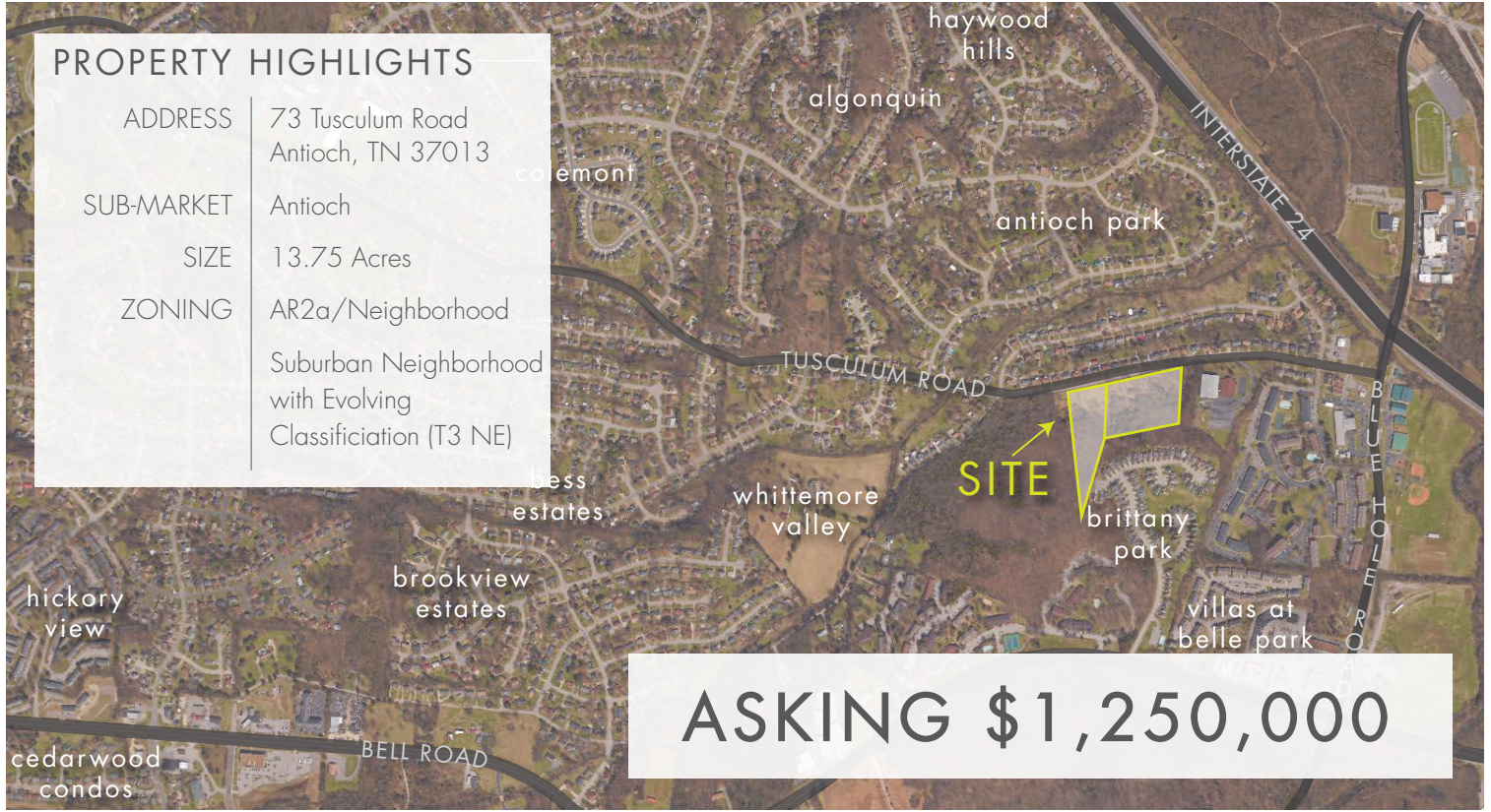


prime development site
FOR SALE

73 TUSCULUM RD
 ANTIOCH, TN 37013

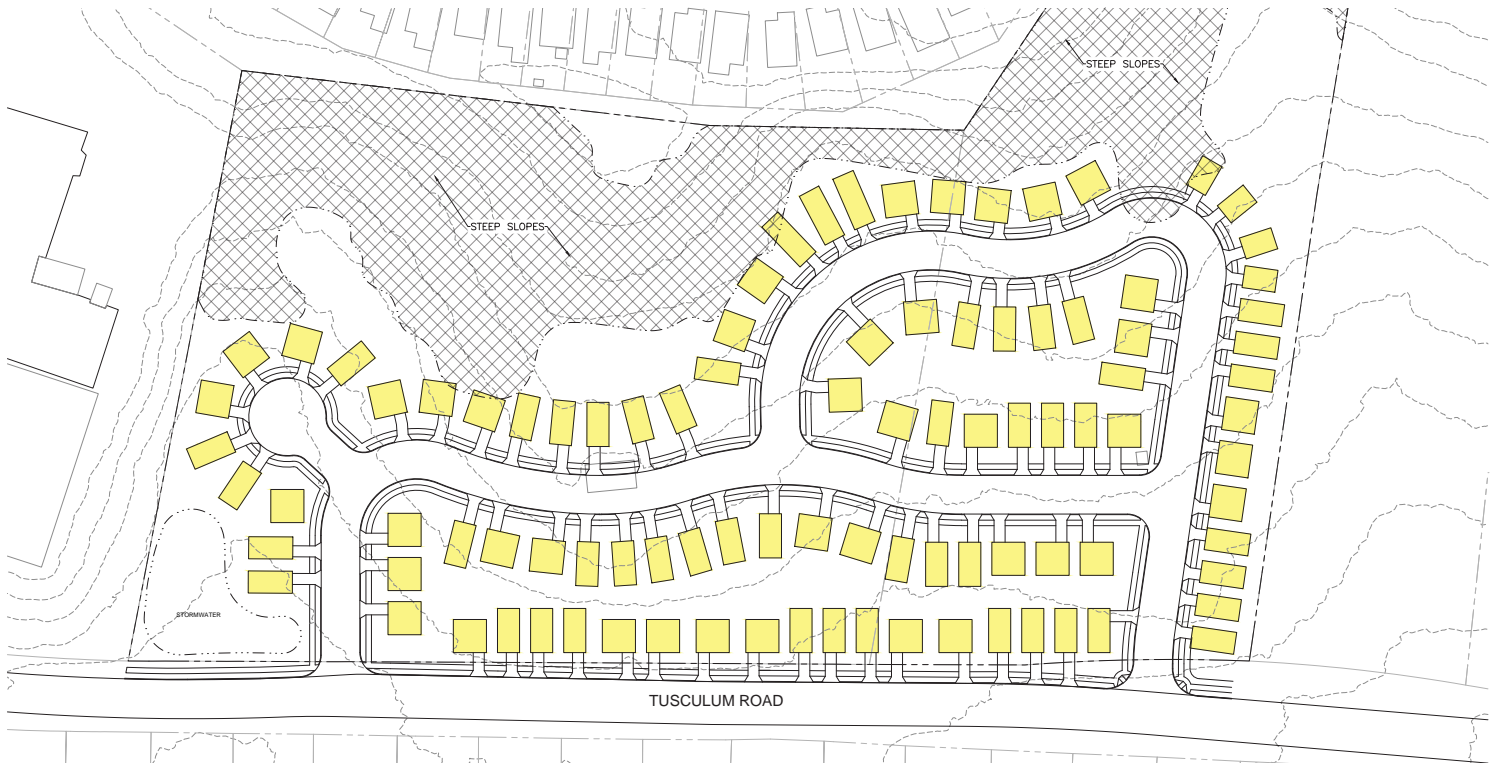
PROPERTY HIGHLIGHTS

ADDRESS	73 Tusculum Road Antioch, TN 37013
SUB-MARKET	Antioch
SIZE	13.75 Acres
ZONING	AR2a/Neighborhood Suburban Neighborhood with Evolving Classification (T3 NE)



ASKING \$1,250,000

96 UNIT CONCEPTUAL SITE PLAN



prime development site
FOR SALE

