

FOR SALE

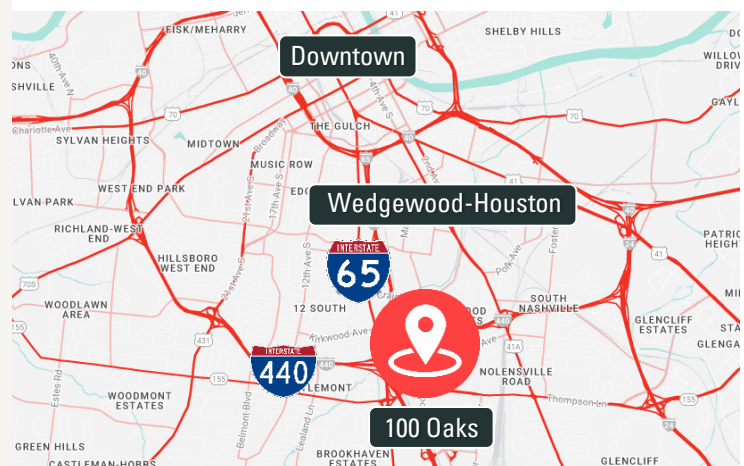
Incredible Opportunity in the Heart of Berry Hill to Purchase an Acre of Undeveloped Land + a Five-Unit Airbnb Complex

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 ±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=>
- ±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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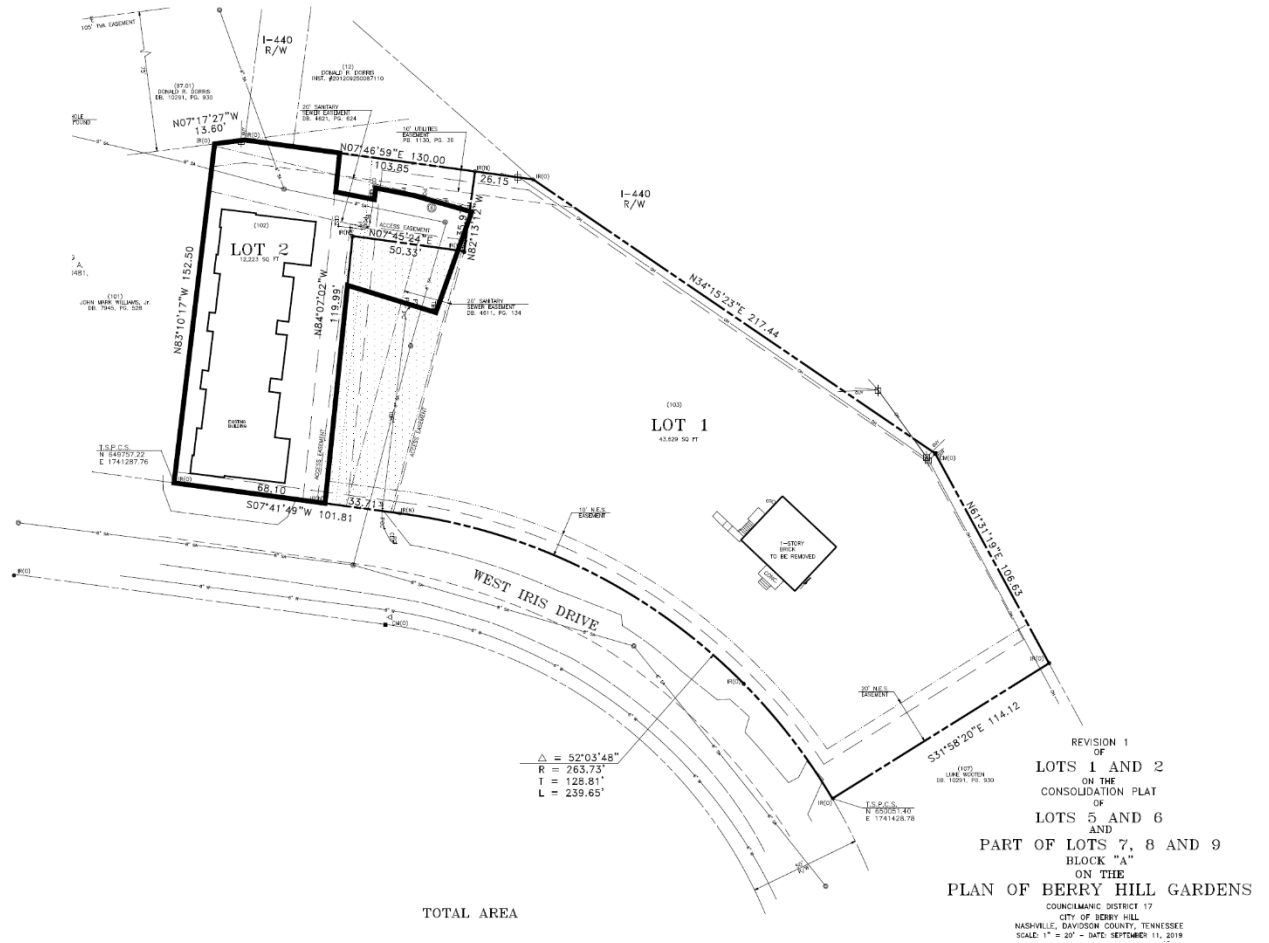
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SURVEY



