



Drone Video

DEVELOPMENT OPPORTUNITY

River Road Pike

Nashville, TN 37209 | *Nashville MSA*

PROPERTY HIGHLIGHTS

±128.86 Acres

3 Total Lots

Development Opportunity

Zoned R-80: One & Two Family

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Charles Hawkins Co.

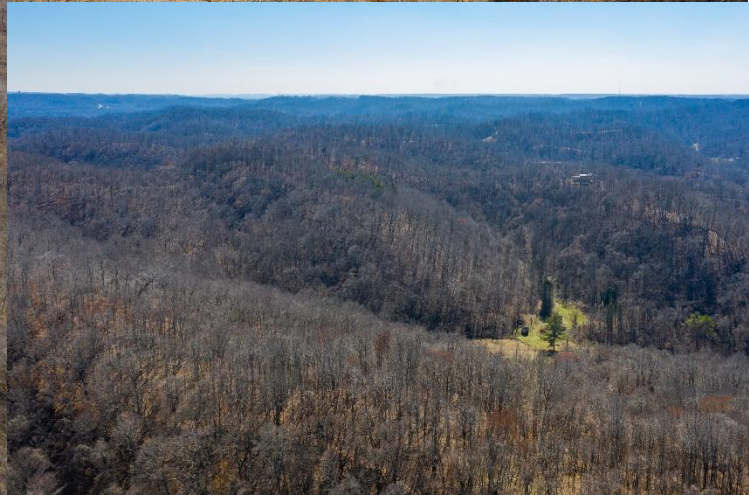
2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

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www.charleshawkinsco.com

CHARLES HAWKINS CO.

We've Been Proudly Serving Middle Tennessee Since 1962



PROPERTY OVERVIEW

ADDRESS

River Road Pike
Nashville, TN 37209

SIZE

±128.86 Acres/ 3 Lots

OPPORTUNITY

Development Opportunity

PRICING

Call

ZONING

R-80: One & Two Family
LOW DENSITY RESIDENTIAL, REQUIRING
A MINIMUM 80,000 SQUARE FOOT LOT
AND INTENDED FOR SINGLE AND TWO-
FAMILY DWELLINGS AT A DENSITY OF .58
DWELLING UNITS PER ACRE.

LOCATION HIGHLIGHTS

+2 Miles to Charlotte Pike
+2.5 Miles to I-40 Exit 201 A&B

DEVELOPMENT OPPORTUNITY
RIVER ROAD PIKE, NASHVILLE, TN



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DEMOGRAPHICS

West Submarket

	2 Miles	5 Miles	10 Miles
	12,875	82,657	333,491
	5,779	38,095	146,397
	\$123,728	\$119,605	\$110,946

173

Delivered Units
next 8 Quarters

0.6%

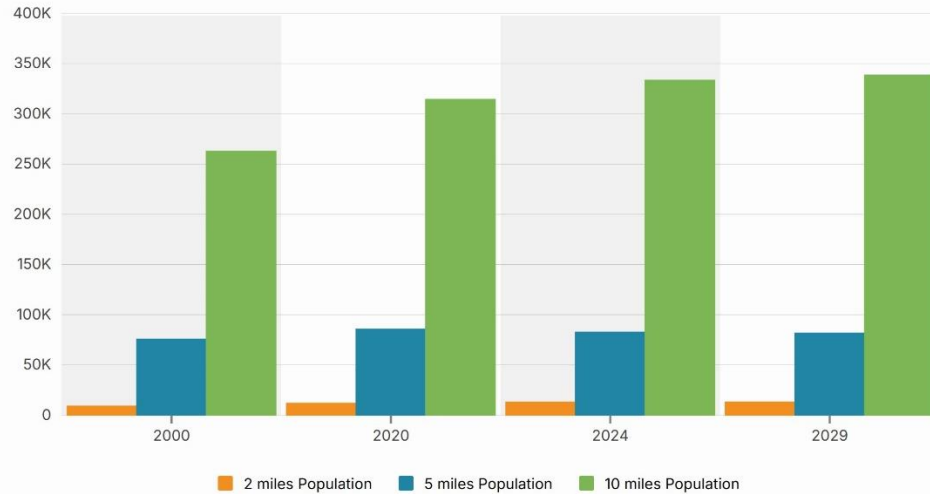
Annual rent
growth is 0.6%,
following the
broader market
trends.

