

± 47 acres on Nashville's Center Hill Lake

7720 DALE RIDGE ROAD | LANCASTER, TENNESSEE



AVISON
YOUNG

Site overview

Avison Young, as an exclusive advisor, is pleased to present the opportunity to acquire ± 47 acres with breathtaking views of Center Hill Lake.

Property overview

Address	7720 Dale Ridge Road
Size	± 47 acres
Details	Approved for 61 homes

Property highlights

- Unobstructed views of Center Hill Lake
- 1,950 feet of frontage on Dale Ridge Road
- Property is full of timber for logging
- Construction plans completed by RaganSmith
- Approved for 61 homes
- 0.5 miles from Center Hill Marina and Yacht Club

Due diligence documents included:

- Soils survey map
- ALTA survey
- Conceptual layout with soils
- Approval of inventoried water resources
- Hydrant flow test report
- Full set of construction plans



Area overview

Center Hill Lake is a reservoir in the U.S. state of Tennessee. It is located in Middle Tennessee and was created by means of a dam constructed by the U.S. Army Corps of Engineers in 1948.

Because of the temperate climate and relatively long recreation season, visitors have numerous activities to choose from including fishing, hunting, camping, picnicking, boating, canoeing, hiking and many others.

Drive times

3 minutes

CENTER HILL MARINA AND
YACHT CLUB

13 minutes

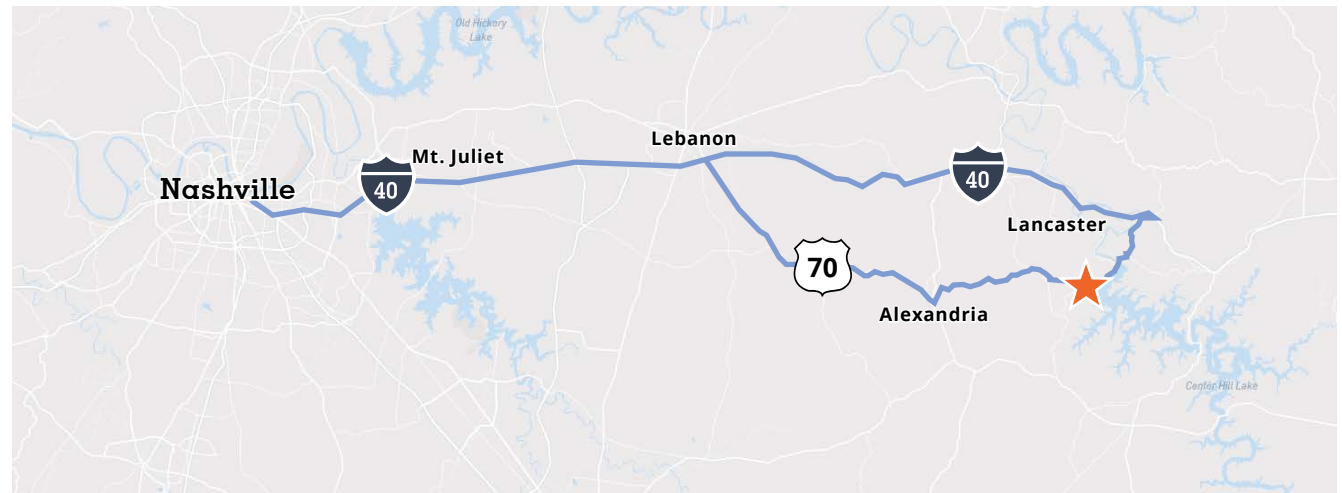
INTERSTATE-40

60 minutes

NASHVILLE


7720
Dale Ridge Road

