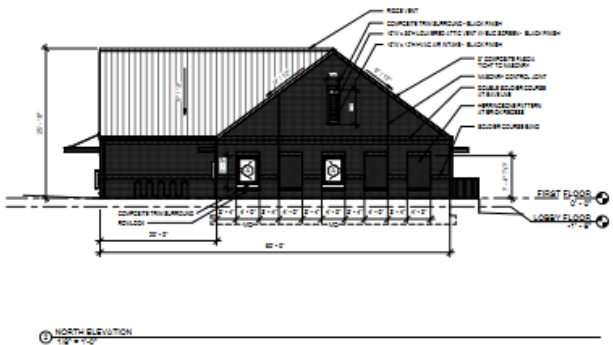
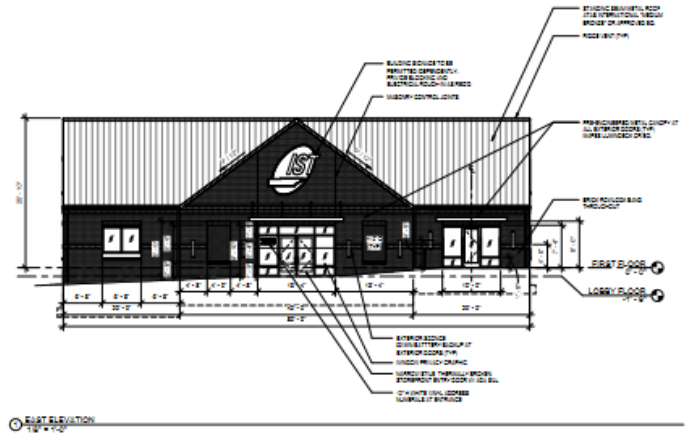
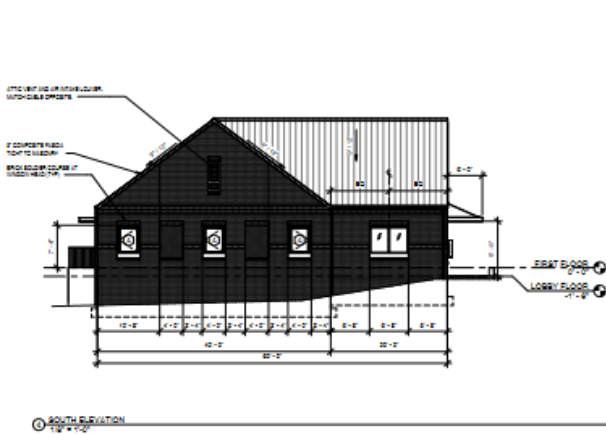
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 Davidson County

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FOR CONSTRUCTION  
 RENDERINGS



ELEVATIONS



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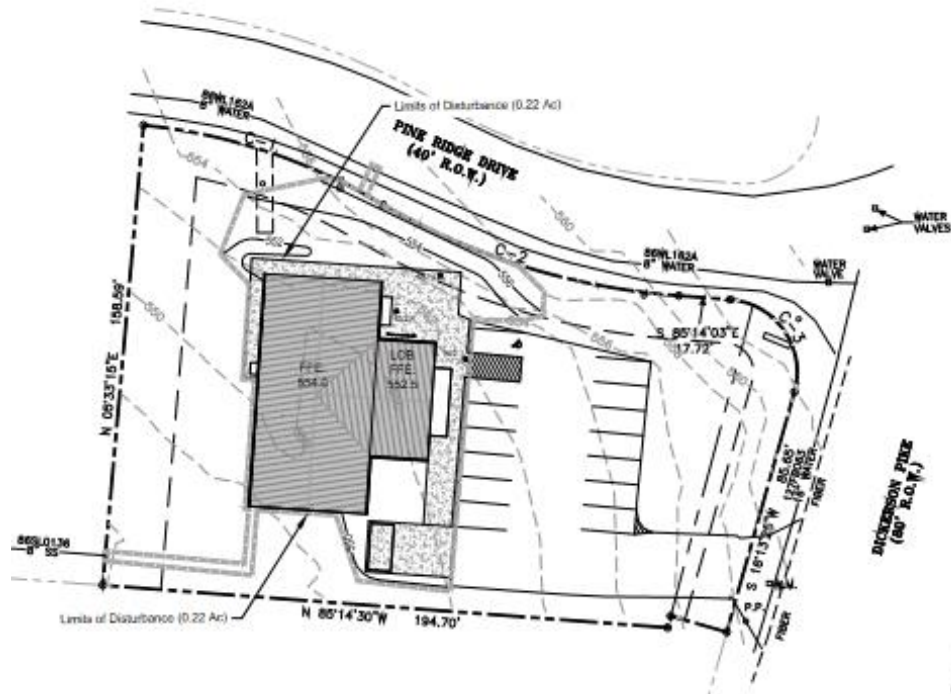