**Data Provided by CoStar*

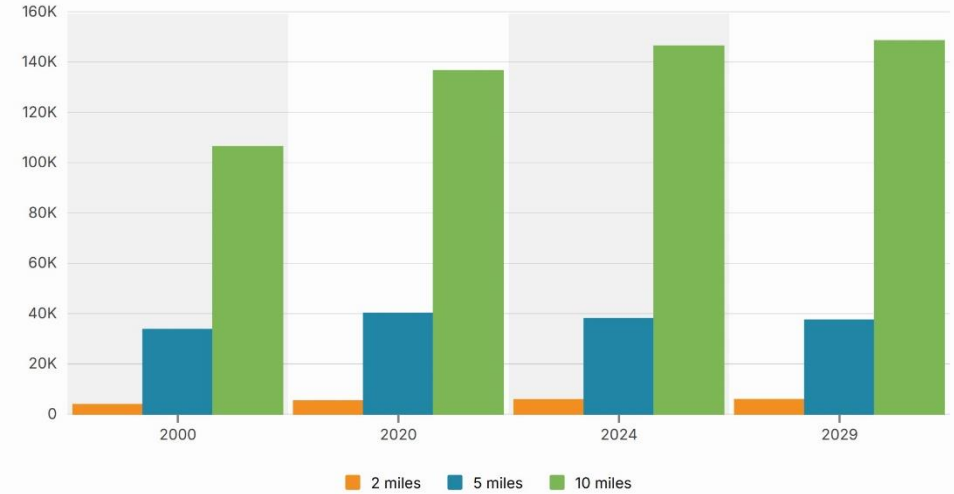
DEMOGRAPHIICS

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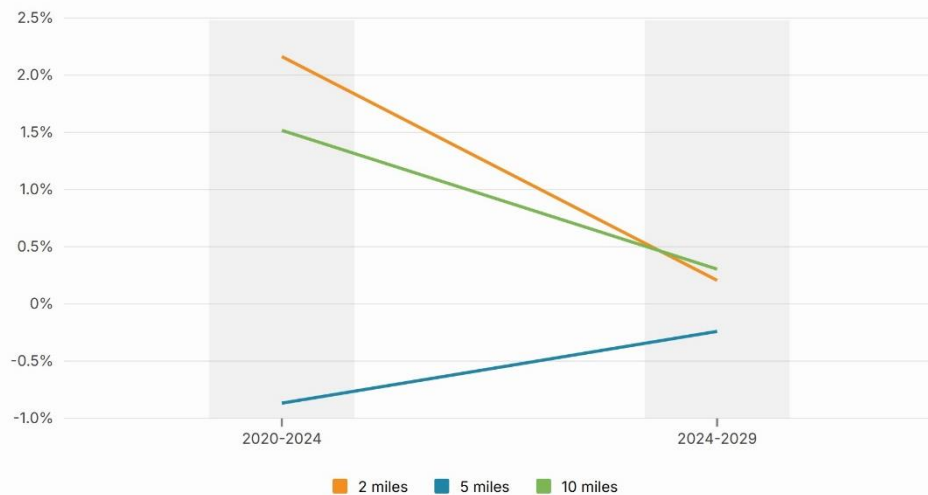
Population



