Suburban and Urban Real Estate Services,LLC
COMMERCIAL DIVISION

EXCLUSIVELY LISTED BY

Suburban and Urban Real Estate Services, LLC

Commercial Division · Nashville MSA · **615-678-8792**

FOR SALE



1.53 AC DEVELOPMENT LAND

0 Donelson Pike

Nashville, TN 37214 · Donelson · Davidson County

$550,000

ASKING PRICE · MLS 3061027

1.53 AC	66,501 SF	OL-RES	Owner
SITE AREA	PER RECORDED PLAT	OFFICE LIMITED - RESIDENTIAL	FINANCING OFFERED

THE OPPORTUNITY

A level, cleared 1.53 acre infill site off Donelson Pike, minutes from Nashville International Airport (BNA), I-40 and downtown. Zoned OL-RES in a neighborhood adding new residential construction.

- **Minutes from BNA**, easy access to **I-40** and downtown Nashville
- **WeGo transit stop** within walking distance; **WeGo Star** commuter rail station nearby
- Easement entry from **Emery Drive**, with established residential development in the area
- New residential construction, retail and restaurants in the area
- Level, cleared, land only · no HOA · APN 096-09-0-229.00
- **Owner financing** and seller concessions offered · immediate possession

SUITED FOR

- Townhomes / Workforce Housing
- Single-Family Infill
- Professional / Medical Office
- Mixed Use

THE TERMS

$359K Per acre	**Owner** Financing offered
$4,640 Annual taxes	**Immediate** Possession

An'Gel Sims, Principal Broker

LISTING BROKER · SUBURBAN AND URBAN REAL ESTATE SERVICES, LLC

O 615-678-8792 · sure.realty@gmail.com

Commercial Division Ray Arceneaux, MBA · **M** 629-567-2701 · sure.realtycre@gmail.com

SCAN FOR FULL PACKAGE

Information deemed reliable from public records and owner of property. Agent and/or buyer(s) to verify prior to entering binding contract. TN Firm License #261292.

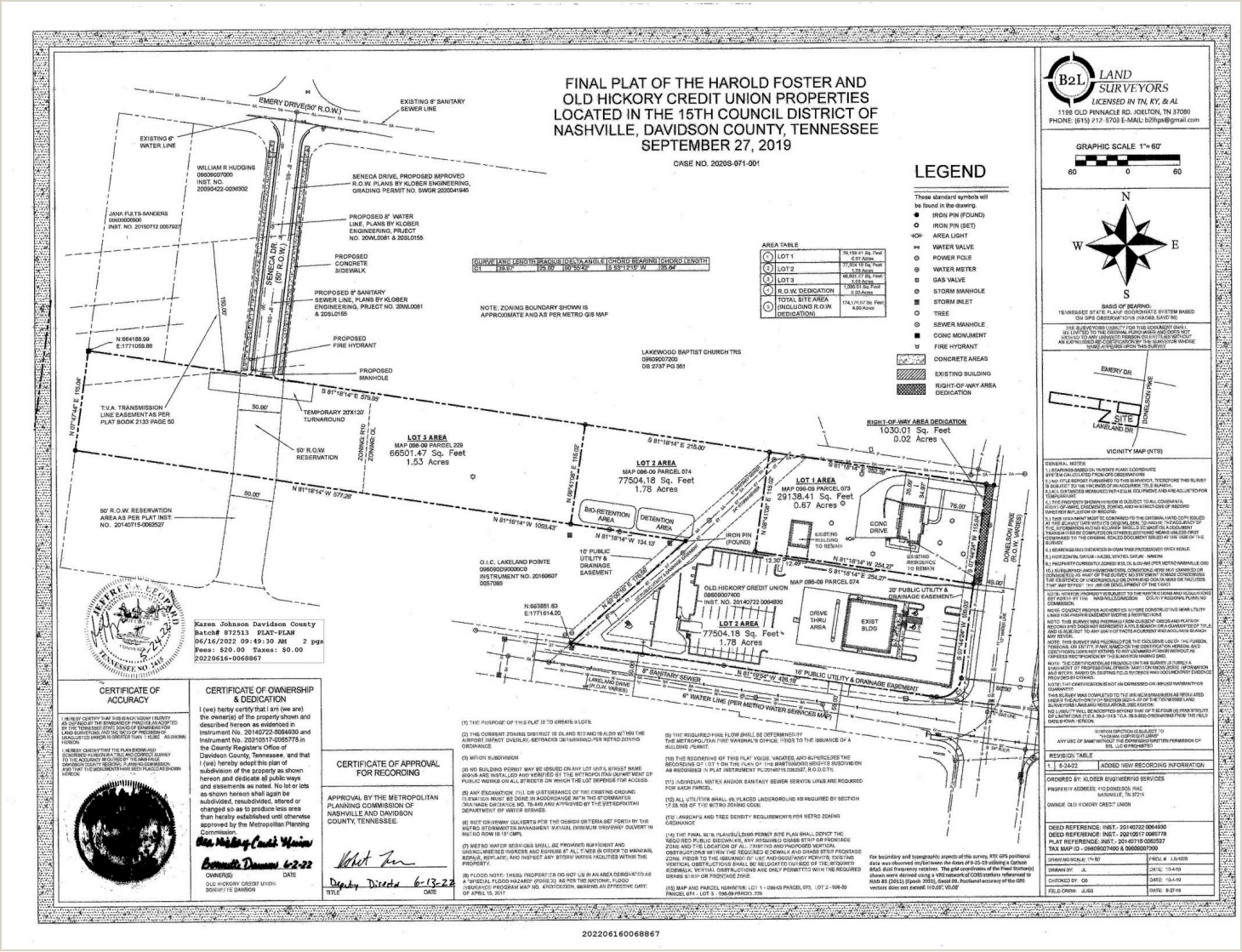
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Recorded Plat · Lot 3

0 Donelson Pike, Nashville, TN 37214 · Map 096-09 Parcel 229 · 1.53 AC (66,501.47 SF)

$550,000
MLS 3061027



FROM THE PLAT

- Final Plat of the Harold Foster and Old Hickory Credit Union properties, recorded 6/16/2022 (Instrument 20220616-0068867)
- Lot 3 runs about 115 × 578 ft
- Easement entry from Emery Drive

BUYER TO VERIFY

- Plat notes reference OL and R10 zoning lines and an airport impact overlay
- TVA transmission line easement and 50 ft right-of-way reservation shown
- Confirm permitted uses and density with Metro Planning

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