



NASHVILLE, TENNESSEE
1018 DICKERSON PIKE

Land For Sale
1.32 Acres



Land For Sale

1018 DICKERSON PIKE NASHVILLE, TN 37127

- 1.32 Acres of development land located in the highly trafficked Dickerson Pike corridor (19,000+ VPD)
- Flexible CS zoning allows for a broad range of uses with substantial density
- Active development corridor with numerous mixed-use and multifamily projects completed, proposed and underway
- Unmatched proximity and access to Downtown Nashville with easy interstate access to both I-24 (120,000 + VPD) and I-65 (120,000+ VPD)
- Federally funded sidewalk improvement project slated for 2026: Project will construct 10-foot sidewalks, 4-foot grass strip and curb/gutter along the east side of Dickerson Pike
- Opportunity Zone Tax Benefits available for developer improving the site
- Walkability to the new East Bank development and Oracle HQ through the proposed Cleveland Street Underpass (pending approval)

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Contact Broker for Pricing Guidance

RETAIL AERIAL



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1018 Dickerson Pike, Nashville, TN 37127

SITE PHOTO



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PARCEL AERIAL



Site Plan ID	Parcel Address	Parcel ID	Size (AC)	Zoning
1	1012 B Dickerson Pike	08202002400	0.18	CS
2	1014 Dickerson Pike	08202002300	0.35	CS
3	1005 B Whites Creek Pike	08202002600	0.08	CS
4	1007 Whites Creek Pike	08202002700	0.12	CS
5	1018 Dickerson Pike	08202002200	0.29	CS
6	0 Dickerson Pike	08202002100	0.15	CS
7	0 Dickerson Pike	08202002000	0.15	CS

DEMOGRAPHIC OVERVIEW

2024

Market Profile: 1018 Dickerson Pike, Nashville, TN 37207			
Rings: 10, 3, 5 mile radii			
	3 miles	5 miles	10 miles
Population Summary			
2024 Total Population	105,658	228,837	533,854
2024 Group Quarters	4,053	16,935	22,806
2029 Total Population	130,508	263,885	572,680
2024-2029 Annual Rate	4.32%	2.89%	1.41%
2024 Total Daytime Population	167,315	413,103	723,525
Workers	121,603	311,259	480,548
Residents	45,712	101,844	242,977
Household Summary			
2024 Households	50,278	103,091	231,838
2024 Average Household Size	2.02	2.06	2.20
Housing Unit Summary			
2024 Housing Units	61,270	120,372	256,975
Owner Occupied Housing Units	28.5%	34.7%	43.6%
Renter Occupied Housing Units	53.5%	51.0%	46.7%
Vacant Housing Units	17.9%	14.4%	9.8%
2024 Households by Income			
Household Income Base	50,278	103,091	231,835
<\$15,000	12.5%	11.9%	9.3%
\$15,000 - \$24,999	5.6%	6.0%	5.6%
\$25,000 - \$34,999	5.6%	5.8%	5.9%
\$35,000 - \$49,999	11.2%	11.4%	12.5%
\$50,000 - \$74,999	19.0%	18.5%	19.1%
\$75,000 - \$99,999	10.6%	11.6%	12.5%
\$100,000 - \$149,999	13.5%	12.8%	13.3%
\$150,000 - \$199,999	9.4%	8.9%	8.6%
\$200,000+	12.5%	13.1%	13.2%
Average Household Income	\$109,122	\$110,691	\$113,432
Median Age			
2024	32.9	32.6	34.4
2029	34.8	34.3	36.3

river NORTH



Redefining Nashville

- ORACLE - \$1.2 BILLION CAMPUS
- CREEK LANE - \$400 MILLION MIXED-USE
- GBT REALTY - \$500 MILLION 3-TOWER MIXED-USE
- MONROE - HIGH DENSITY (38 STORIES) MIXED-USE ZONING

ORACLE

- BRINGING AT LEAST 8,542 NEW JOBS TO NASHVILLE BY 2031
- HAS SPENT \$277,000,000 ON REAL ESTATE IN DAVIDSON COUNTY THUS FAR
- IN APRIL 2024, LARRY ELLISON DECLARED NASHVILLE THE COMPANY'S FUTURE WORLD HEADQUARTERS

125 ACRES ALONG DOWNTOWN'S EAST BANK

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