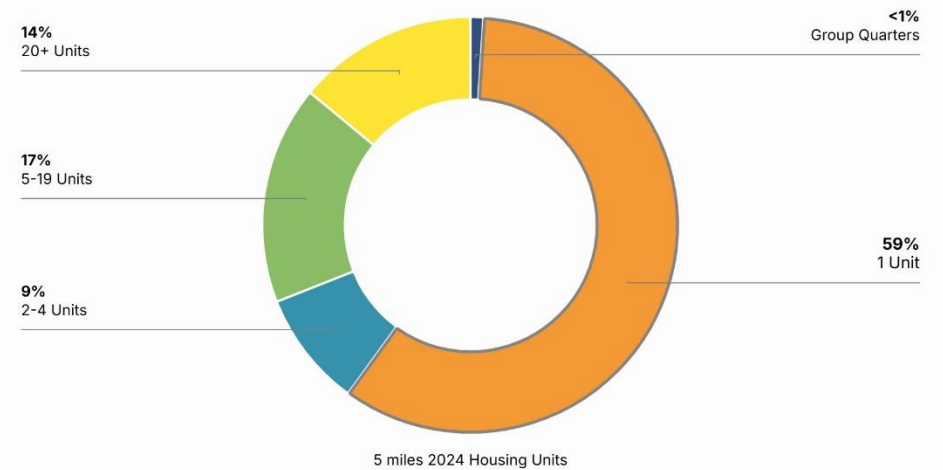
Households



Annual Population Growth

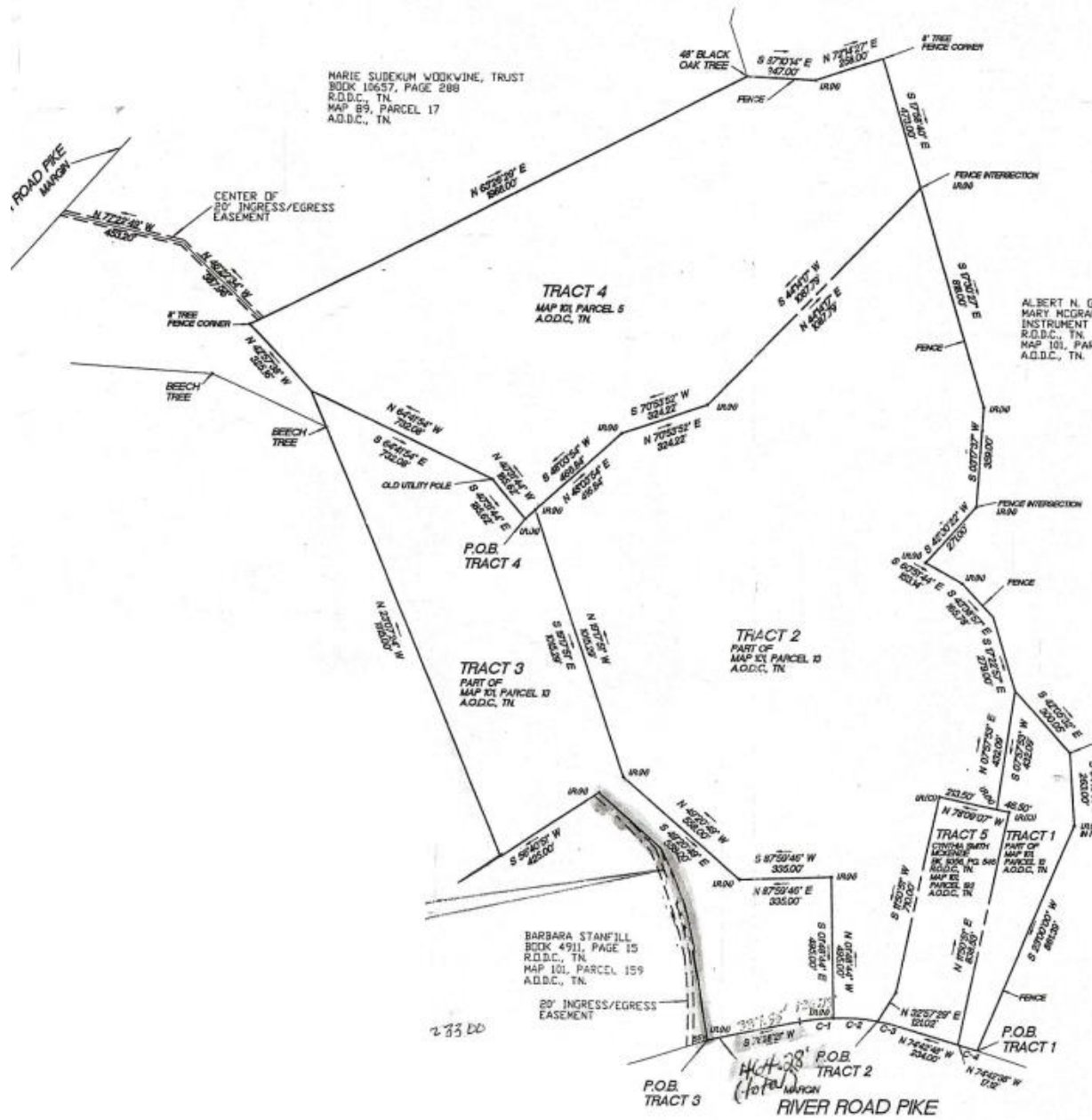


Housing Type



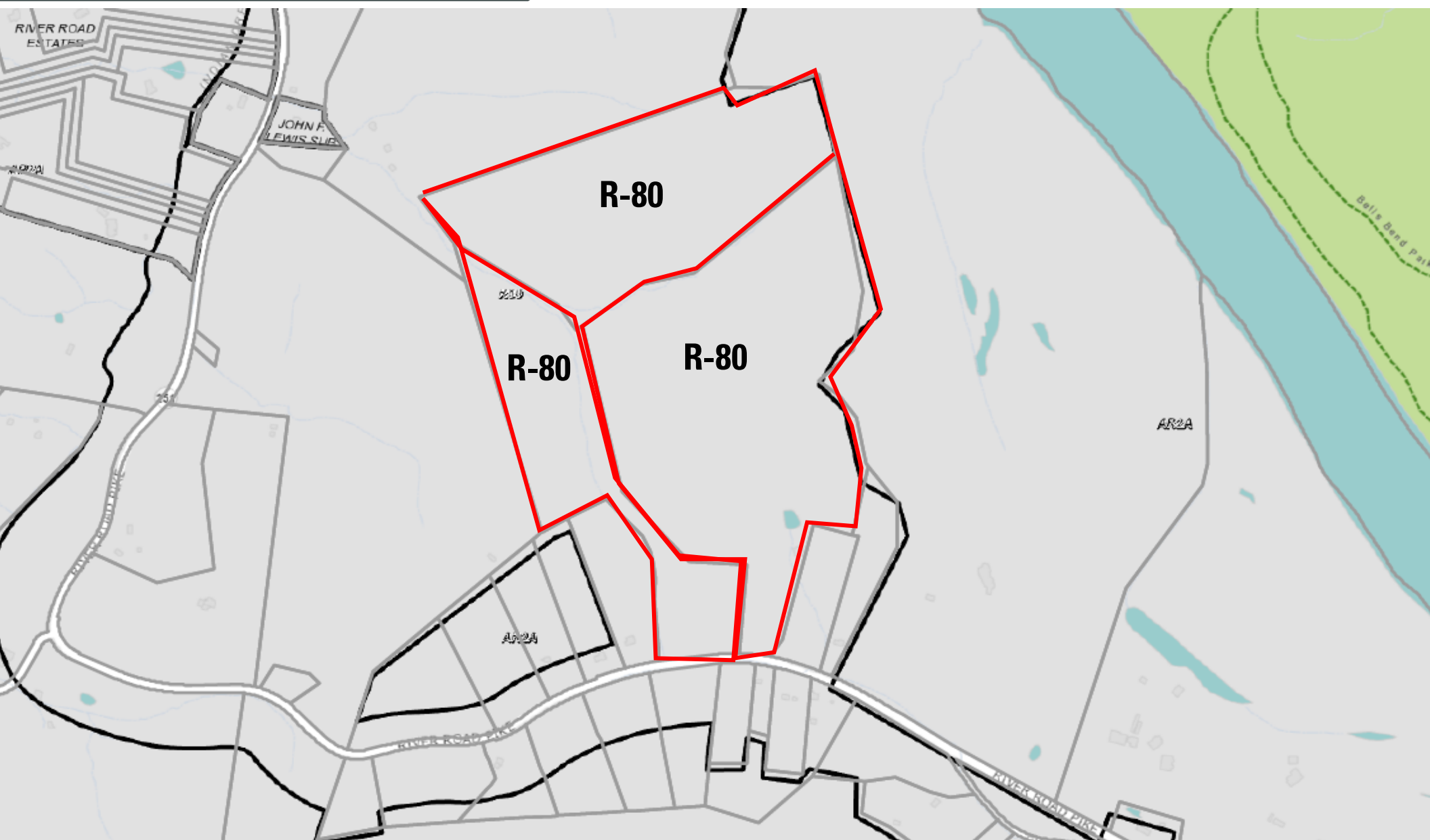
Demographics provided by CoStar

SURVEY



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ZONING MAP



MARKET INFORMATION

NASHVILLE, TN

"MUSIC CITY, USA"

Nashville consistently ranks at the top of national and international livability indexes. It has built a culture centered on creativity, music, and entrepreneurship and features a robust dining scene, popular entertainment venues, and beautiful outdoor spaces. The opening of the Music City Center has positioned Nashville as a major convention destination.

Nashville has hosted several notable events over the last several years: NHL Draft, SheBelieves Cup, NFL Draft, Men's NCAA Tournament Rounds 1 & 2, NHL All-Star Game, Women's NCAA Final Four, SEC Tournament, St. Jude Rock N' Roll Marathon, Music City Bowl, Ally 400 NASCAR Cup Series, CMA Fest.

