

# FOR SALE

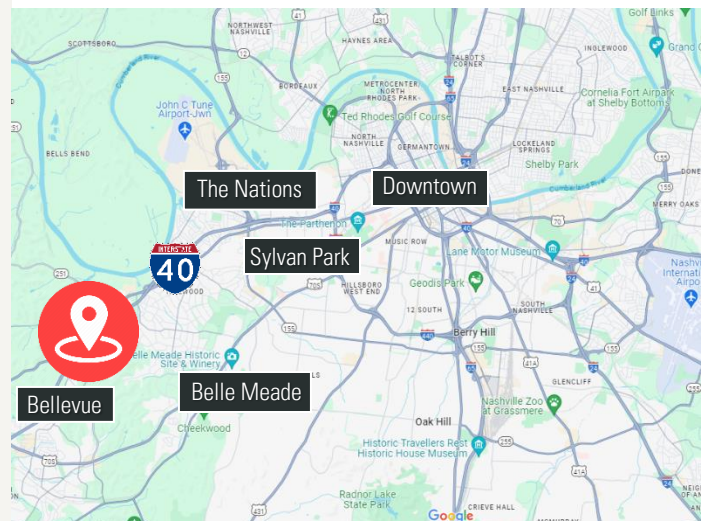
±2.698 Acres Available  
Prime Development Opportunity in a High-Growth Area off I-40

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
  - ±20,175 AADT on Old Hickory Blvd
  - ±13,157 AADT at the exit at Old Hickory Blvd
- 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



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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

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Land for Development

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Davidson County

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HAWKINS CO.



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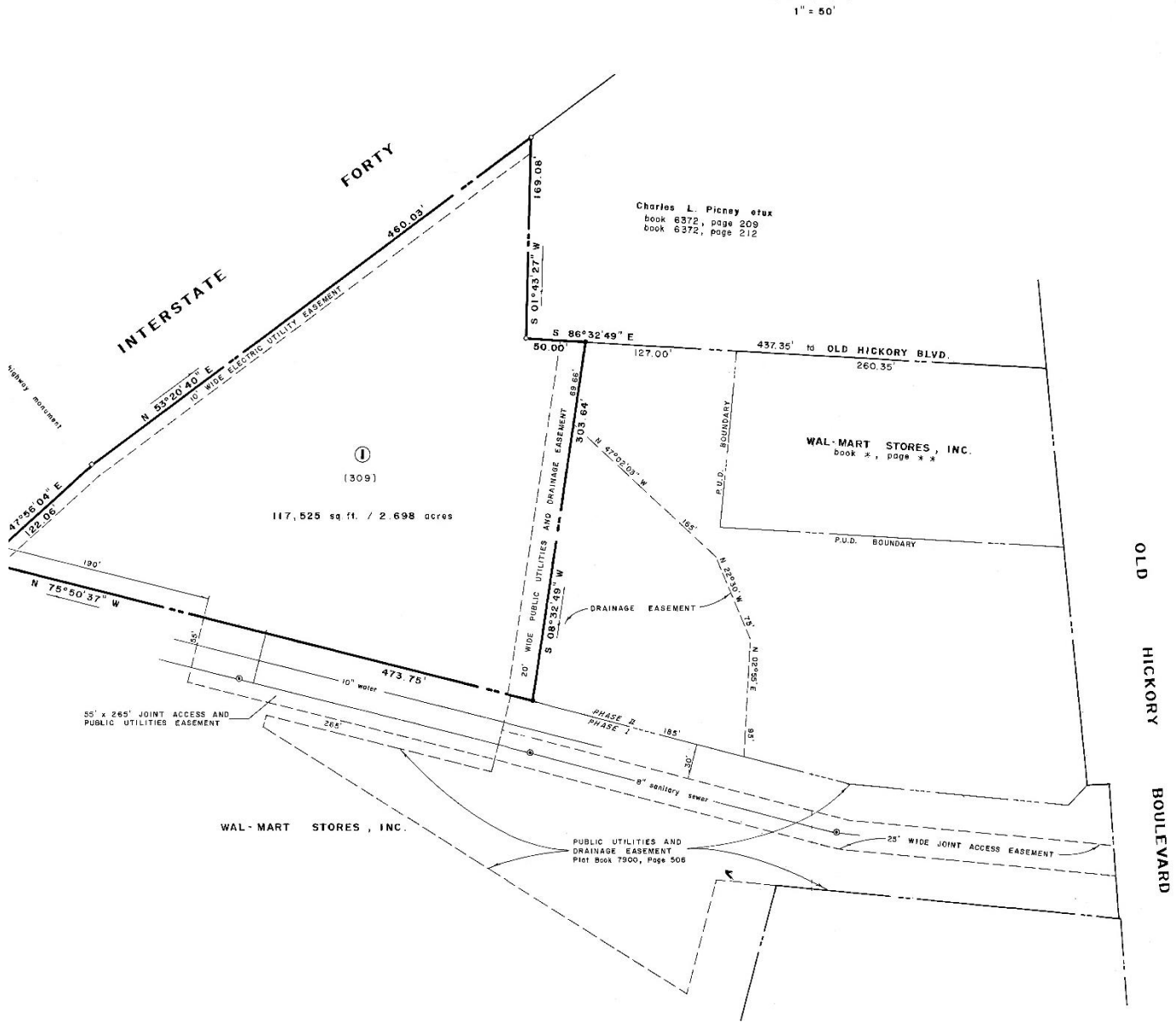
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SURVEY



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