

# CHARLES HAWKINS CO.



# FOR SALE

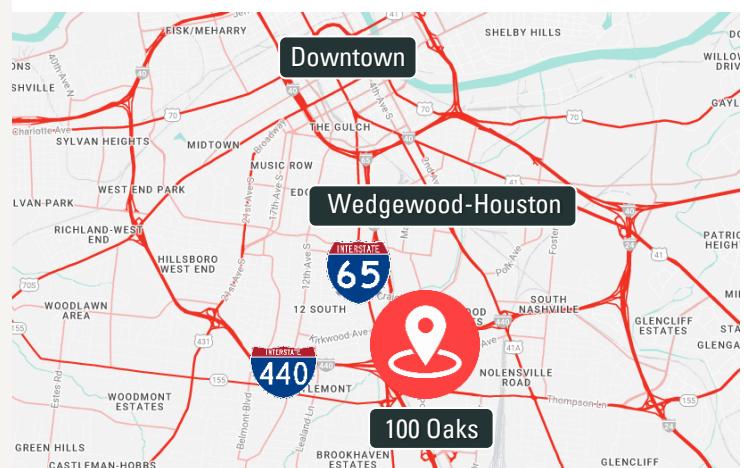
Incredible Opportunity in the Heart of Berry Hill to Purchase an Acre of Undeveloped Land + a Five-Unit Airbnb Complex

623 & 629 W. Iris Drive, Nashville, TN 37204



## HIGHLIGHTS

- Incredible opportunity in the heart of Berry Hill to purchase an acre of undeveloped land along with a five-unit Airbnb complex that was just built in 2019
- 629 W. Iris: 5 Airbnb Units Totaling  $\pm 13,462$  SF
- 623 W. Iris: 1-Acre lot
- Sale Price: Contact Brokers
- Located in **District 6** (Bransford District) of the Berry Hill zoning ordinance
  - Please see link below for approved uses:  
<https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bidId=125>
- $\pm 4.1$  miles from Downtown Nashville
- Convenient interstate access to I-440 / I-65
- Prime location near 100 Oaks, Wedgewood-Houston, Melrose, the Fairgrounds/GEODIS Park



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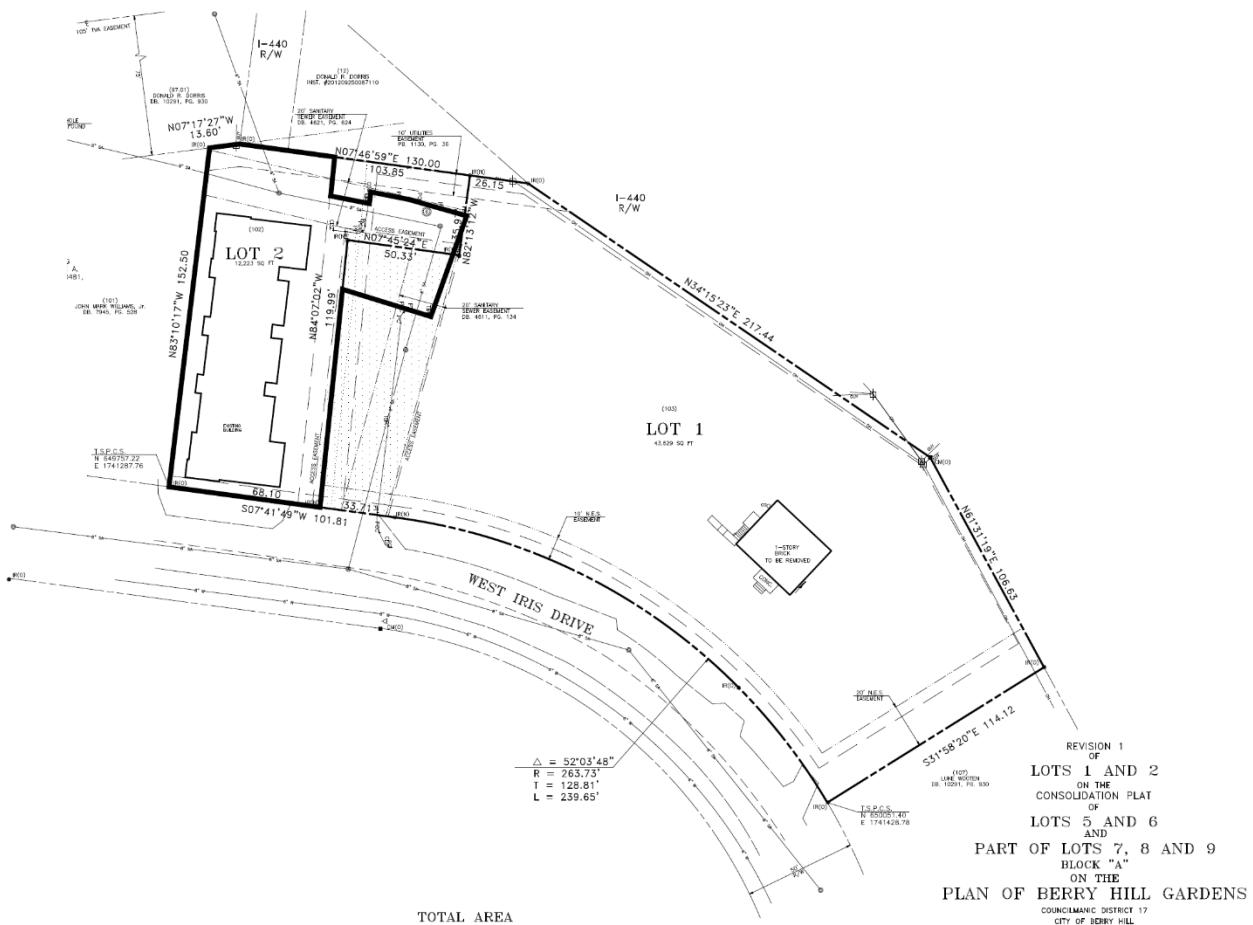
## For Sale Land + Airbnb

