



Drone Video

DEVELOPMENT OPPORTUNITY

River Road Pike

Nashville, TN 37209 | *Nashville MSA*

PROPERTY HIGHLIGHTS

±128.86 Acres

3 Total Lots

Development Opportunity

Zoned R-80: One & Two Family

±131.86 AC

3

2

1

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Charles Hawkins Co.

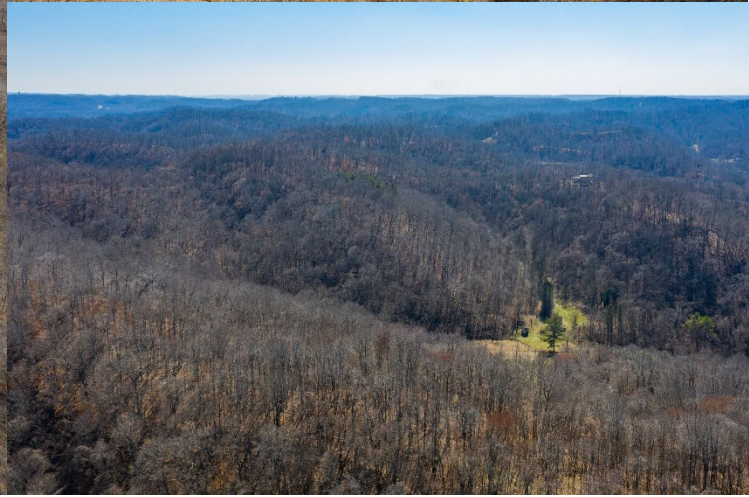
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www.charleshawkinsco.com

CHARLES HAWKINS CO.

We've Been Proudly Serving Middle Tennessee Since 1962



PROPERTY OVERVIEW

ADDRESS

River Road Pike
Nashville, TN 37209

SIZE

±128.86 Acres/ 3 Lots

OPPORTUNITY

Development Opportunity

PRICING

Call

ZONING

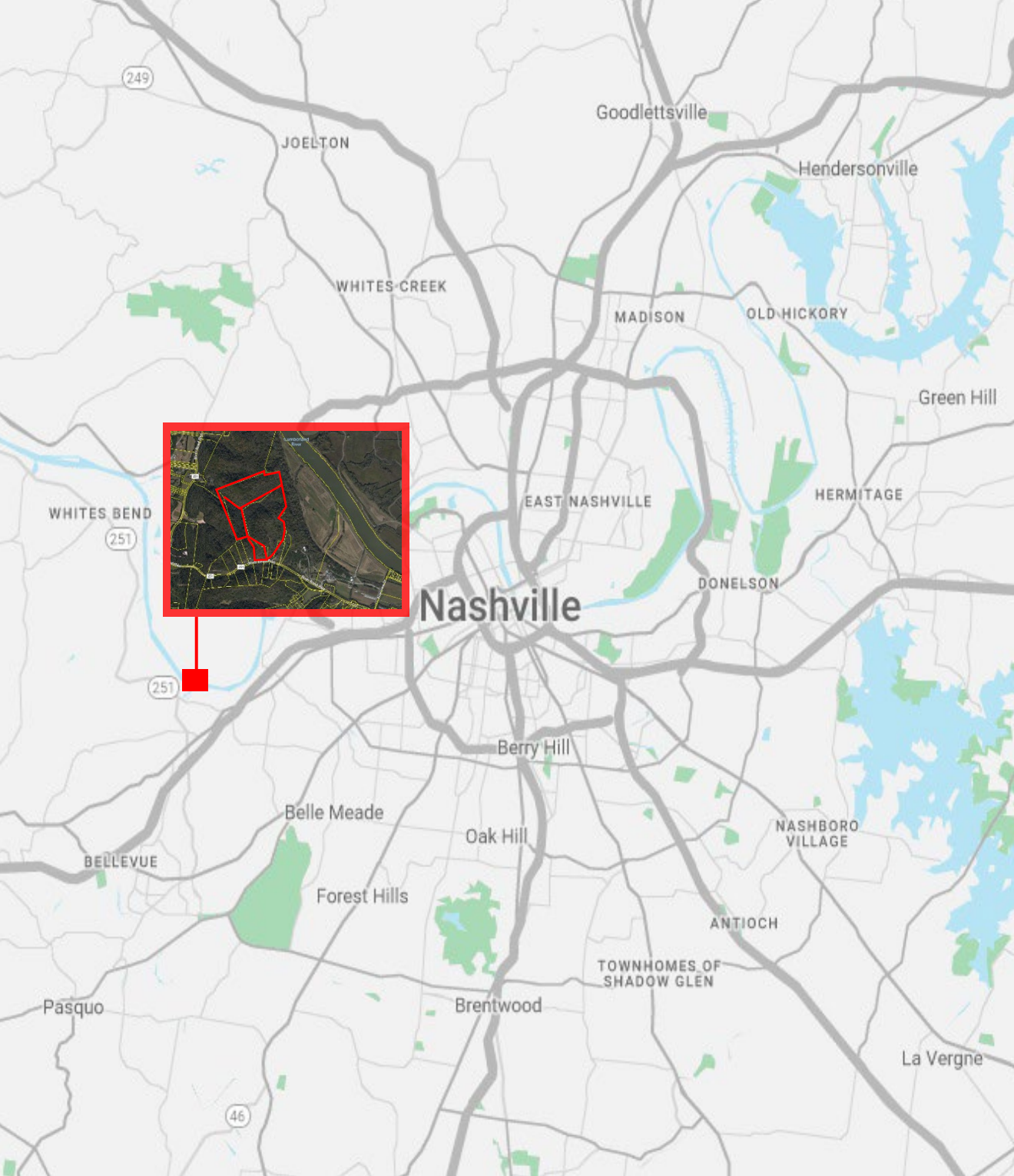
R-80: One & Two Family
LOW DENSITY RESIDENTIAL, REQUIRING
A MINIMUM 80,000 SQUARE FOOT LOT
AND INTENDED FOR SINGLE AND TWO-
FAMILY DWELLINGS AT A DENSITY OF .58
DWELLING UNITS PER ACRE.