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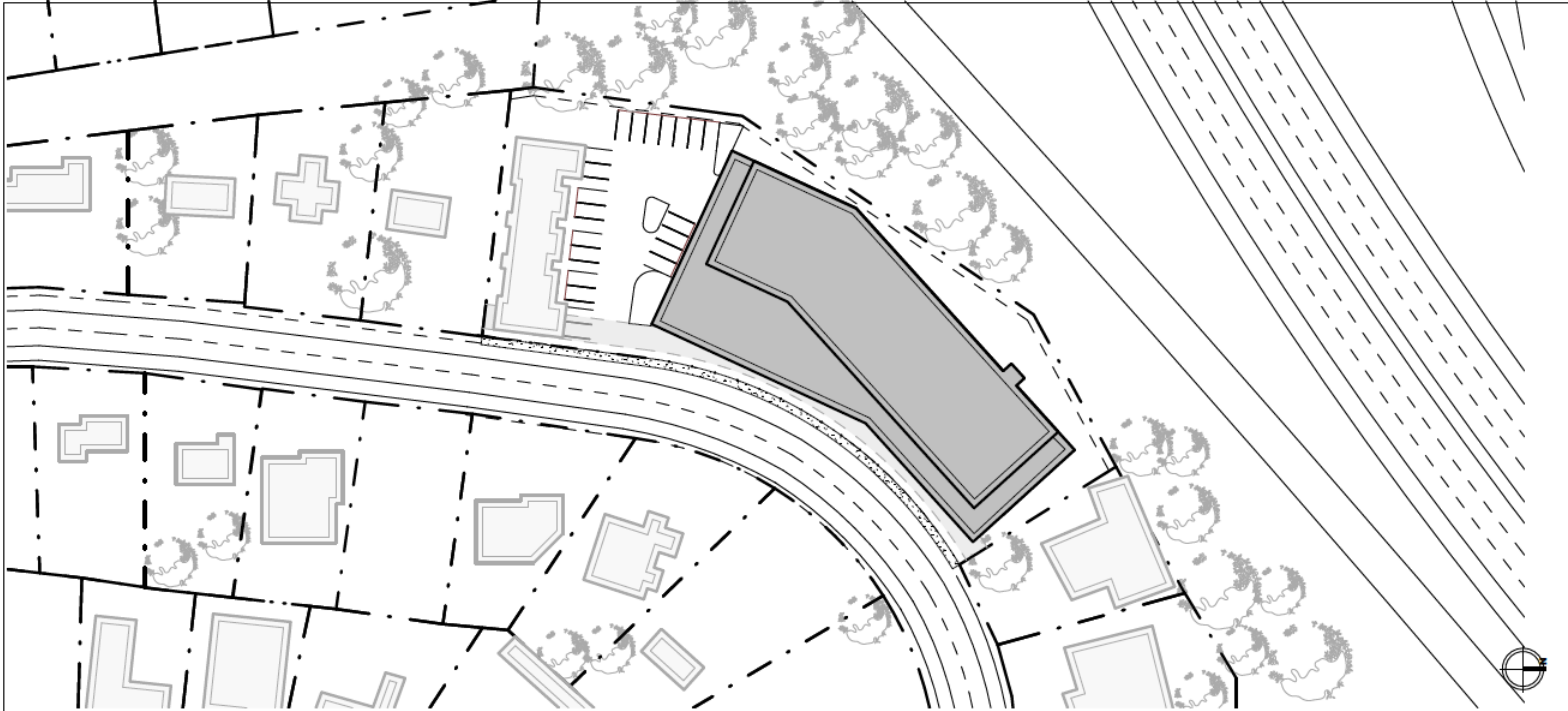
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MASSING STUDY

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.