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Nashville, TN 37204  
Davidson County

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## SURVEY



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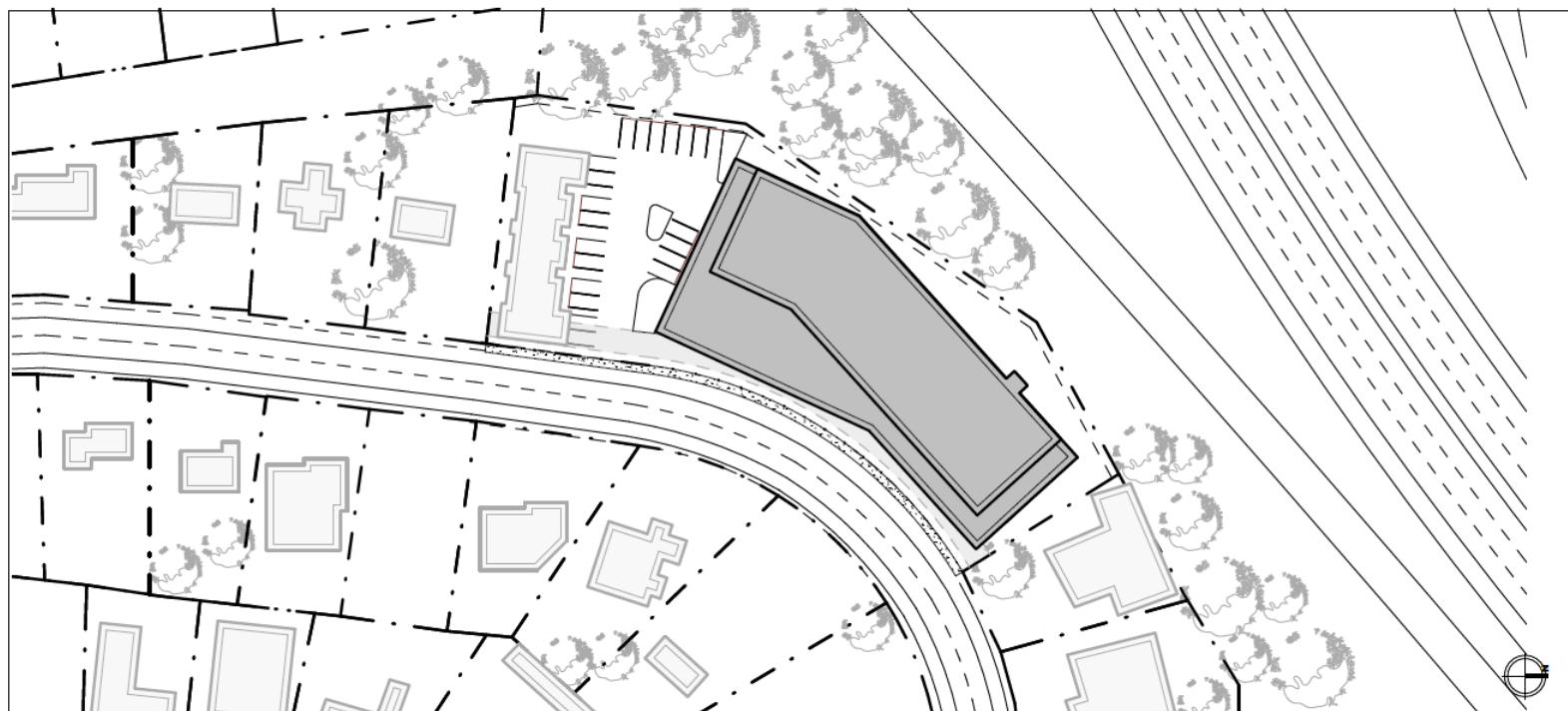
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## MASSING STUDY

