



Colliers

18.65 AC

FOR SALE
DEVELOPMENT OPPORTUNITY

7520 Old Charlotte Pike
Nashville, TN 37209

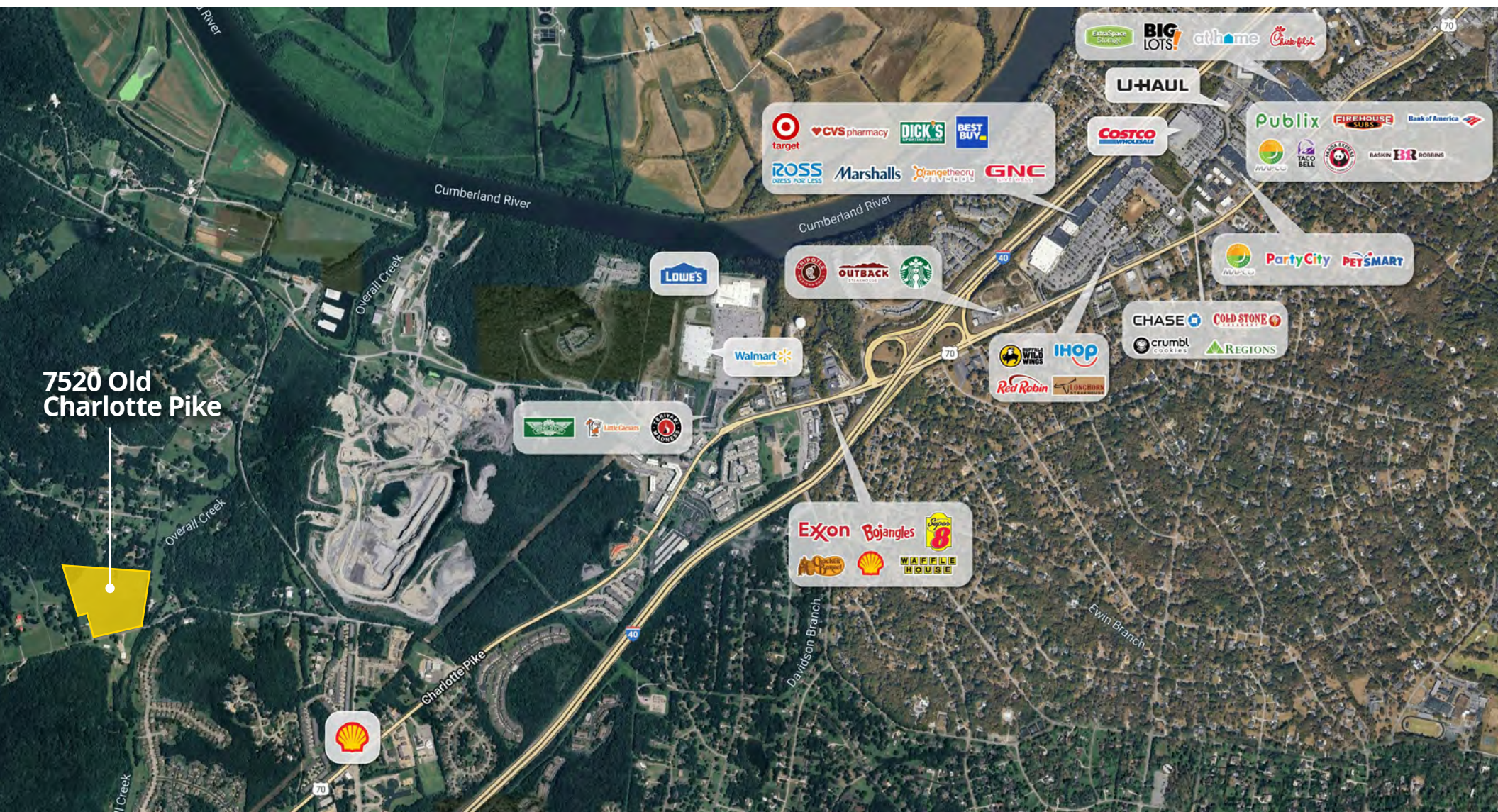
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The Property

Colliers is proud to introduce an exceptional development opportunity at 7520 Old Charlotte Pike, located in Nashville, TN. This parcel contains an expansive 18.65 acres of land, presenting an opportunity for significant residential development. Various dining and major retail establishments such as Target, Lowe's, and Costco are all within a 10 minute drive, creating an ideal residential location. Furthermore, Downtown Nashville's exciting urban life of offices, amenities, and entertainment are only a 20 minute drive away.

7520 Old Charlotte Pike boasts an impressive combined street frontage of approximately 1,376 feet along Old Charlotte Pike and Gower Road, ensuring generous visibility and accessibility. Given its convenient location, accessibility, and substantial acreage, this presents a highly attractive investment opportunity.



