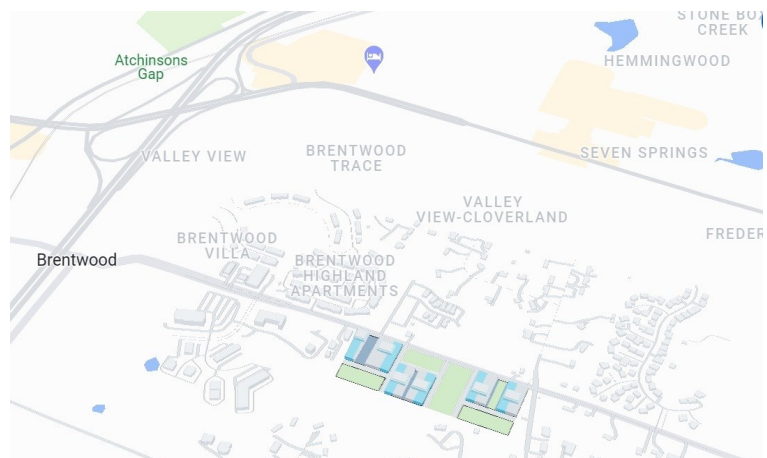




**FOR SALE 20.44 ACRES
551 & 539 CHURCH STREET EAST
BRENTWOOD TN 37027**



**Rare Undeveloped Adjoining Parcels In
One of Middle Tennessee's Most Desirable Markets
Currently Zoned Residential
Specific Project Approval Required**

Additional Information and Pricing Guidance Available

**Larry Frankenbach
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2908 Woodlawn Drive
Nashville, TN 7205

615 297 7777

Executive Summary

Brentwood, Williamson County, Tennessee

Brentwood, Tennessee,

A picturesque suburb just south of Nashville, boasts rolling hills, lush greenery, and upscale neighborhoods.

Population: 45,373

*US Census 2022

The Land For Sale:

20.44 acres on two parcels at 551 and 539 Church Street East. Signalized intersection at Jones Parkway. 13.6 miles/35 minutes to downtown Nashville. 19 miles/20 minutes to BNA. 9 miles/20 minutes to downtown Franklin and Cool Springs. Currently zoned residential. Any development will require Specific Project approval from Metropolitan Nashville Planning. All taxes paid and all road frontage are in Davidson County.

Current Brentwood Corporate Headquarters: Quorum Health, Brookdale Senior Living, Lifepoint Health, Tractor Supply, Corrections Corporations of America, Comdata, Delek.

Office Vacancy Rate in Brentwood: 3.59% vs 16.94% in Nashville. Asking Rent Rates: \$32/psf.

Thriving Economy: Brentwood is part of the Nashville metropolitan area, which has experienced significant economic growth in recent years. The city's strong economy, business-friendly environment, and low unemployment rate make it an attractive destination for commercial mixed-use development.

Proximity to Nashville: Being a suburb of Nashville, Brentwood benefits from its close proximity to the vibrant music city. Office developers can tap into the larger Nashville market while enjoying the quieter suburban lifestyle in Brentwood.

Affluent Demographics: Brentwood is known for its affluent residents, upscale neighborhoods, and high-income households. This demographic profile creates demand for professional services, including office spaces.

Median income: \$207,151. *City Data 2022

Housing: Median Value: \$842,000

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