Paradym.  
STUDIO

Below are possible development scenarios for the one-acre site at 623 West Iris. These scenarios have not been approved by the City of Berry Hill. These are simply meant to give buyers an idea of possible development opportunities.



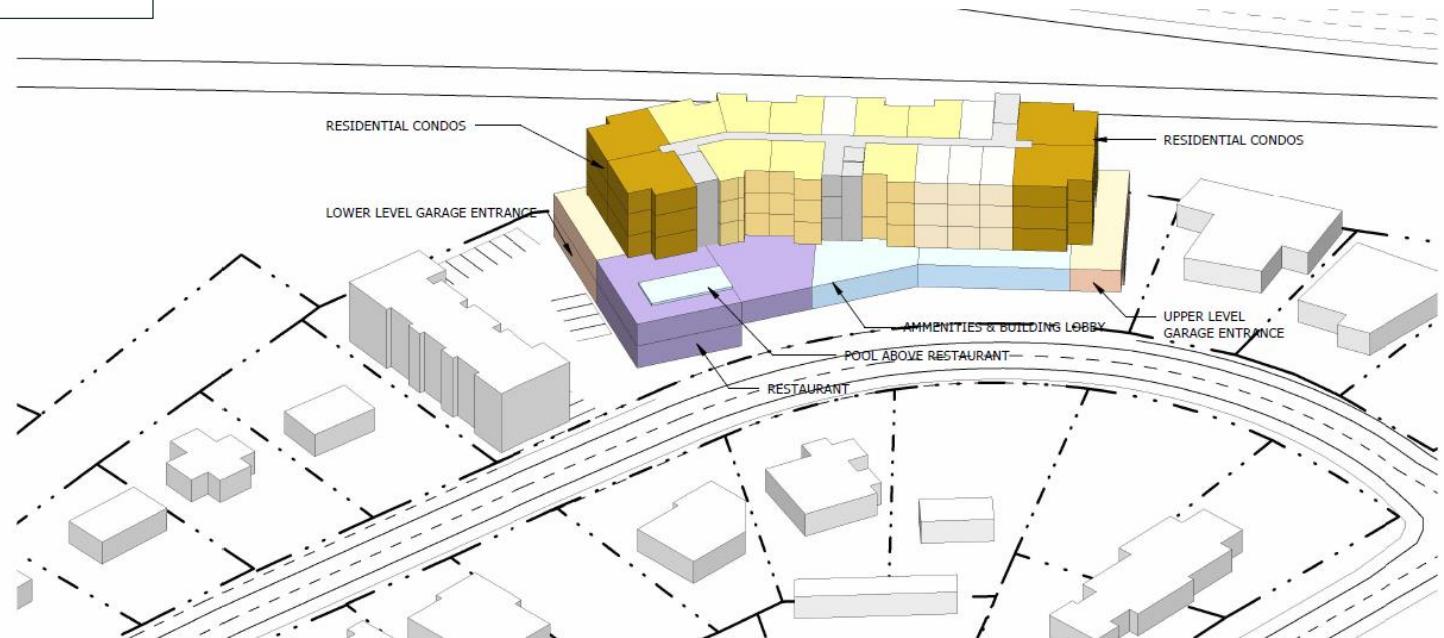
MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS
<p>STUDIO</p> <p>ONE BEDROOM</p> <p>TWO BEDROOM</p> <p>LOBBY</p> <p>BUILDING SERVICES</p>	<p>EXISTING ZONING: BERRY HILL; DISTRICT 6 - BRANSFORD</p> <p>RESIDENTIAL DENSITY (UNITS/ACRE) 20 (MAX)</p> <p>FLOORS (HEIGHT) 3 FLOORS MAX (45' MAX)</p> <p>LOT DEPTH 120' MIN</p> <p>LOT WIDTH 50' MIN</p> <p>BUILDING FRONTAGE % REQUIRED 75% MIN</p> <p>BUILDING FRONTAGE FRONTAGE TYPE BALCONIES, STOOPS, SHOP FRONTS, AWNINGS, COLONNADES, ARCADES</p> <p>BUILDING FRONTAGE BUILDING ENTRANCE LOCATED PRIMARILY ALONG STREET 50' MAX.</p> <p>PARKING ACCESS 1 CURB CUT PER LOT; 24' WIDE</p> <p>PARKING PLACEMENT SIDE/REAR: MUST BE BEHIND FRONT FACADE</p> <p>PARKING STRUCTURES PERMITTED 40' BEHIND FRONT FACADE.