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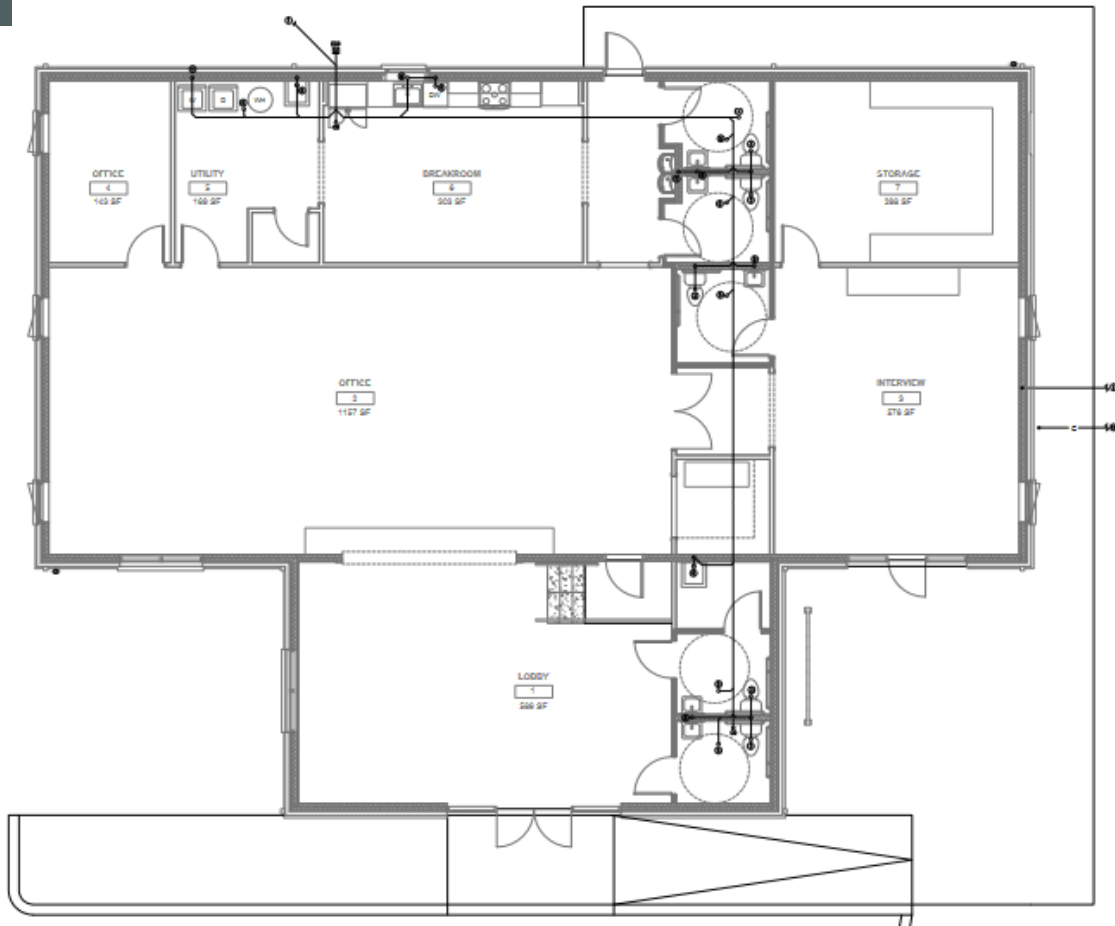
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SITE PLAN



