

DEVELOPMENT OPPORTUNITY

Beech Grove

HWY 31, White House TN

PROPERTY DESCRIPTION

- Beech Grove is a fully entitled townhome development in the heart of White House, TN. Approved for 113 units with finalized plans, the site offers an efficient layout and strong market fundamentals in one of Nashville's fastest-growing suburban markets. Beech Grove is ideal for builders looking to deliver attainable for-sale product in a high-demand area.

PROPERTY HIGHLIGHTS

- **113 Townhomes Approved** (~1,400 SF each)
- Entitled and Ready-To-Build – May 2025
- Utilities Available at Road
- Strong Exit Comps: New Construction TH Trades at \$208/SF
- Minutes to I-65, Stong Schools, and Retail

OFFERING SUMMARY

Ask Price:	\$2,900,000
# Units:	113 units (± 1,400SF)
Acreage:	±8.4 Acres
Total Buildable SF:	±158,200 SF
Zoning:	PUD



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Leslie Li 615.969.6684



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Sale Price/Unit: \$302,995
Price/SF: \$208/SF
SF/Unit: 1,455 SF
Bed/Bath: 3bd - 2/1ba
DOM: 24 DOM

*Median Value, Under-Contract TH

MARKET COMPS



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SITE PLAN

LANDSCAPE REQUIREMENTS

COMMERCIAL PLANTINGS (MINIMUM 50% EVERGREEN SHRUBS)

1 tree / 2,000 SF of vehicular surface area
= 0.5 = 9 required trees
1 shrub / 500 SF of vehicular surface area
= 33.9 = 34 required shrubs | 35 proposed shrubs (60% evergreen)

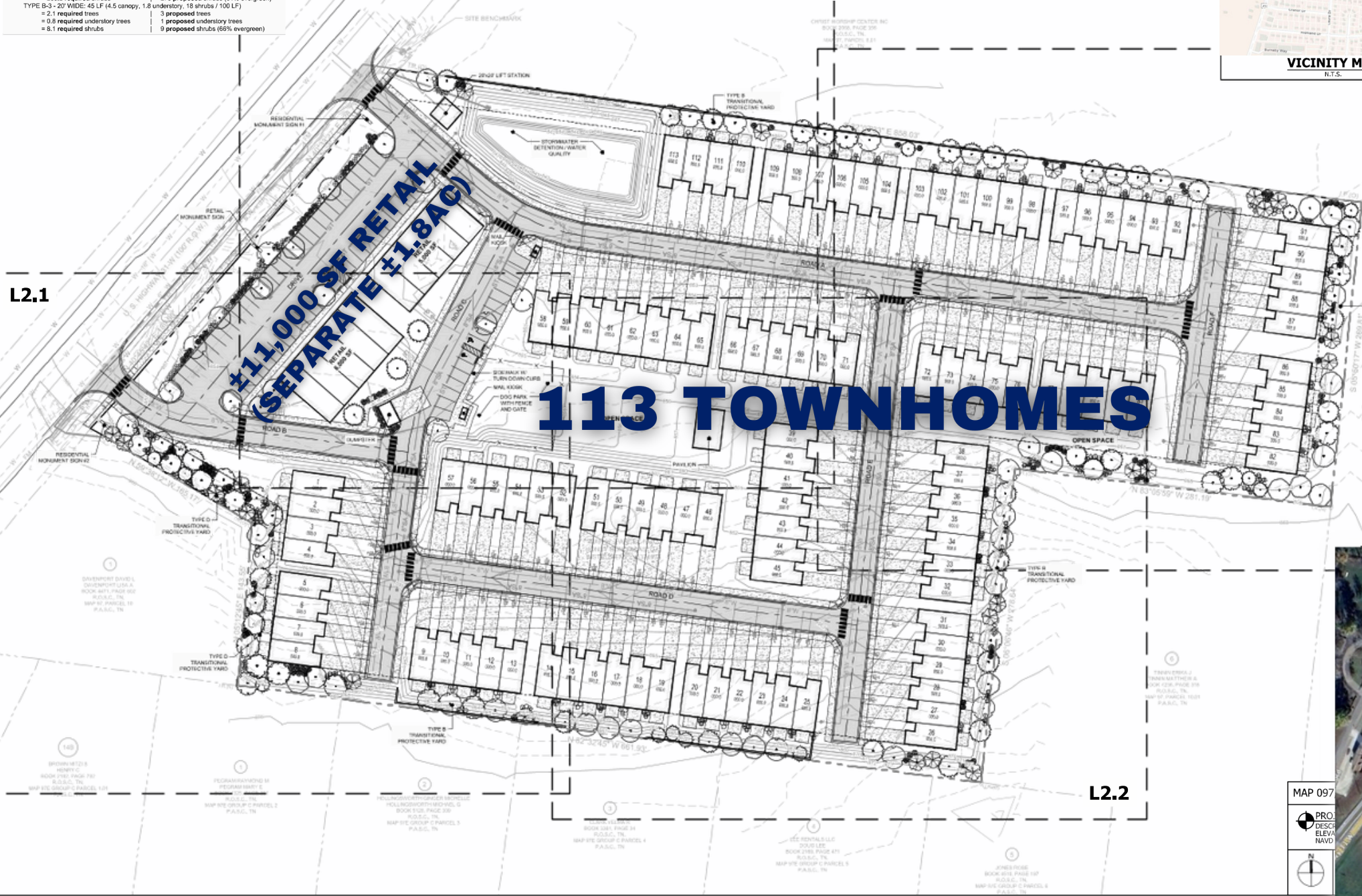
TRANSITIONAL PROTECTIVE YARD (MINIMUM 50% EVERGREEN SHRUBS)

TYPE A-1 - 20' WIDE: 292.5 LF (6.6 canopy, 3.3 understory, 20 shrubs / 100 LF)
= 19.3 required trees | 15 proposed trees
= 9.7 required understory trees | 8 proposed understory trees
= 61.9 required shrubs | 82 proposed shrubs (55% evergreen)

TYPE B-1 - 25' WIDE: 1,922.8 LF (3.5 canopy, 1.4 understory, 14 shrubs / 100 LF)
= 67.3 required trees | 69 proposed trees
= 26.9 required understory trees | 27 proposed understory trees
= 269.2 required shrubs | 270 proposed shrubs (61% evergreen)

TYPE B-3 - 20' WIDE: 45 LF (4.5 canopy, 1.8 understory, 16 shrubs / 100 LF)
= 2.1 required trees | 3 proposed trees
= 0.8 required understory trees | 1 proposed understory trees
= 8.1 required shrubs | 9 proposed shrubs (66% evergreen)

Beech Grove
HWY 31, White House TN



BEECH GROVE
Highway 31W
White House,
Sumner County,
Tennessee



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*Contact for complete site plan
**Buyer/investor/agent to verify all pertinent info.



Additional information available,
Please reach out to learn more.



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