</p>	<p>APPROX. SITE AREA: 58,806 SF / 1.35 ACRES MAX FAR: 0.60 OR 26,136 SF MAX</p> <p>BUILDING 01: MULTI-FAMILY: 29,634 SF RESTAURANT: 3,039 SF RETAIL: 2,420 SF SERVICE: 10,320 SF TOTAL BUILDING: 45,413 GSF</p> <p><u>PROPOSED FAR = 0.76</u></p> <p><u>APPROX. UNIT CALCULATIONS</u></p> <p>STUDIO (S) (29%): 15 UNITS 1 BED (A) (47%): 24 UNITS 2 BED (B) (24%): 12 UNITS TOTAL: 51 UNITS</p>	<p>BUILDING 01 PARKING: 30,652 SF</p> <p><u>RETAIL</u>: REQUIRED: 4 SPACES / 1000 SF 10 PARKING SPACES</p> <p><u>RESTAURANT</u>: REQUIRED: 10 SPACES / 1000 SF 31 PARKING SPACES</p> <p><u>MULTIFAMILY</u>: STUDIO AND/OR 1 BED: 1 PER UNIT 2 BEDROOM OR MORE: 2 PER UNIT 69 PARKING SPACES</p> <p><u>TOTAL PARKING REQ:</u> 109 SPACES REQ. 91 SPACES REQ. (1.2 SHARING FACTOR)</p> <p><u>PARKING PROVIDED:</u> BUILDING 01 PARKING GARAGE: 57 FIRST FLOOR SPACES 49 SECOND FLOOR SPACES</p> <p><u>TOTAL PROVIDED:</u> 106 TOTAL</p>

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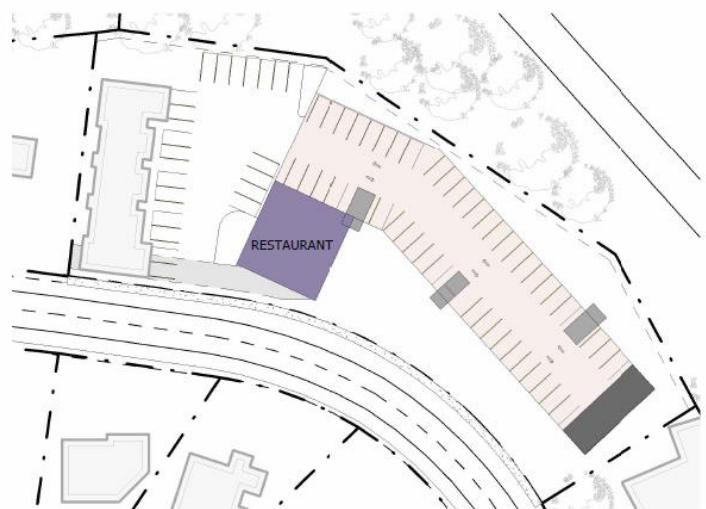
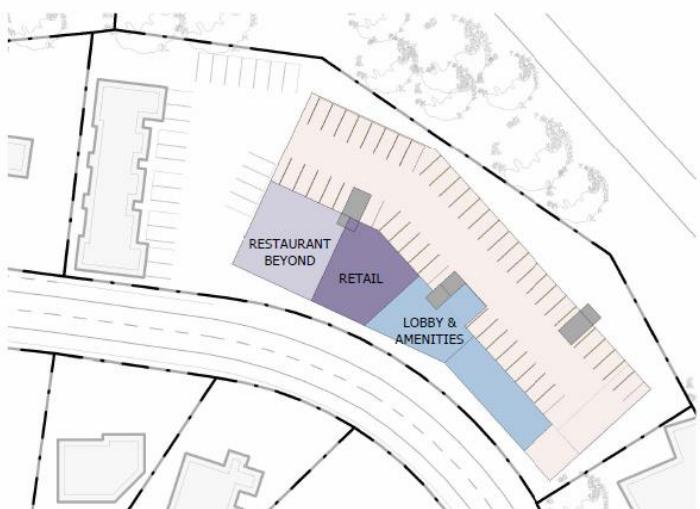
### Paradym. STUDIO