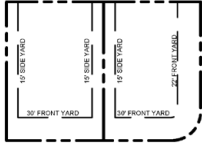
Center Hill Marina &
Yacht Club



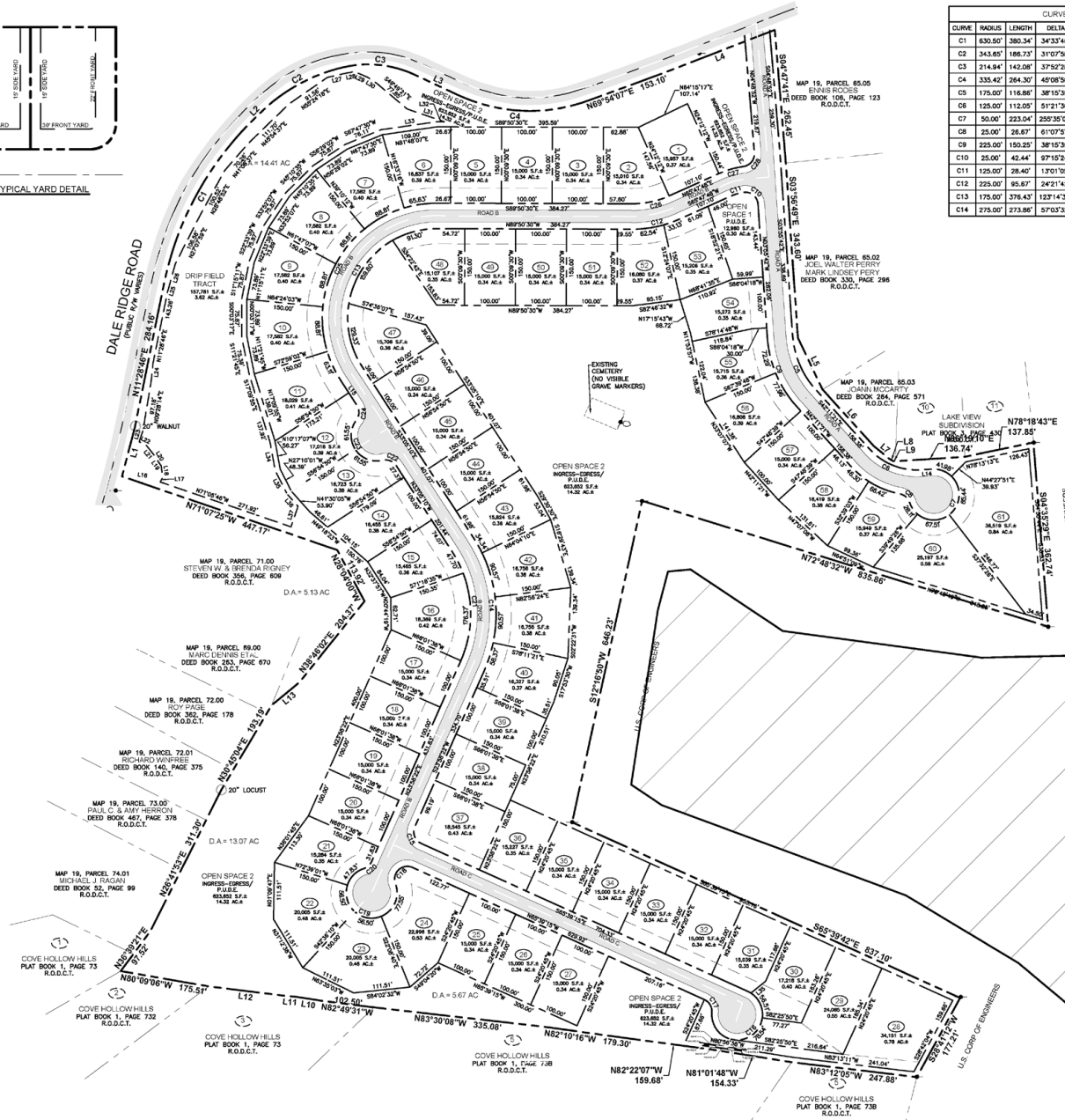
Site images



Site plan



TYPICAL YARD DETAIL



CURVE TABLE

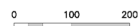
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	630.50'	380.34'	34°33'48"	186.16	374.60'	N28°45'39"E
C2	343.65'	186.73'	31°07'58"	95.73	184.44'	N61°36'31"E
C3	214.94'	142.08'	37°52'28"	73.75	138.51'	S83°33'18"E
C4	335.42'	264.30'	40°08'50"	138.44	257.52'	S87°31'28"E
C5	175.00'	116.86'	38°15'38"	60.70	114.70'	S23°03'32"E
C6	125.00'	112.05'	51°21'30"	60.10	108.33'	S87°52'06"E
C7	50.00'	223.04'	255°35'03"	64.48	78.02'	S34°14'40"W
C8	25.00'	26.67'	61°07'59"	14.77	25.43'	N48°31'47"W
C9	225.00'	150.25'	38°15'38"	78.05	147.47'	N23°03'32"E
C10	25.00'	42.44'	97°15'24"	26.38	37.32'	N65°33'24"W
C11	125.00'	28.40'	17°01'08"	14.28	28.34'	S77°18'21"W
C12	225.00'	95.87'	24°21'42"	48.57	94.95'	S77°58'30"W
C13	175.00'	376.43'	12°14'38"	323.95	307.94'	S28°32'10"W
C14	275.00'	273.86'	57°03'32"	149.50	282.69'	S04°33'24"E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C15	25.00'	39.11'	89°37'37"	24.84	35.24'	S20°56'26"E
C16	50.00'	218.63'	250°31'44"	70.71	81.65'	S58°36'37"W
C17	25.00'	30.77'	70°31'44"	17.68	28.87'	N32°23'23"E
C18	25.00'	59.08'	135°21'12"	60.89	46.25'	S46°40'09"W
C19	50.00'	238.39'	273°10'13"	47.31	68.73'	N84°25'21"W
C20	25.00'	21.03'	48°11'23"	11.18	20.41'	N48°04'04"E