Home to 4 Professional Sports Teams

Home to Fortune 500 Companies



NFL | Tennessee Titans | Nissan Stadium

NHL | Nashville Predators | Bridgestone Arena

MLS | Nashville SC | Geodis Park

MiLB | Nashville Sounds | First Horizon Park

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HCA
Healthcare®

DOLLAR
GENERAL

ORACLE

Delek
US



By The Numbers

#7

Hottest Job Market in the Country
The Wall Street Journal (2024)

#6

In Gen Z Net Migration
Today's Homeowner (2024)

#3

In Economic Strength
POLICOM (2024)

#6

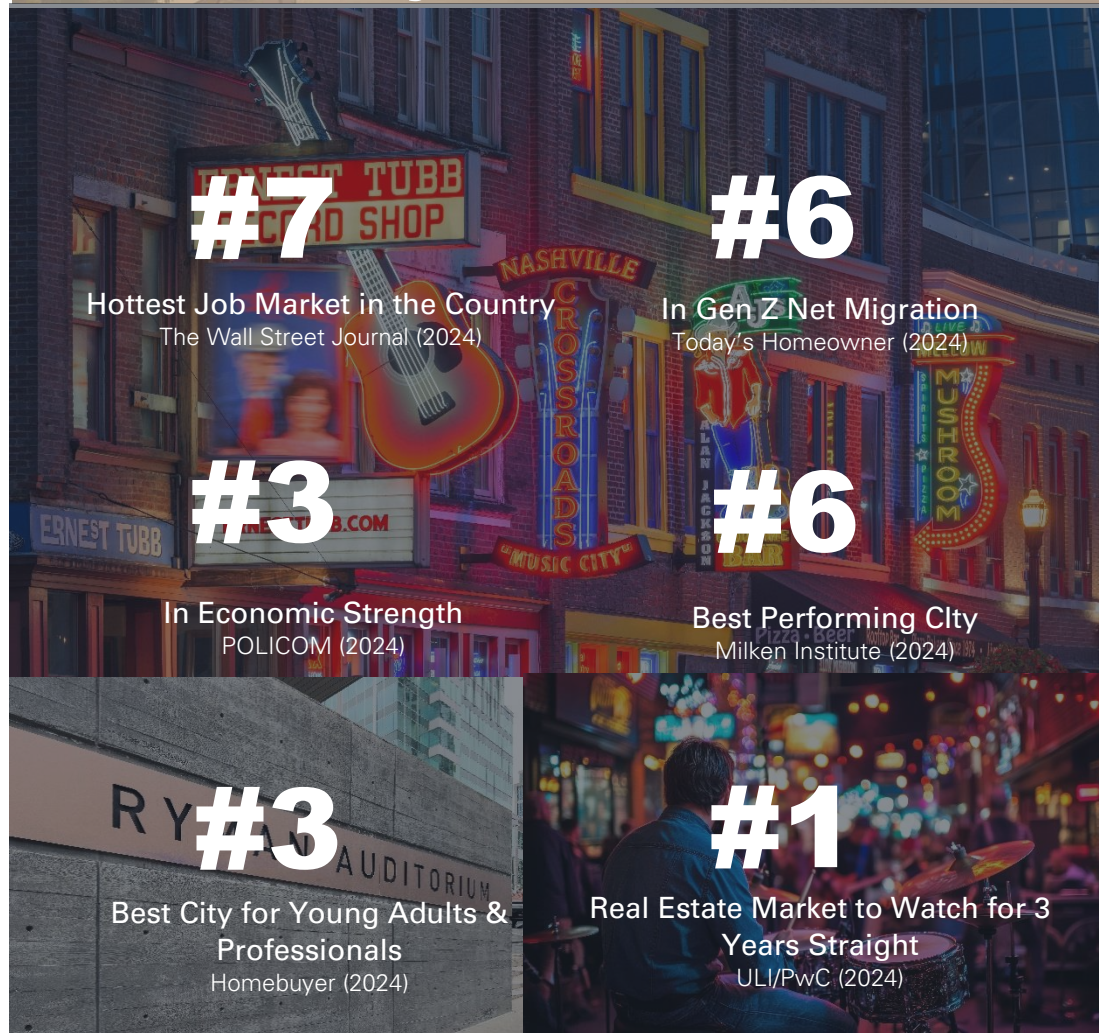
Best Performing City
Milken Institute (2024)

#3

Best City for Young Adults &
Professionals
Homebuyer (2024)

#1

Real Estate Market to Watch for 3
Years Straight
ULI/PwC (2024)



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CONTACT US

EXCLUSIVELY LISTED BY

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Commercial Real Estate Services