Investment Highlights



ZONING & LAND USE

AR2A

- One unit per 2 acres
- Single and two-family dwellings units

R80

- Low density residential
- Minimum 80,000 SF lot
- Single and two-family dwellings units
- 0.57 dwelling units per acre



DRIVE TIMES

- 2 minutes to Charlotte Pike
- 4 minutes to I-40
- 18 minutes to Downtown Nashville

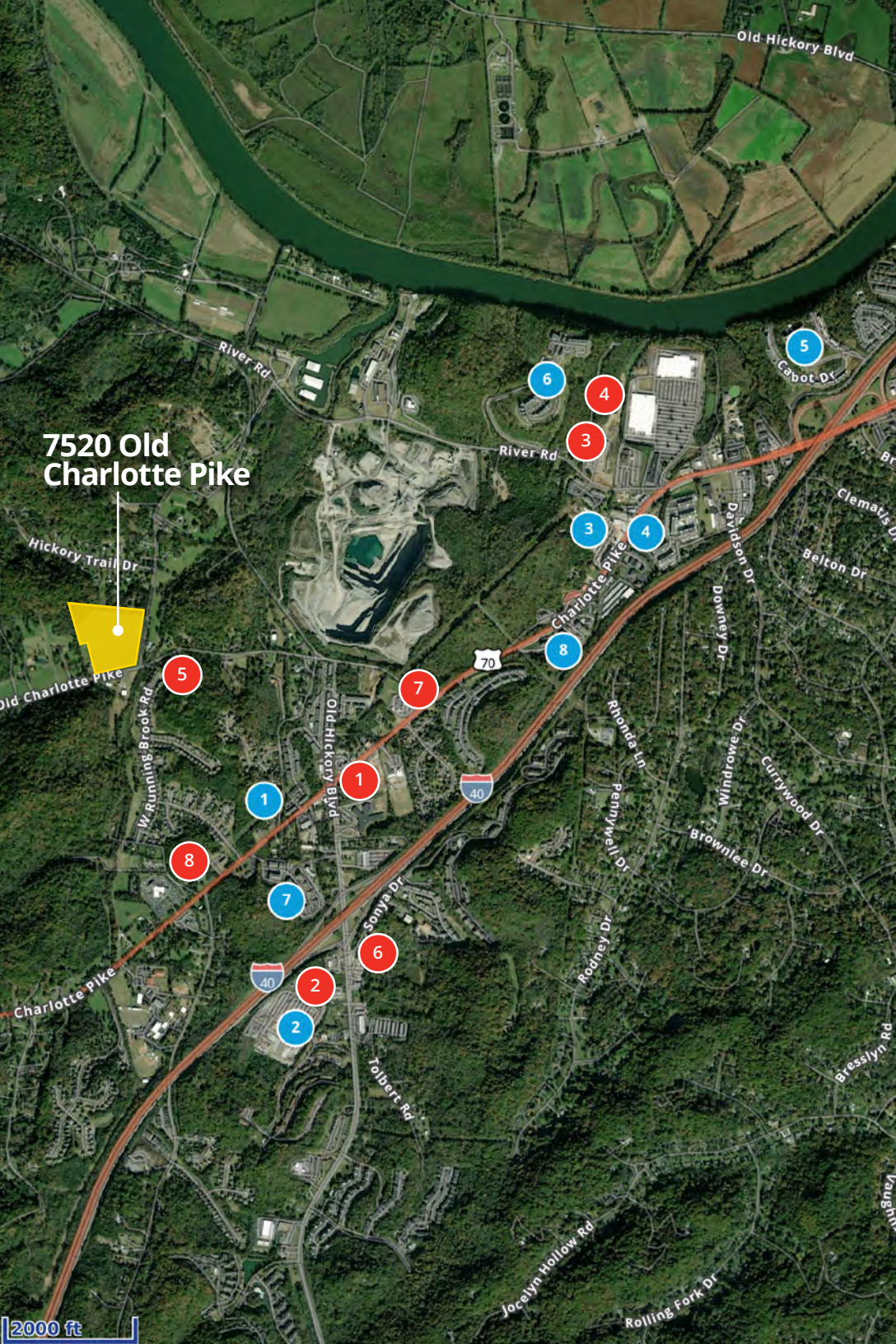


AIRPORTS

- John C Tune, 15 minute drive
- BNA, 21 minute drive

Residential Development

Within a 2-mile Radius



	Multi-family Property	Units	Year Completed
1	7481 Sawyer Brown Road	72	Planned
2	NOVEL Harpeth Heights	322	2023
3	Sterling Nashville West	298	2023
4	Cortland West Nashville	435	2021
5	Bells Bluff	402	2019
6	Rivertop	224	2019
7	Cortland Bellevue	322	2017
8	The Summit at Nashville West	190	2015

Total Units 2,265

	Residential Property	Developed	Undeveloped
1	Charlotte Pike Townhomes	Planned	Planned
2	Novel Harpeth Heights	7	0
3	Sage Run	4	0
4	Greenside Estates / River Road Condo	0	38
5	Old Charlotte Estates	0	8
6	Sonya Dr Mixed Use	0	94
7	Westbrooke Pointe	0	75
8	West Hills	10	90