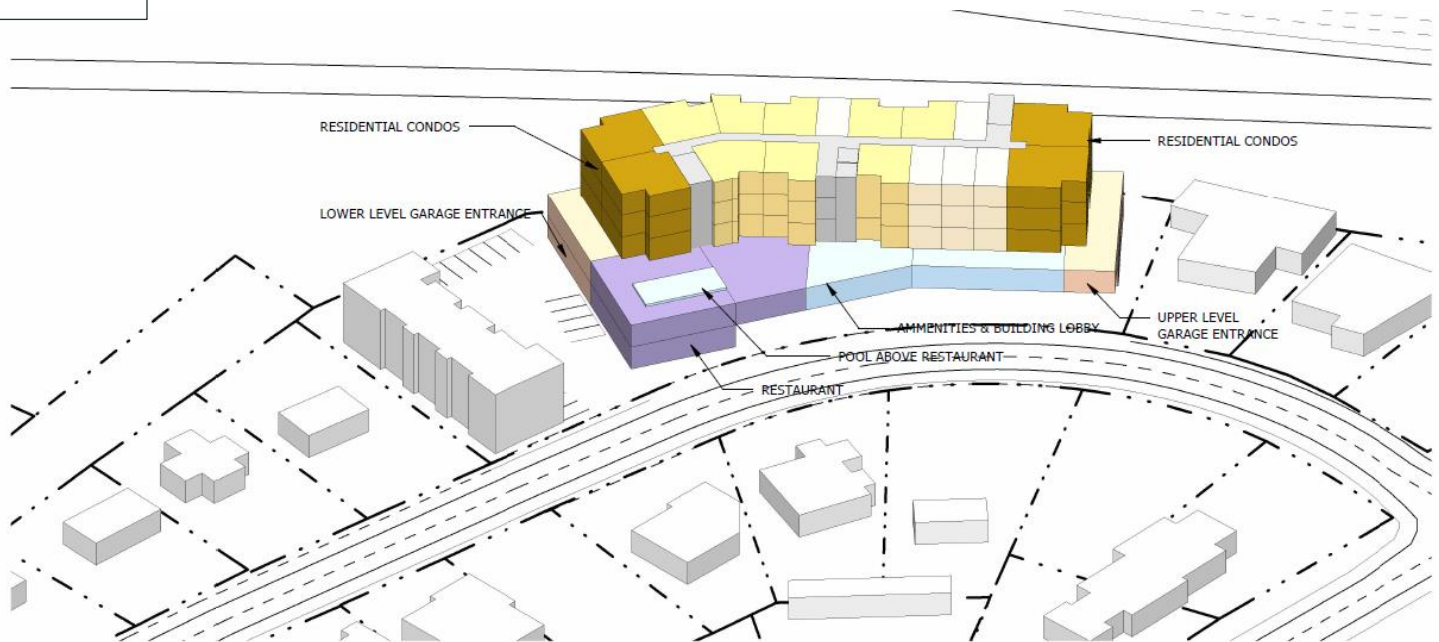
MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS
<div></div> STUDIO	EXISTING ZONING: BERRY HILL; DISTRICT 6 - BRANSFORD	APPROX. SITE AREA: 58,806 SF / 1.35 ACRES MAX FAR: 0.60 OR 26,136 SF MAX	BUILDING 01 PARKING: 30,652 SF
<div></div> ONE BEDROOM	RESIDENTIAL DENSITY (UNITS/ACRE) 20 (MAX) FLOORS (HEIGHT) 3 FLOORS MAX (45' MAX) LOT DEPTH 120' MIN LOT WIDTH 50' MIN	BUILDING 01: MULTI-FAMILY: 29,634 SF RESTAURANT: 3,039 SF RETAIL: 2,420 SF SERVICE: 10,320 SF TOTAL BUILDING: 45,413 GSF	RETAIL: 4 SPACES / 1000 SQFT REQUIRED: 10 PARKING SPACES
<div></div> TWO BEDROOM	BUILDING FRONTAGE % REQUIRED 75% MIN	PROPOSED FAR = 0.76	RESTAURANT: 10 SPACE / 1000 SQFT REQUIRED: 31 PARKING SPACES
<div></div> LOBBY	BUILDING FRONTAGE TYPE BALCONIES, STOOPS, SHOP FRONTS, AWNINGS, COLONNADES, ARCADES	APPROX. UNIT CALCULATIONS: STUDIO (S) (28%): 15 UNITS 1 BED (A) (47%): 24 UNITS 2 BED (B) (24%): 12 UNITS TOTAL 51 UNITS	MULTIFAMILY: STUDIO AND/OR 1 BED: 1 PER UNIT 2 BEDROOM OR MORE: 2 PER UNIT REQUIRED: 69 PARKING SPACES
<div></div> BUILDING SERVICES	BUILDING FRONTAGE BUILDING ENTRANCE PARKING ACCESS PARKING PLACEMENT PARKING STRUCTURES		TOTAL PARKING REQ: 109 SPACES REQ. 91 SPACES REQ. (1.2 SHARING FACTOR)
			PARKING PROVIDED: BUILDING 01 PARKING GARAGE: 57 FIRST FLOOR SPACES 49 SECOND FLOOR SPACES TOTAL PROVIDED: 106 TOTAL

