

VACANT LAND IN BERRY HILL

FOR SALE | \$785,000



OVERVIEW

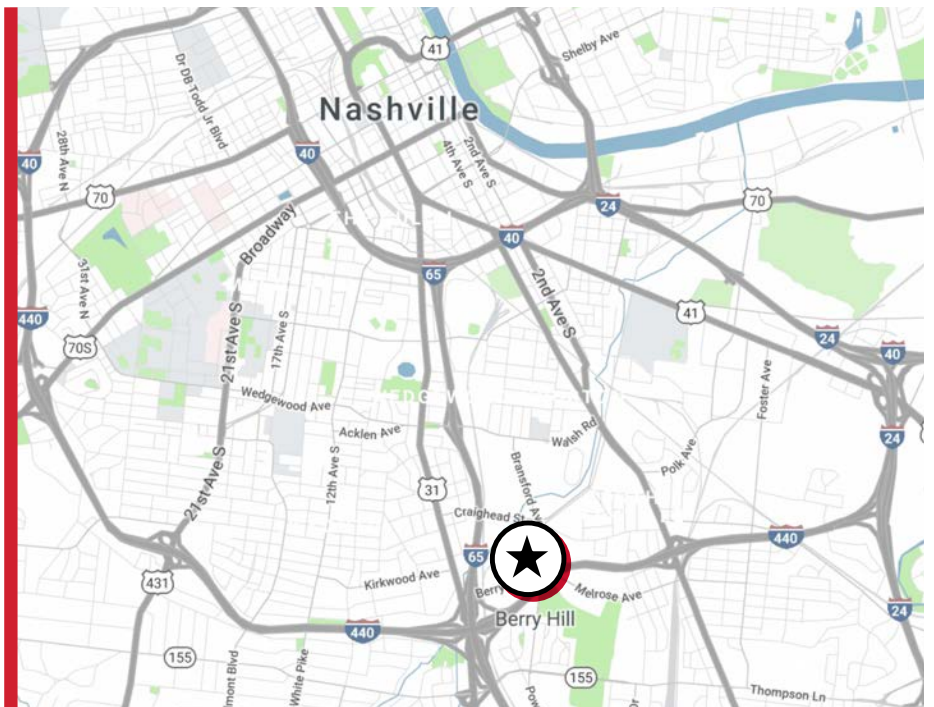
ADDRESS	2704 Berrywood Drive Nashville, TN 37204
SIZE	0.36 Acres (15,682 SF)
USE	Commercial
PARCEL ID	118-07-0-077.00
ZONING	4Zz: City of Berry Hill
LIST PRICE	\$785,000

ADDITIONAL NOTES

This vacant lot is ideal for office use.

Located in Berry Hill, it is ideally located and enjoys convenient access to I-65 & I-440.

LOCATION



FOR MORE INFORMATION, CONTACT

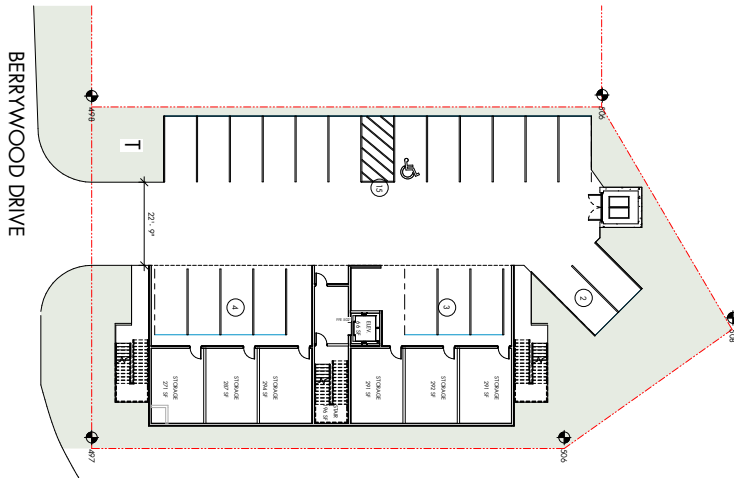
JC DARBY

615.630.2888

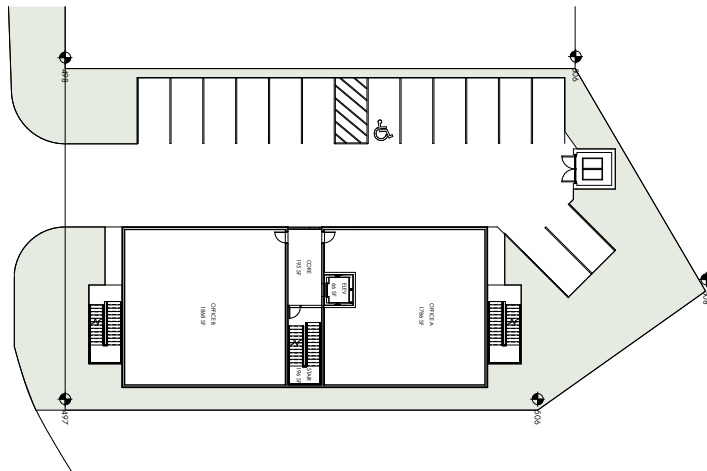
jcdarby@southeastventure.com

POSSIBLE SCHEMATIC

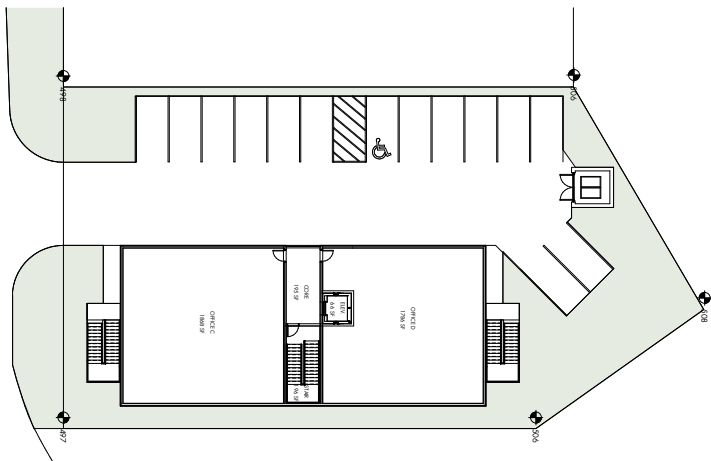
1ST FLOOR



2ND FLOOR



3RD FLOOR



ZONING ANALYSIS

ZONING	4ZZ
ACRES	0.36 / 15,682 SF
LOT DIM	95' X 140'
MAX FAR	5.0 / 106,725 SF
MAX ISR	1.0

BUILD TO ZONES

STREET SETBACK	5-15 FT 30' CURRENT
SIDE SETBACK	0-10 FT
REAR SETBACK	0-10 FT
HEIGHT	4 STORIES 60 FT MAX
R.O.W.	50 FT

DISTRICT 2: BERRY ROAD

SCHEMATIC PROGRAMMING

USE	OFFICE
GROSS SF	11,270 SF
PARKING REQUIRED	3 SPACES PER 1,000 SF
PARKING PROVIDED	24 SPACES

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