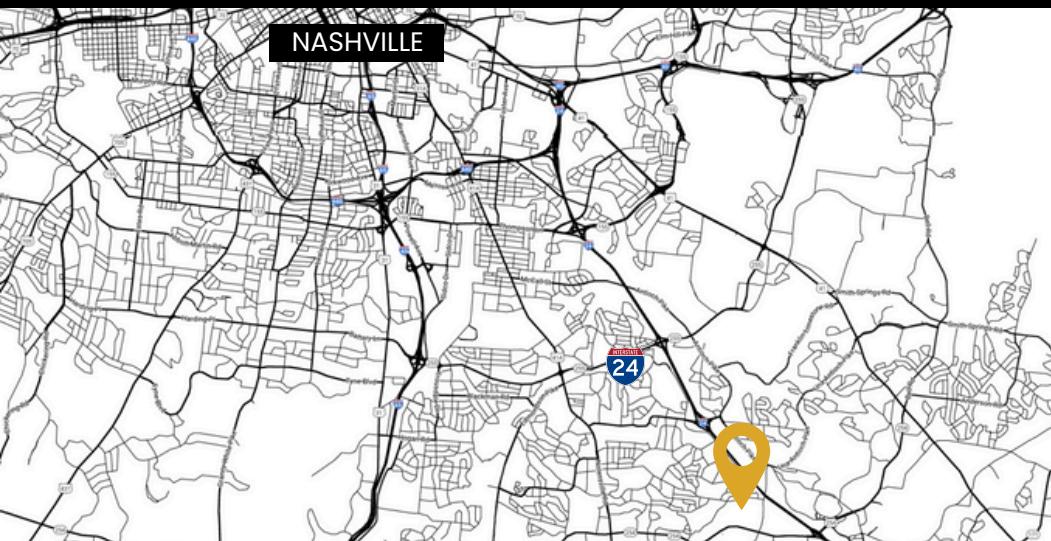




PRIME RESIDENTIAL DEVELOPMENT SITE 73 TUSCULUM ROAD ANTIOCH, TN 37013

- **13.73 -Acre Development Site** in the heart of Antioch
- **Minutes from I-24, Brentwood, and Downtown Nashville**
- **Next to Century Farms**, a 300+ acre master-planned development featuring Tanger Outlets, Community Health Systems, Major League Soccer, HCA, Chipotle, Panera Bread, In-N-Out Burger, Chick-fil-A, Whataburger, PopStroke (Tiger Woods backed), five hotels – **with more on the way**.
- **Booming I-24 Growth Corridor** – direct pipeline to Nashville's top employment centers
- Antioch's 37013 zip code **led Nashville in 2024 home sales**, fueled by rapid growth and affordability



ASKING PRICE
\$2,250,000

TOTAL LAND AREA
13.73 ac

PRICE PER ACRE
\$163,815

CURRENT ZONING
AR2a

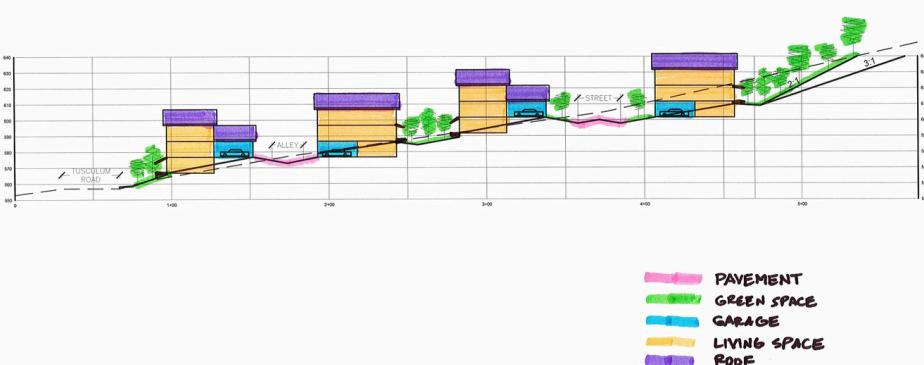
NASHVILLE NEXT ZONING
T3 NE Suburban Neighborhood
Evolving: Multifamily, Residential, Attached or Detached