MASSING STUDY

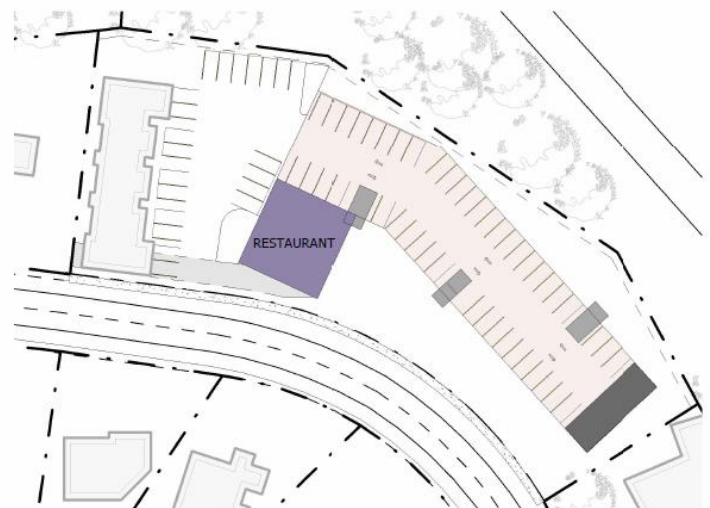
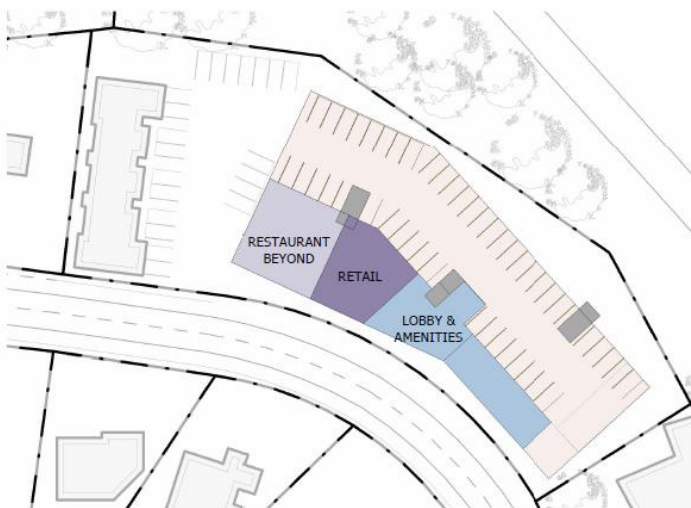
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PLAN 1