Total Lots 21 301

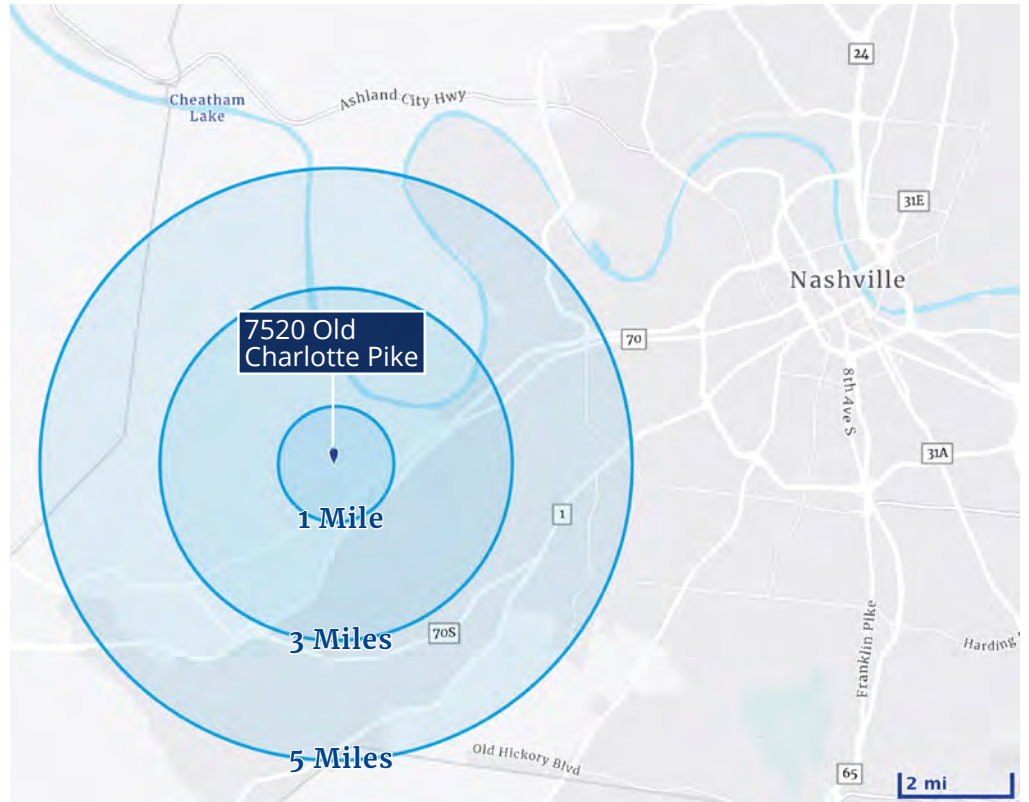


Demographics

POPULATION	1 Mile Radius	3 Mile Radius	5 Mile Radius
2023 Population	2,159	23,244	74,368
2020-2023 Annual Growth	3%	2%	1%
2023 Median Age	38	38	40
High School Graduate	7%	10%	11%
Bachelor's Degree	33%	36%	35%
Graduate Degree	31%	24%	25%

HOUSEHOLD	1 Mile Radius	3 Mile Radius	5 Mile Radius
2023 Households	1,036	11,449	34,958
2020-2023 Annual Change	4%	3%	1%
2023 Median Home Value	\$459,375	\$449,990	\$412,750
2023 Total Housing Units	1,116	12,557	37,180
2023 Owner Occupied Units	489	5,766	20,829
2023 Renter Occupied Units	547	5,683	13,856

INCOME 2023	1 Mile Radius	3 Mile Radius	5 Mile Radius
Average HH Income	\$130,016	\$129,000	\$130,970
Median HH Income	\$94,188	\$85,476	\$83,704
Per Capita Income	\$64,688	\$62,383	\$60,304



74,368
POPULATION



40
MEDIAN AGE



34,958
HOUSEHOLDS



\$130,970
AVERAGE
HOUSEHOLD INCOME

MARKET OVERVIEW

#1 U.S. Market to Watch

-Urban Land Institute and PricewaterhouseCoopers, 2022 & 2023

NASHVILLE, TN
DAVIDSON COUNTY

#10 Most Stable Housing Market

-Construction Coverage, 2023

Commonly known as “Music City”, Nashville is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population of ±2 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.

LIVABILITY

- 98,912 residential single-family lots planned and proposed for 2024-2026
- Home to NFL, NHL, MLB (AAA), MLS & NCAA
- World class airport
- Nationally recognized culinary scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living

CENTRALLY LOCATED

- 65% of the US population
- resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people

NOTABLE CORPORATE HEADQUARTERS

- Amazon
- Asurion
- Bridgestone Americas
- Community Health Systems
- Dollar General
- HCA Healthcare
- Mitsubishi Motors
- Nissan North America
- Tractor Supply
- Vanderbilt University



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