Below are possible development scenarios for the one-acre site at 623 West Iris. These scenarios have not been approved by the City of Berry Hill. These are simply meant to give buyers an idea of possible development opportunities.

PLAN 1



PLAN 2



## MASSING STUDY

### Paradym. STUDIO

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PLAN 3



PLAN 4



MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS
<span style="background-color: yellow; display: inline-block; width: 10px; height: 10px;"></span> TOWNHOME  <span style="background-color: grey; display: inline-block; width: 10px; height: 10px;"></span> EXISTING BUILDING	<b>EXISTING ZONING:</b> BERRY HILL: DISTRICT 6 - BRANSFORD  RESIDENTIAL DENSITY (UNITS/ACRE) 20 (MAX) F-FLOOR (HEIGHT) 3 FLOORS MAX (45' MAX) LOT DEPTH 120' MIN LOT WIDTH 50' MIN BUILDING FRONTAGE % REQUIRED 75% MIN FRONTAGE TYPE BALCONIES, STOOPS, SHOP FRONTS, AWNINGS, COLONNADES, ARCADES  BUILDING FRONTAGE BUILDING ENTRANCE LOCATED PRIMARILY ALONG STREET 50' MAX. BUILDING ENTRANCE 1 CURB CUT PER LOT, 24' WIDE. PARKING ACCESS SIDE/REAR: MUST BE BEHIND FRONT FAÇADE PARKING PLACEMENT PERMITTED 40' BEHIND FRONT FAÇADE. PARKING STRUCTURES	APPROX. SITE AREA: 43,629 SF / 1 ACRES MAX FAR: 0.90 OR 39,266 SF MAX  <b>PROPOSED FAR = 0.84</b>  TOWNHOMES (3 STORIES): A (8 UNITS): 3,105 SF TOTAL: 27,945 GSF	<b>RESIDENTIAL:</b> 1 SPOT PER BEDROOM UP TO 2 BEDS .5 SPOT PER BEDROOM THEREAFTER 4 BEDROOMS = 2 SPACES / UNIT  <b>REQUIRED:</b> 9 UNITS X 3 SPACES = 27 PARKING SPACES  <b>PARKING PROVIDED:</b> 27 SPACES TOTAL
		<small>*SITE PLAN DOES NOT SHOW ANY TOPOGRAPHY, GRADING, OR OTHER CIVIL ELEMENTS. FINAL SITE PLAN TO BE COORDINATED WITH A LICENSED CIVIL ENGINEER.</small>	<small>*THIS SITE PLAN HAS NOT BEEN REVIEWED BY THE CITY OF BERRY HILL. PRIOR TO COMPLETING SITE PLAN DRAWINGS, PLEASE REFER TO THE CITY OF BERRY HILL'S ZONING AND BUILDING CODES.</small>

