

1715

Murfreesboro Pike

Nashville, TN

7
ACRES
FOR SALE

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

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CONFIDENTIALITY AGREEMENT

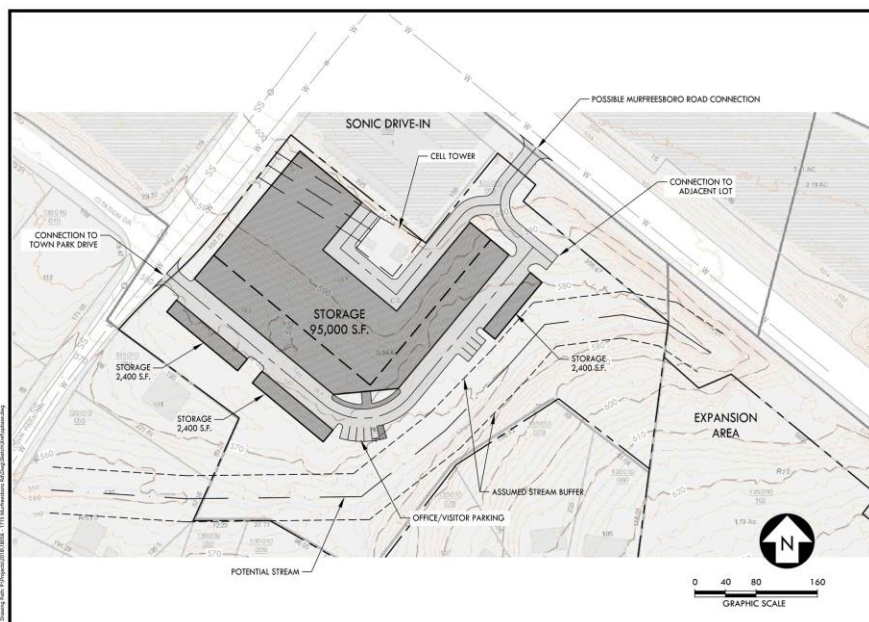
Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



THE OFFERING

This exceptional 7-acre property at 1715 Murfreesboro Pike, offers unmatched potential for commercial success.

Key Features:

- **Strategic Location:** Just 5 miles from Downtown Nashville and 2 miles from Nashville International Airport (BNA).
- **Prime Frontage:** 800+ feet of frontage on high-traffic Murfreesboro Pike.
- **Versatile Zoning:**
 - 5.7 Acres: Commercial Service (CS) - Unlimited commercial possibilities including retail, hospitality, self-storage, schools, automotive services, warehousing & more.
 - 1.3 Acres: SP (Parking) - Ample parking space for your business.