PLAN 2



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PLAN 3



PLAN 4



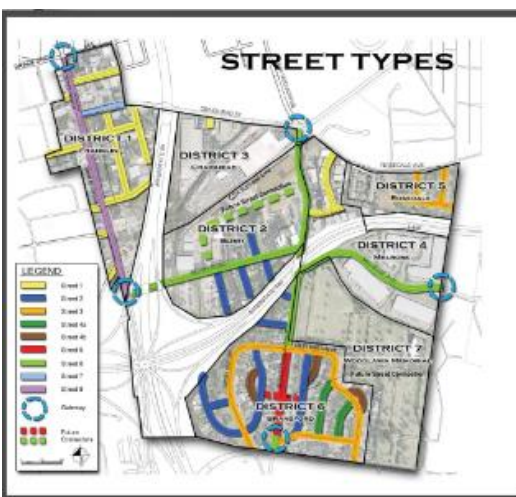
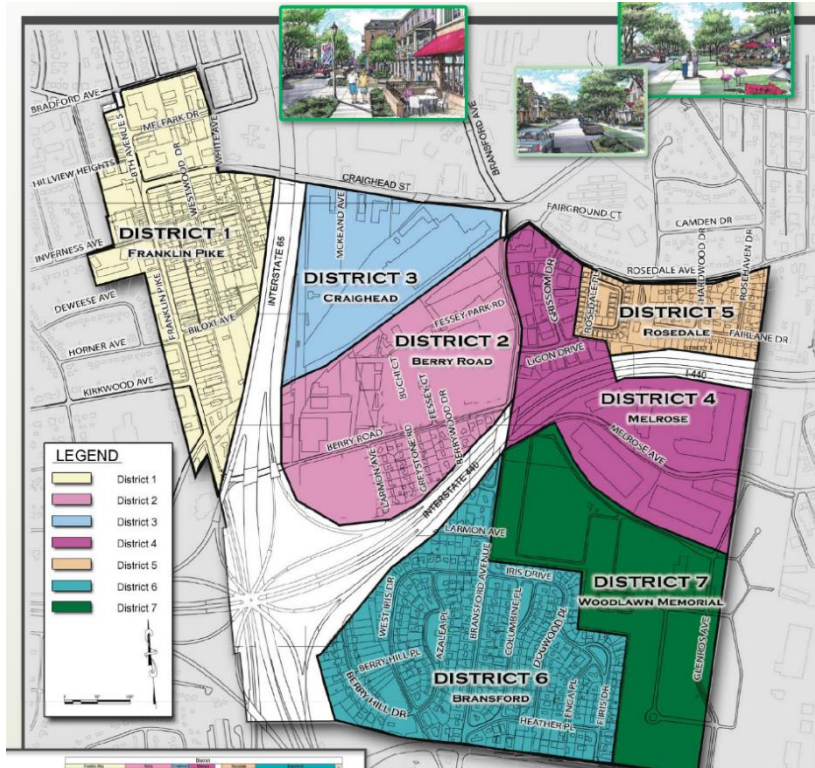
MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS
<div>TOWNHOME</div> <div>EXISTING BUILDING</div>	<div>EXISTING ZONING: BERRY HILL, DISTRICT 6 - BRANSFORD</div> <div>RESIDENTIAL DENSITY (UNITS/ACRE) 20 (MAX) FLOORS (HEIGHT) 3 FLOORS MAX (48' MAX) LOT DEPTH 120' MIN LOT WIDTH 50' MIN BUILDING FRONTAGE % REQUIRED 75% MIN BUILDING FRONTAGE FRONTAGE TYPE BALCONIES, STOOPS, SHOP FRONTS, AWNINGS, COLONNADES, ARCADES BUILDING FRONTAGE LOCATED PRIMARILY ALONG STREET 50' MAX. BUILDING ENTRANCE 1 CURB CUT PER LOT, 24' WIDE PARKING ACCESS SIDE/REAR; MUST BE BEHIND FRONT FACADE PARKING PLACEMENT PERMITTED 40' BEHIND FRONT FACADE. PARKING STRUCTURES</div>	<div>APPROX. SITE AREA: 43,620 SF / 1 ACRES MAX FAR: 0.90 OR 30,266 SF MAX</div> <div>PROPOSED FAR = 0.64</div> <div>TOWNHOMES (3 STORIES): A (B) UNITS: 3,105 SF 27,945 GSF TOTAL: 27,945 GSF</div> <div>*SITE PLAN DOES NOT SHOW ANY TOPOGRAPHY, GRADING, OR OTHER CIVIL ELEMENTS. FINAL SITE PLAN TO BE COORDINATED WITH A LICENSED CIVIL ENGINEER. *THIS SITE PLAN HAS NOT BEEN REVIEWED BY THE CITY OF BERRY HILL. PRIOR TO COMPLETING SITE PLAN DRAWINGS, PERFORM REQUIREMENTS SHALL BE COORDINATED WITH</div>	<div>RESIDENTIAL: 1 SPOT PER BEDROOM UP TO 2 BEDS .5 SPOT PER BEDROOM THEREAFTER 4 BEDROOMS = 2 SPACES / UNIT</div> <div>REQUIRED: 9 UNITS X 3 SPACES = 27 PARKING SPACES</div> <div>PARKING PROVIDED: 27 SPACES TOTAL</div>