PARCEL ID's
162 00 0 057.00
162 00 0 054.00

POTENTIAL SITE PLAN



DEMOGRAPHICS



TYLER DIVIN
706.575.9881
tylerdivin@gmail.com

CLICK FOR THE LISTING

 7,188
TOTAL BUSINESSES
5 MILE

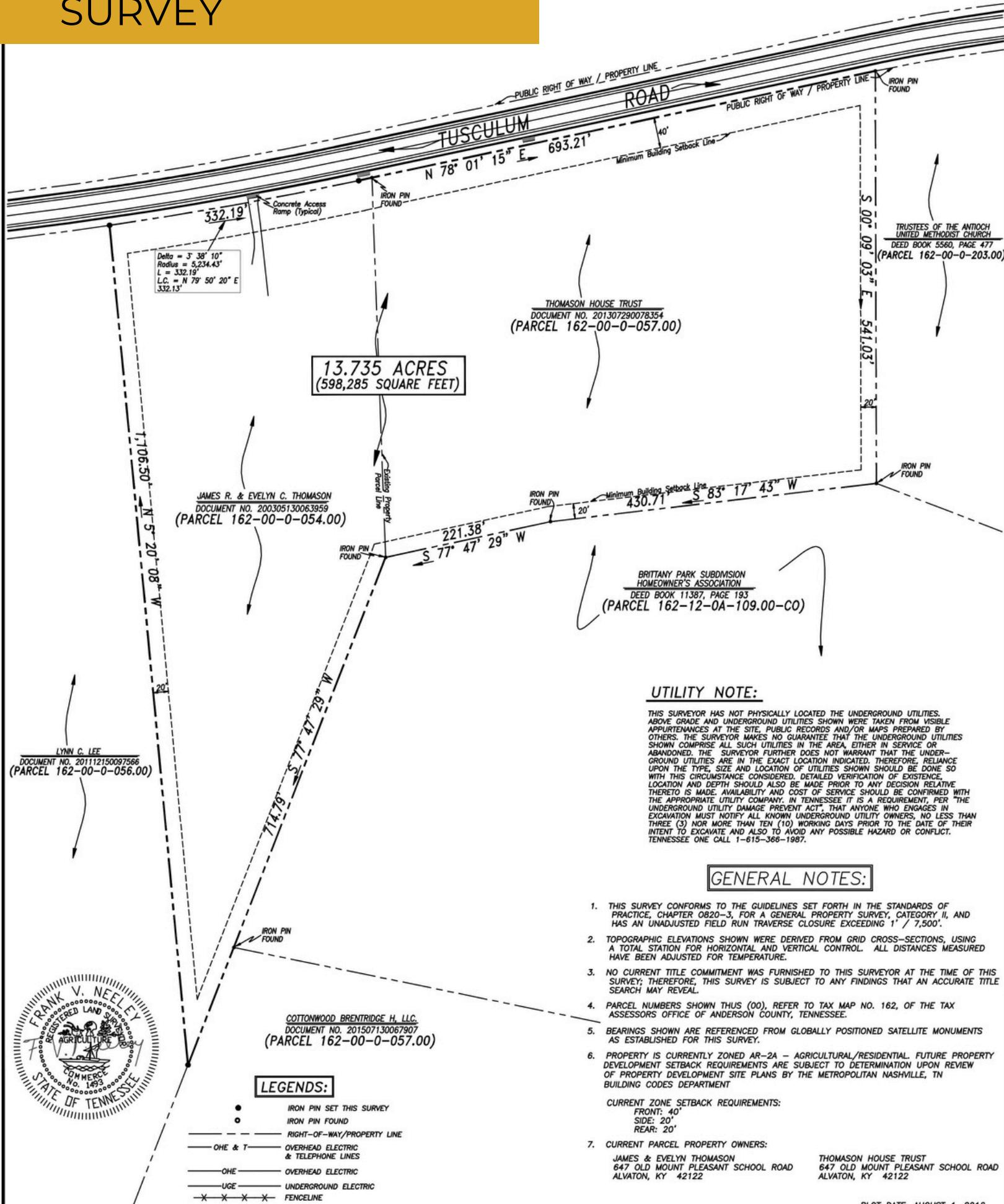
 65,534
TOTAL EMPLOYEES
5 MILE

 58%
RENTER OCCUPIED
HH's 3MILE

 42%
OWNER OCCUPIED
HH's 3 MILE

SURVEY

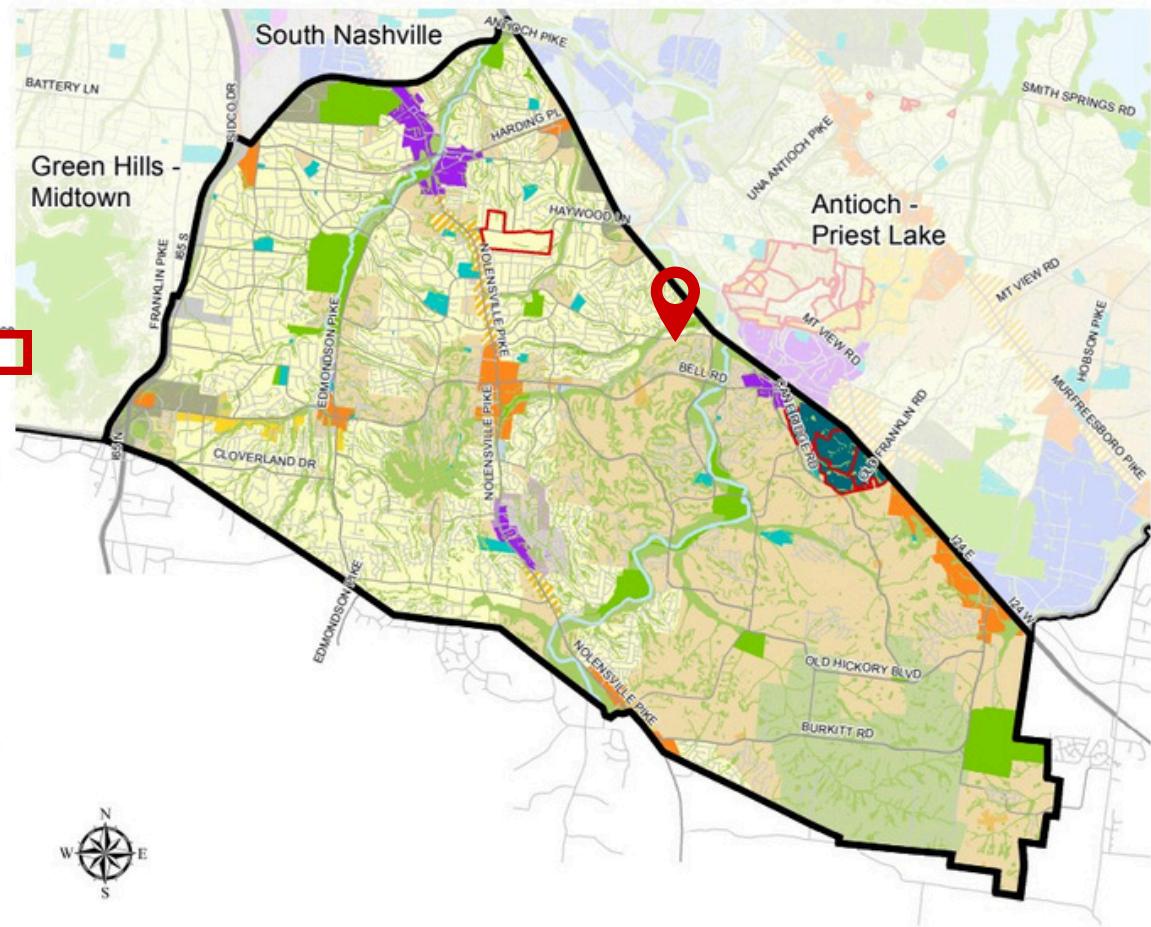
Scale 1" = 120'
GRAPHIC SCALE
(11" X 17" SHEET SIZE)



NASHVILLE NEXT COMMUNITY PLAN

Community Character Policies

- Supplemental Policy Areas
- CO Conservation
- CI Civic
- OS Open Space
- TR Transition
- T1 OS Natural Open Space
- T2 RA Rural Agriculture
- T2 RCS Rural Countryside
- T2 RM Rural Maintenance
- T2 NM Rural Neighborhood Maintenance
- T2 NC Rural Neighborhood Center
- T2 NM Suburban Neighborhood Maintenance
- T3 NE Suburban Neighborhood Evolving
- T3 RC Suburban Residential Corridor
- T3 NC Suburban Neighborhood Center
- T3 CM Suburban Mixed Use Corridor
- T3 CC Suburban Community Center
- T4 NM Urban Neighborhood Maintenance
- T4 NE Urban Neighborhood Evolving
- T4 RC Urban Residential Corridor
- T4 NC Urban Neighborhood Center
- T4 CM Urban Mixed Use Corridor
- T4 MU Urban Mixed Use Neighborhood
- T4 CC Urban Community Center
- T5 MU Center Mixed Use Neighborhood
- T5 RG Regional Center
- T6 DN Downtown Neighborhood
- T6 CP Downtown Capitol
- T6 DC Downtown Core
- T6 SB Downtown Second and Broadway
- D DR District Destination Retail
- D EC District Employment Center
- D I District Impact
- D IN District Industrial
- D MI District Major Institutional
- D OC District Office Concentration
- Water



T3 Suburban Neighborhood Evolving (T3 NE) – Intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

**LINK TO NASHVILLE NEXT
COMMUNITY PLAN
SOUTHEAST**