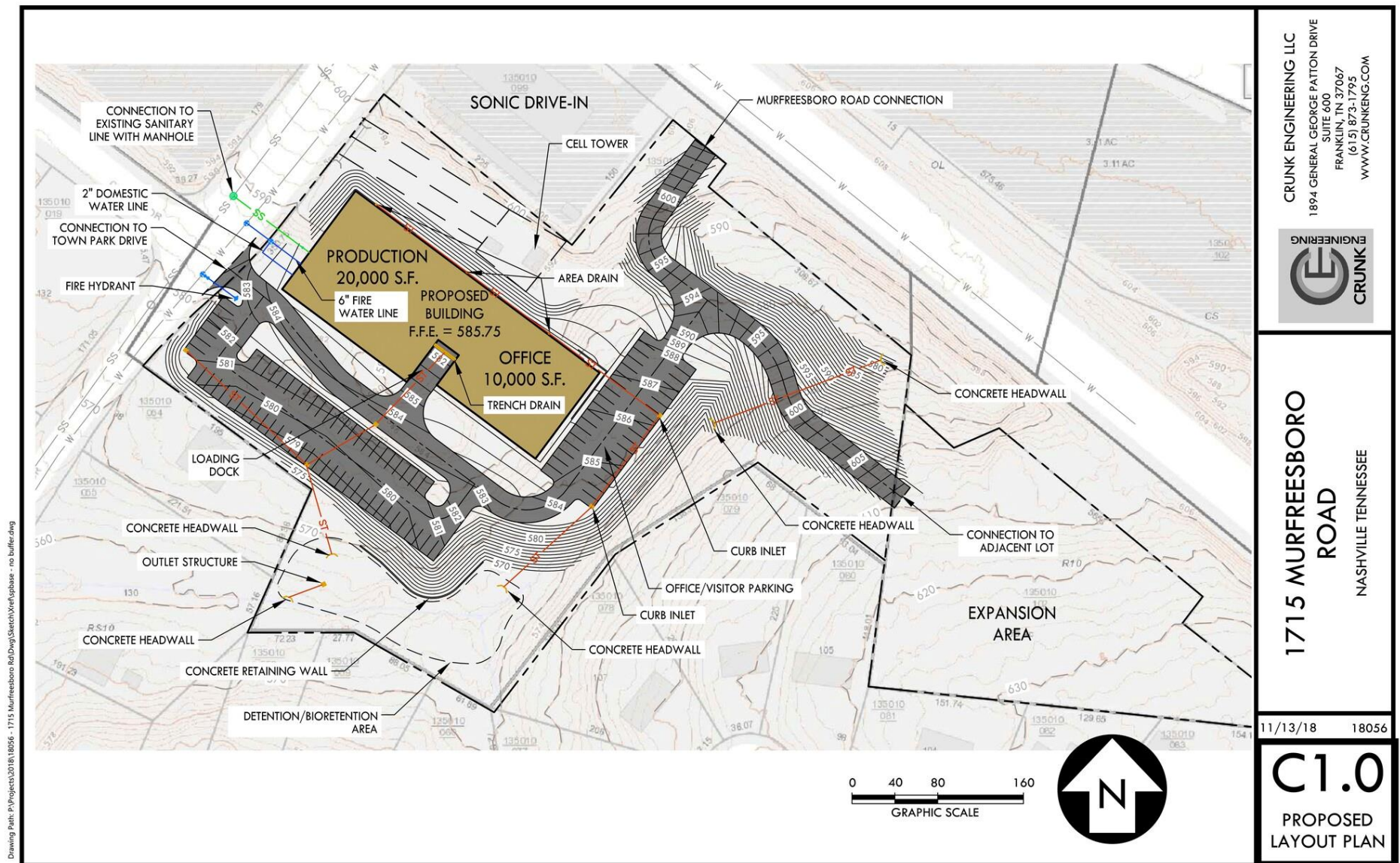
Buildable Area: Generous 6.63 acres of flat, easily developable land.

Utilities Available: All essential utilities are readily accessible.