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ZONING INFORMATION

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

[illegible][illegible]

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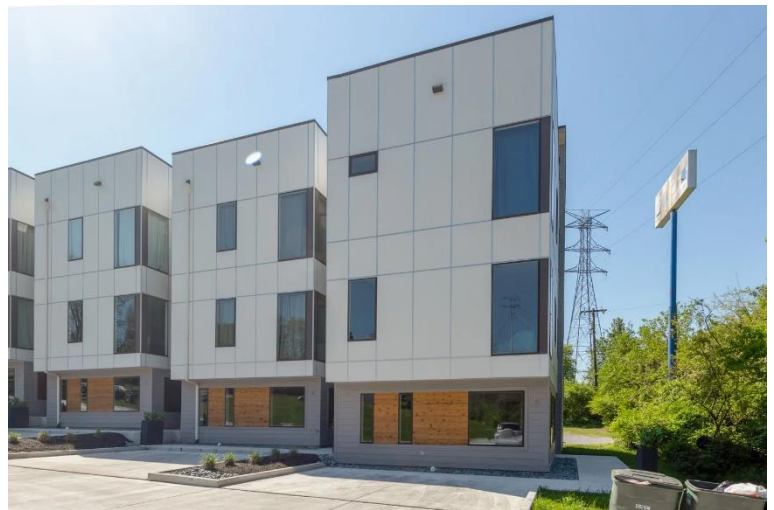