C21	225.00'	224.07'	57°03'32"	122.31	214.92'	N24°33'24"W
C22	25.00'	30.77'	70°31'44"	17.68	28.87'	N82°10'10"W
C23	50.00'	123.10'	141°03'27"	141.42	94.28'	N33°05'10"W
C24	25.00'	30.77'	70°31'44"	17.68	28.87'	N02°10'42"E
C25	225.00'	483.88'	123°14'30"	416.51	395.92'	N08°32'10"E
C26	175.00'	74.41'	24°21'42"	37.77	73.85'	N77°58'30"E
C27	175.00'	50.54'	16°32'44"	25.44	50.38'	N74°04'10"E
C28	24.87'	38.11'	87°46'54"	23.93	34.49'	N36°43'48"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N14°36'11"E	100.52'
L2	N48°02'32"E	16.61'
L3	S64°57'03"E	93.84'
L4	N68°49'23"E	238.52'
L5	S29°28'15"E	112.47'
L6	S42°12'30"E	149.97'
L7	S50°45'33"E	41.02'
L8	S59°41'00"E	6.98'
L9	S89°25'06"E	4.73'
L10	N81°13'52"W	52.04'
L11	N64°41'45"W	24.23'
L12	N62°56'28"W	148.90'
L13	N55°33'47"E	70.56'
L14	N82°27'59"E	22.72'
L15	N33°09'10"W	58.21'
L16	S81°38'29"E	75.85'
L17	N28°43'20"E	9.46'
L18	N02°54'53"W	22.92'
L19	N35°42'28"W	14.51'
L20	N29°51'28"W	7.50'
L21	N38°26'57"W	29.13'
L22	N64°37'24"W	14.97'
L23	N17°55'21"E	24.31'
L24	N06°05'48"E	37.01'
L25	N17°53'24"E	5.26'
L26	N19°24'40"E	50.21'
L27	N19°15'48"E	34.44'
L28	N19°52'17"E	20.84'
L29	S68°03'07"E	28.21'
L30	S58°28'33"E	20.87'
L31	S71°05'46"E	77.77'
L32	N89°50'30"W	14.84'
L33	S81°48'07"W	110.98'
L34	S10°17'07"E	57.15'
L35	S27°10'01"E	51.13'
L36	S41°30'05"E	32.38'
L37	S18°54'14"W	42.55'



**If you would like more
information on this offering
please get in touch.**

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