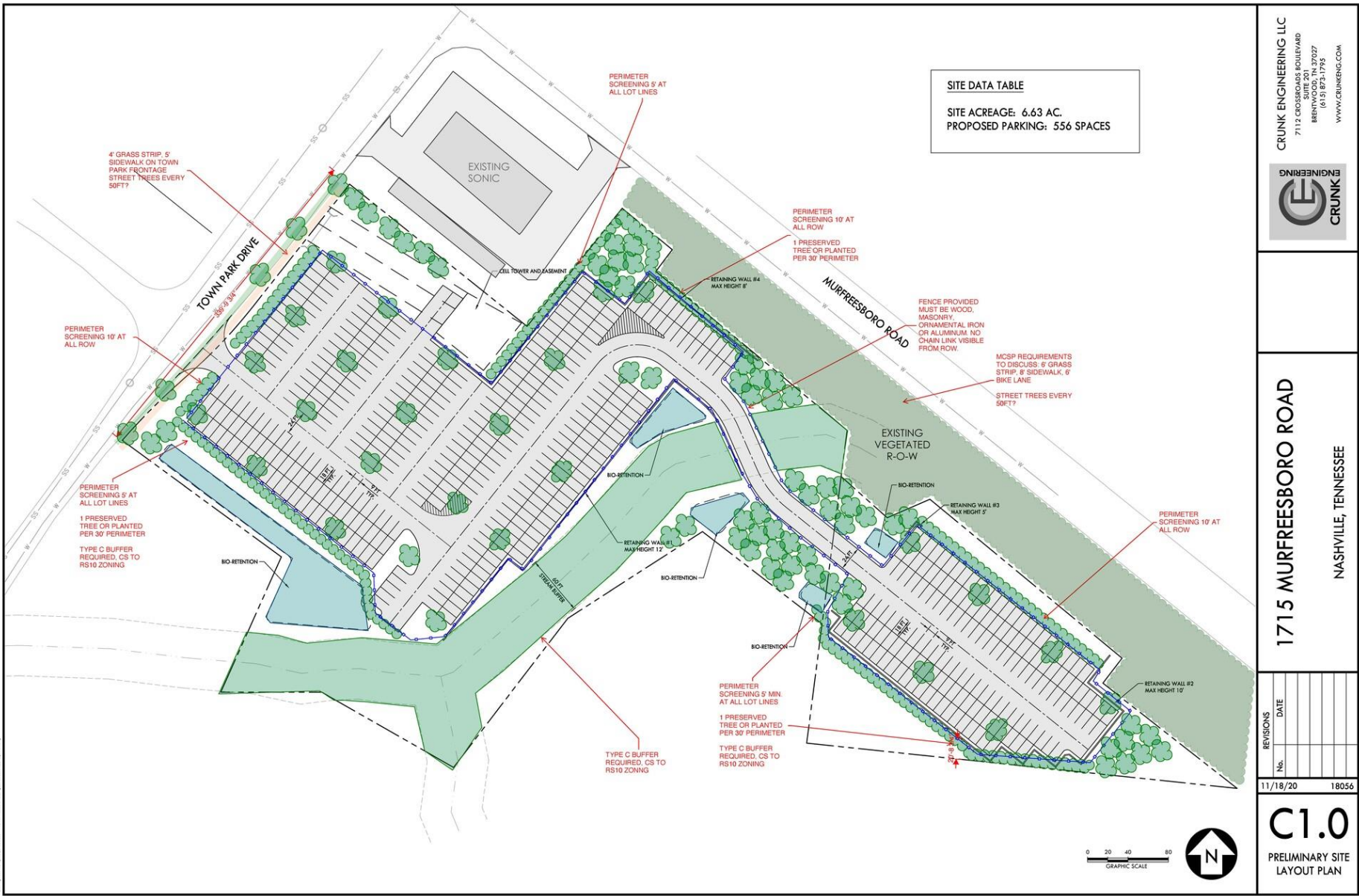
PROPERTY OVERVIEW

Address	1715 Murfreesboro Pike
Parcel	13501005300 & 13501010200
Size	7.00 Acres
Price	\$2,300,000
Zoning	CS & SP
Frontage	853' Along Murfreesboro Pike
Type	Raw Land
VPD	38,766 Vehicles Per Day

CONCEPT PLAN 1



CONCEPT PLAN 2



NASHVILLE HIGHLIGHTS

28.6%

Increase Since 2010;
USA: 9.3%

23.2%

Gen-Zer's;
USA: 24.3%

#1

**Best Real Estate
Market**
Wallet Hub

#2

**Top 10 Meeting
Destination in the
US**
Cvent

#1

**Overall Real
Estate Prospects**
ULI & PwC Emerging
Trends in Real Estate

#3

**For Metropolitan
Economic Strength**
Policom

#3

**America's Top
States for Business**
CNBC

#6

**Best Performing
Cities Index**
Milken Institute

#5

**Largest Net Gain
of U-Haul Trucks**
Crossing its Borders

#7

**Hottest Job
Market**
Wall Street Journal



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