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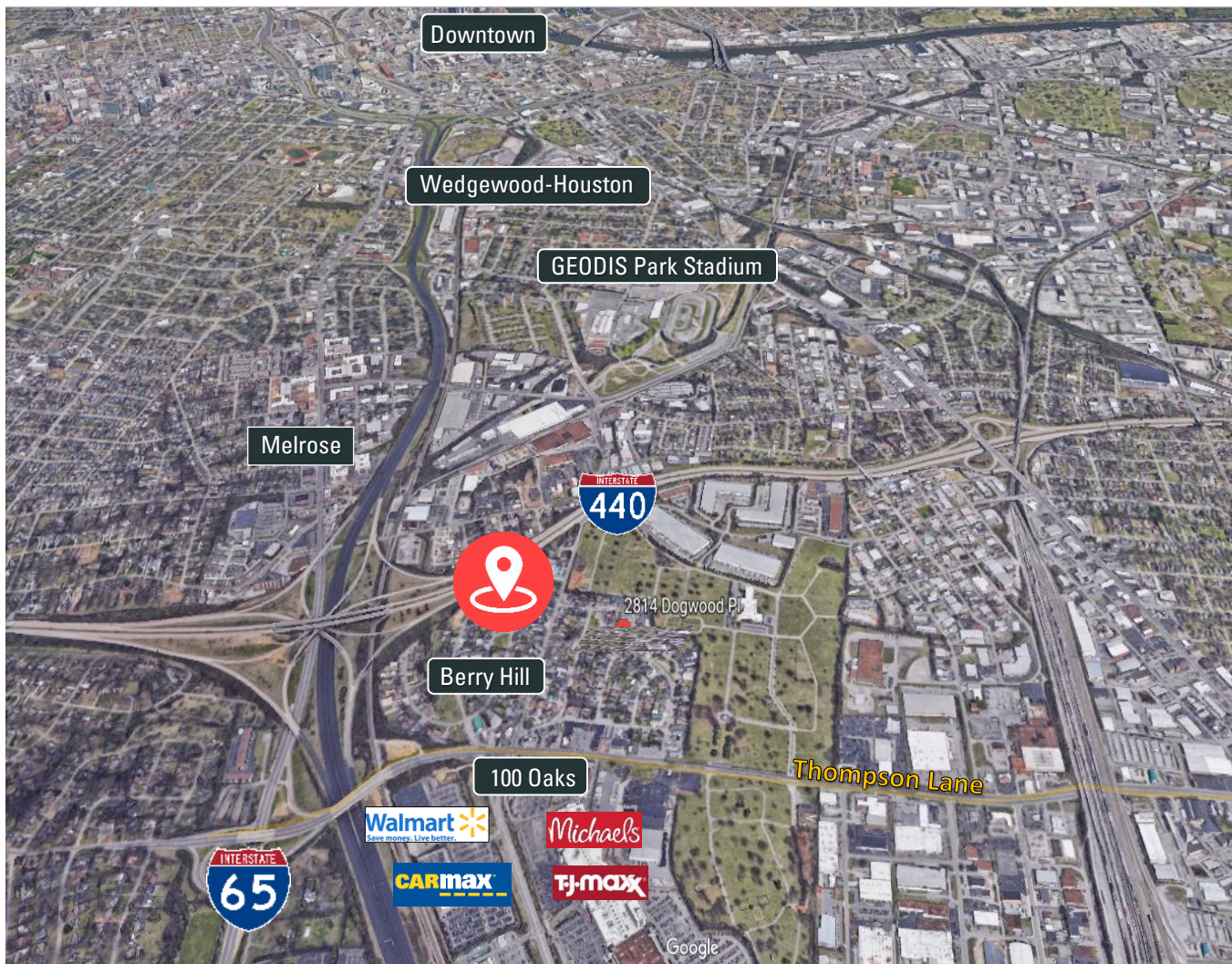
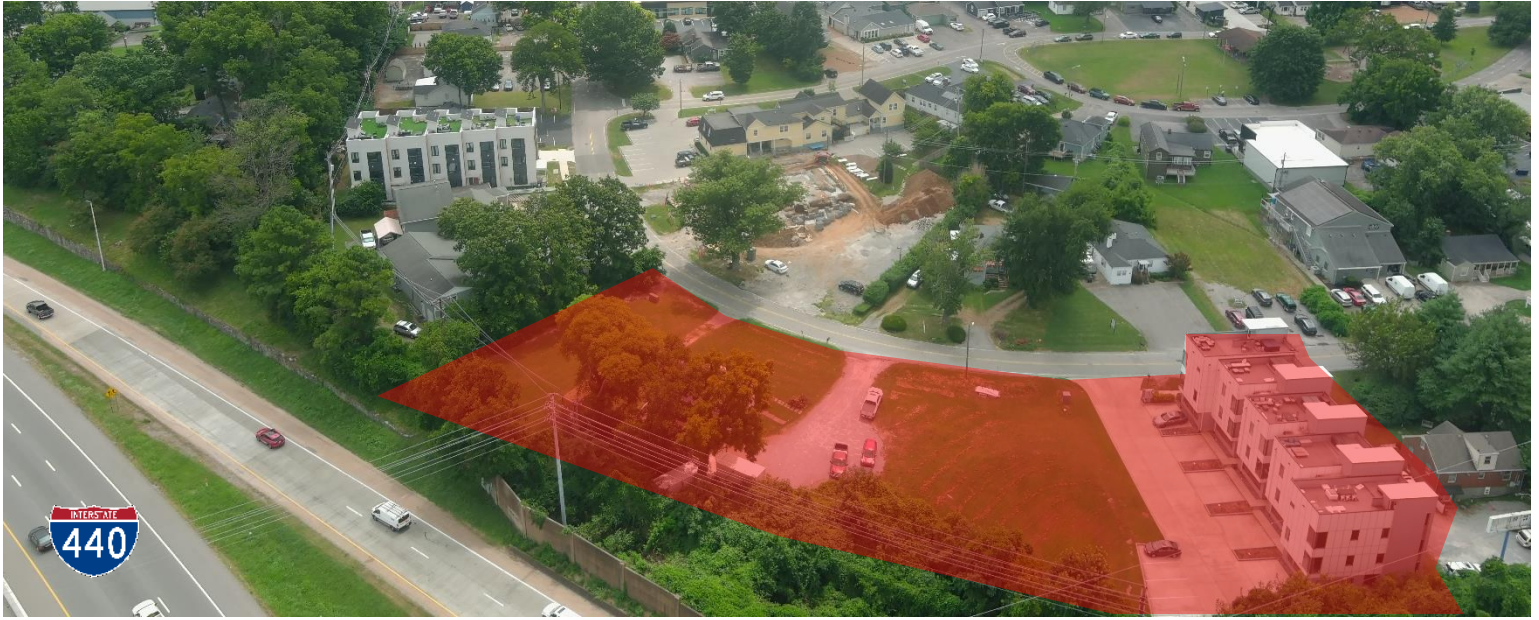
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DRONE PHOTOS



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