FLOOR PLAN



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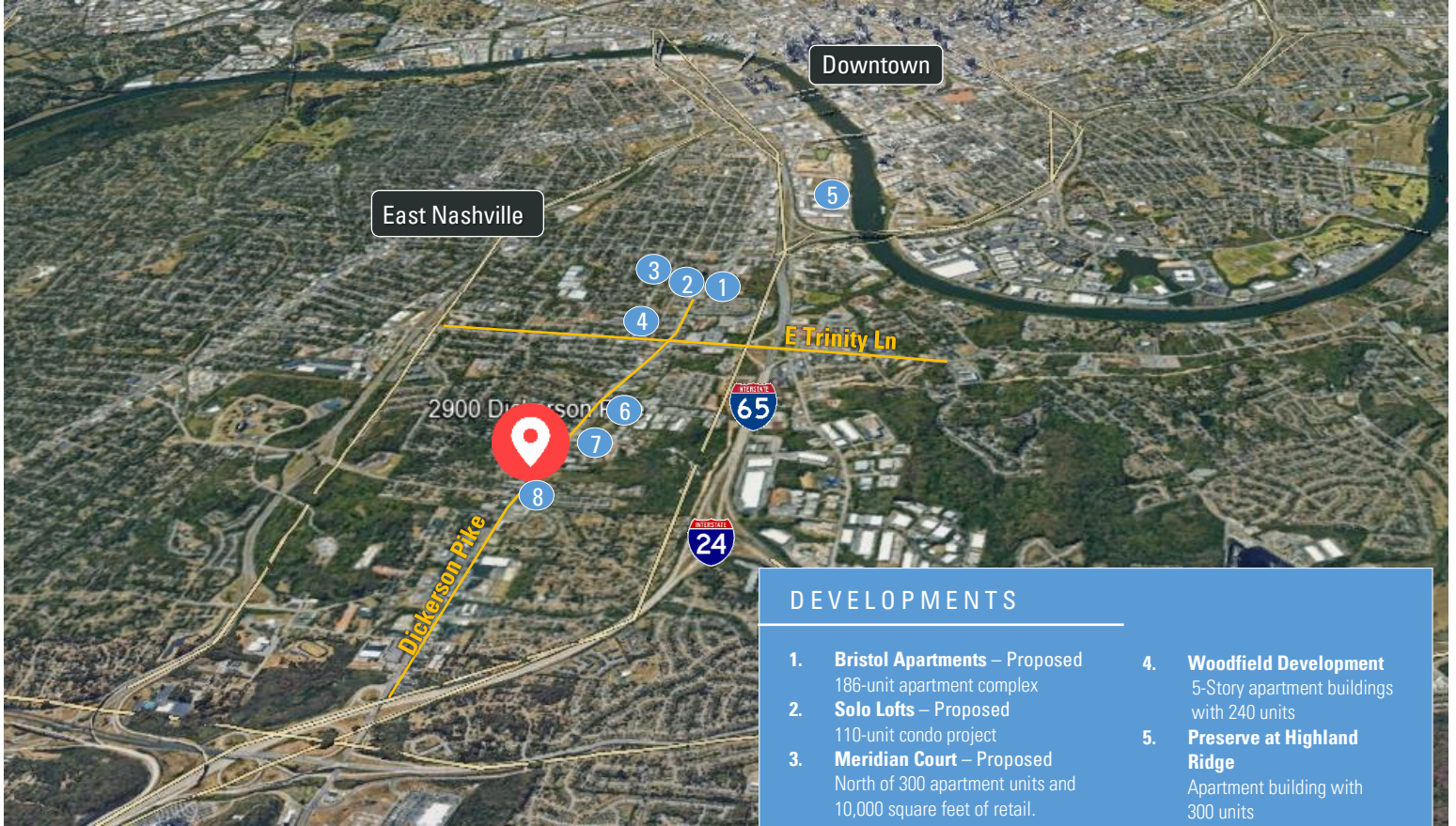
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## AERIAL



### DEVELOPMENTS

- 1. Bristol Apartments** – Proposed 186-unit apartment complex
- 2. Solo Lofts** – Proposed 110-unit condo project
- 3. Meridian Court** – Proposed North of 300 apartment units and 10,000 square feet of retail.
- 4. Woodfield Development** 5-Story apartment buildings with 240 units
- 5. Preserve at Highland Ridge** Apartment building with 300 units
- 6. Skyliner Apartments** 4-story apartment building featuring 147 apartments
- 7. Meridian Park**– UC 132 apartments and 26 townhomes, on 8.4-acre site
- 8. River North** – UC Redevelopment of 105 acres on Cumberland River's east

## PATH OF TRANSFORMATION

Major Development Announcements for Dickerson Pike (2023/2024)

### Developers team up for master-planned community

New York-based Aria Development Group and Nashville-based Wedgewood Avenue revealed plans for a massive mixed-use development on Dickerson Pike.

The Pike, a master-planned community with over 600 residential units, restaurant, retail and public outdoor space, will transform 12 acres in the heart of the East Nashville neighborhood.

(Nashville Business Journal)

### Plans revealed for 36-acre development

Nashville development firm Holladay Ventures is planning a 36-acre mixed-use development on the northern segment of Dickerson Pike that will offer 450 residential units over two-mixed use buildings. The master-planned community, dubbed “3539 Dickerson Pike Development,” will also offer a child care building, playground, amenity building and an outdoor amphitheater.

(Nashville Business Journal)

### Arizona development firm makes Nashville debut with land buy

Another out-of-town investor snatched up a big development site on Dickerson Pike in 2023.

Arizona-based Garrett Development Corp. paid \$17.39 million for just over 14 acres of undeveloped property at the south end of the corridor, situated near The Dive Motel and within half a mile of Oracle Corp.’s future \$1.2 billion campus.

(Nashville Business Journal)

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