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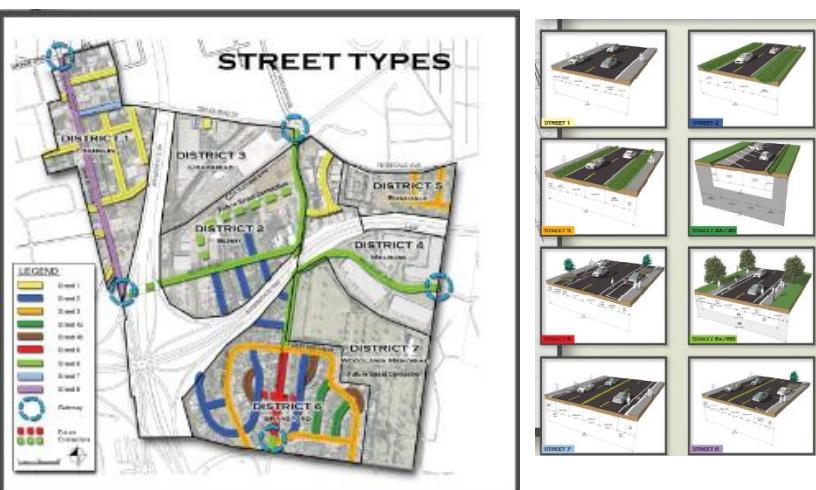
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## ZONING INFORMATION

Properties are located in District 6 of the Berry Hill zoning code



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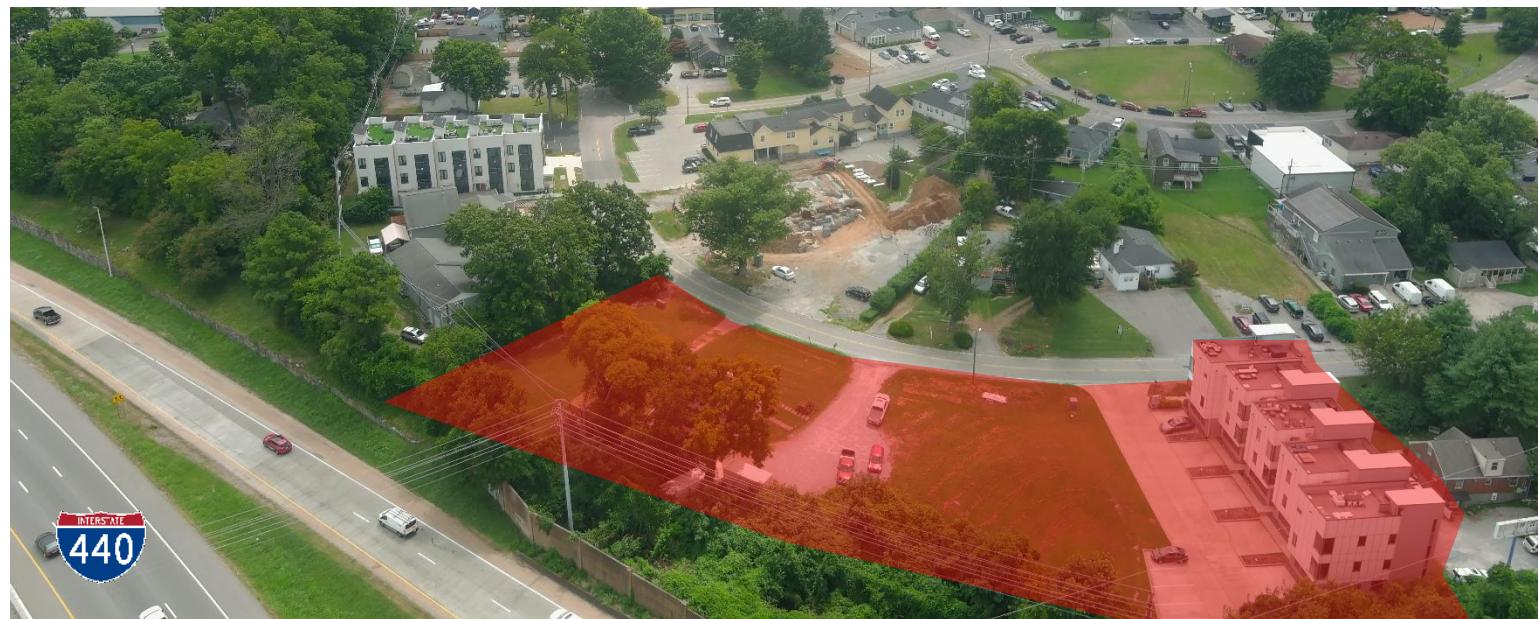
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## DRONE PHOTOS



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