LOCATION HIGHLIGHTS

+2 Miles to Charlotte Pike
+2.5 Miles to I-40 Exit 201 A&B

DEVELOPMENT OPPORTUNITY RIVER ROAD PIKE, NASHVILLE, TN





DEMOGRAPHICS

West Submarket

	1 Mile	5 Miles	10 Miles
	22	56,783	275,568
	2	25,728	120,659
	\$108,877	\$117,202	\$133,470

322
Anticipated
Multi-Family
Unit Deliveries

323
Delivered
Multi-Family
Units
Delivered in
Past 8Q

**Data Provided by CoStar*

DEMOGRAPHIICS

Demographics provided by ESRI

2022 Summary

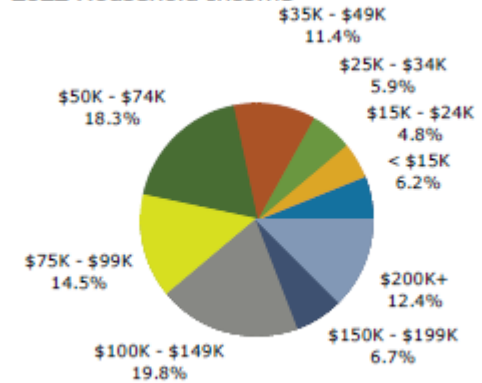
	1 Mile	5 Miles	10 Miles
Population	22	56,783	275,568
Households	2	25,728	120,659
Families	1	13,792	60,082
Average Household Size	10.50	2.14	2.12
Owner Occupied Housing Units	1	14,578	65,035
Renter Occupied Housing Units	1	11,150	55,624
Median Age	38.8	38.5	37.3
Median Household Income	\$0	\$79,634	\$85,255
Average Household Income	\$108,877	\$117,202	\$133,470

2027 Summary

	1 Mile	5 Miles	10 Miles
Population	24	57,771	289,302
Households	2	26,150	127,810
Families	1	13,944	62,611
Average Household Size	11.50	2.15	2.11
Owner Occupied Housing Units	1	14,771	66,562
Renter Occupied Housing Units	1	11,379	61,247
Median Age	36.2	39.2	38.1
Median Household Income	\$62,500	\$90,426	\$99,576
Average Household Income	\$147,282	\$135,644	\$153,086

