## CHARLES HAWKINS CO.

## FOR SALE

±2.698 Acres Available Prime Development Opportunity in a High-Growth Area off I-40

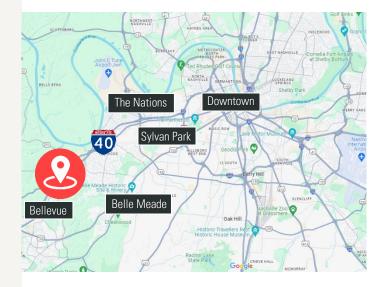
621 Old Hickory Blvd, Nashville, TN 37209

HIGHLIGHTS

- ±2.698 Acres
- PUD (88P-040) approved for commercial recreation (outdoor), restaurant with drive-thru, a hotel, and retail use
- Sale Price: \$2,600,000
- AADT Traffic Counts:
  - ±93,335 AADT on I-40 0
  - ±20,175 AADT on Old Hickory Blvd 0
  - ±13,157 AADT at the exit at Old Hickory Blvd 0
- Located in a path of growth and transformation
- The site is adjacent to a new townhome & apartment development and a new hotel is currently under construction
- Minutes from shopping, dining, & entertainment at One Bellevue Place and the Nashville West Shopping Center
- Site provides frontage on I-40 and Immediate access via Old Hickory Blvd

**R. Stephen Prather First Vice President** 0:615.345.7254 sprather@charleshawkinsco.com

**Clancy Hoban, CCIM** First Vice President 0:615.345.7219 choban@charleshawkinsco.com



Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T: 615.256.3189 / F: 615.254.4026

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

±2.698 AC

621 Old Hickory Blvd Nashville, TN 37209 Davidson County



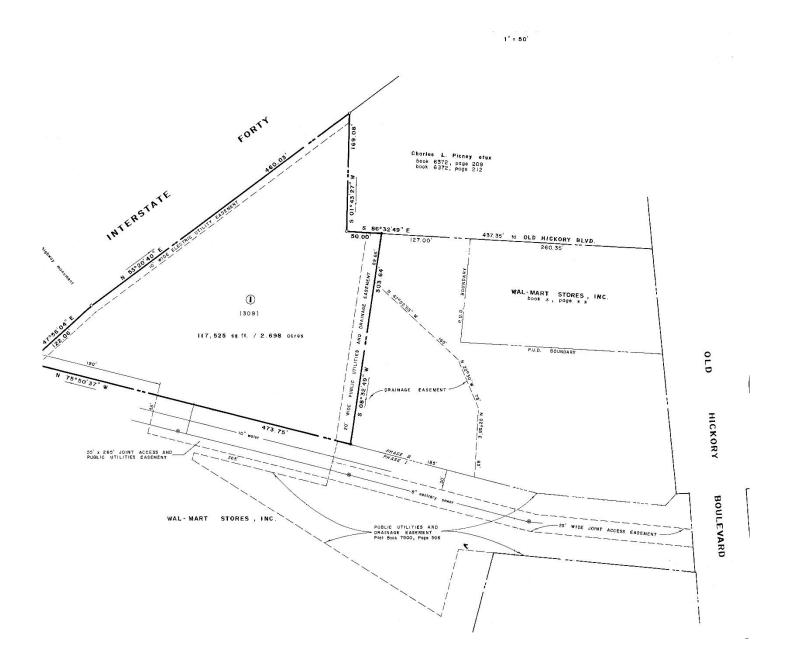


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## SURVEY



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## AERIAL



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