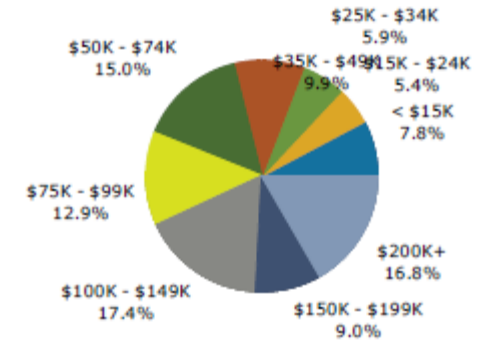
5 Miles

2022 Household Income



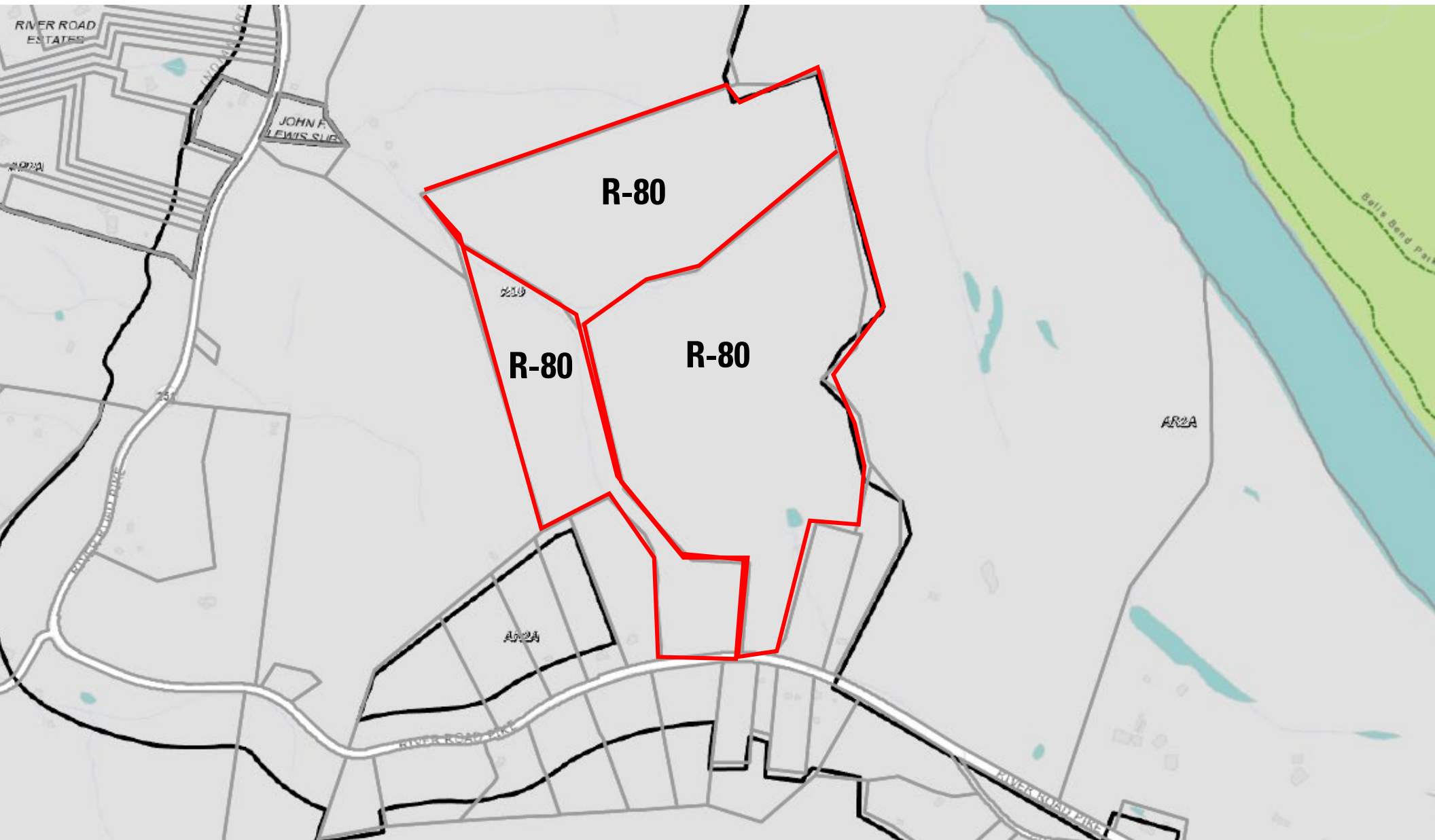
10 Miles

2022 Household Income



[Link to complete demographic report](#)

ZONING MAP



MARKET RANKINGS

Nashville ranks 30th in the U.S. News & World Report's 2020-21 Best Places to Live.

Nashville Ranked Top 10 City to Live After the Pandemic
-Today

#3 US Markets to Watch
-ULI (Urban Land Institute)

Nashville #1 in Metropolitan Economic Strength Rankings
-Policom

Nashville ranks sixth on the new list of hottest housing markets of 2022
-Zillow

CITY SNAPSHOT

According to the Nashville Chamber of Commerce, Nashville is currently home to more than 2 million people and more than 53,000 businesses.



Home to 3 Major League Teams with a new state-of-the-art MLS stadium under construction



One of the most frequently-visited tourist destinations in all of North America.



No State Income Tax



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Nashville, TN 37209

CONTACT US

EXCLUSIVELY LISTED BY

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Commercial Real Estate Services