73 TUSCULUM RD
ANTIOCH, TN 37013

ZONED FOR

CHURCH/NURSING HOME



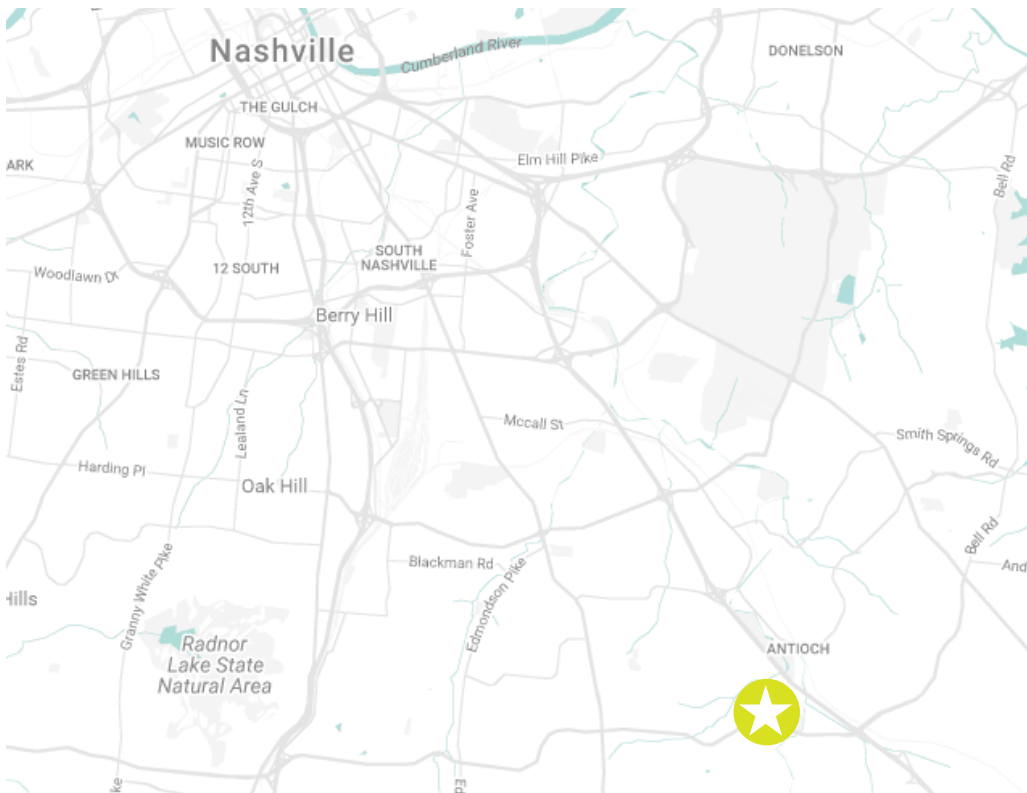
MIXED-USE



SINGLE FAMILY RESIDENTIAL



LOCATION HIGHLIGHTS



- Convenient to Brentwood, Downtown Nashville & Rutherford County
- Less than 1 Mile to Century Farms Development (310 Acres)
- Densely Populated Area with Population over 100,000

prime development site FOR SALE

73 TUSCULUM RD ANTIOCH, TN 37013

SITE SURVEY

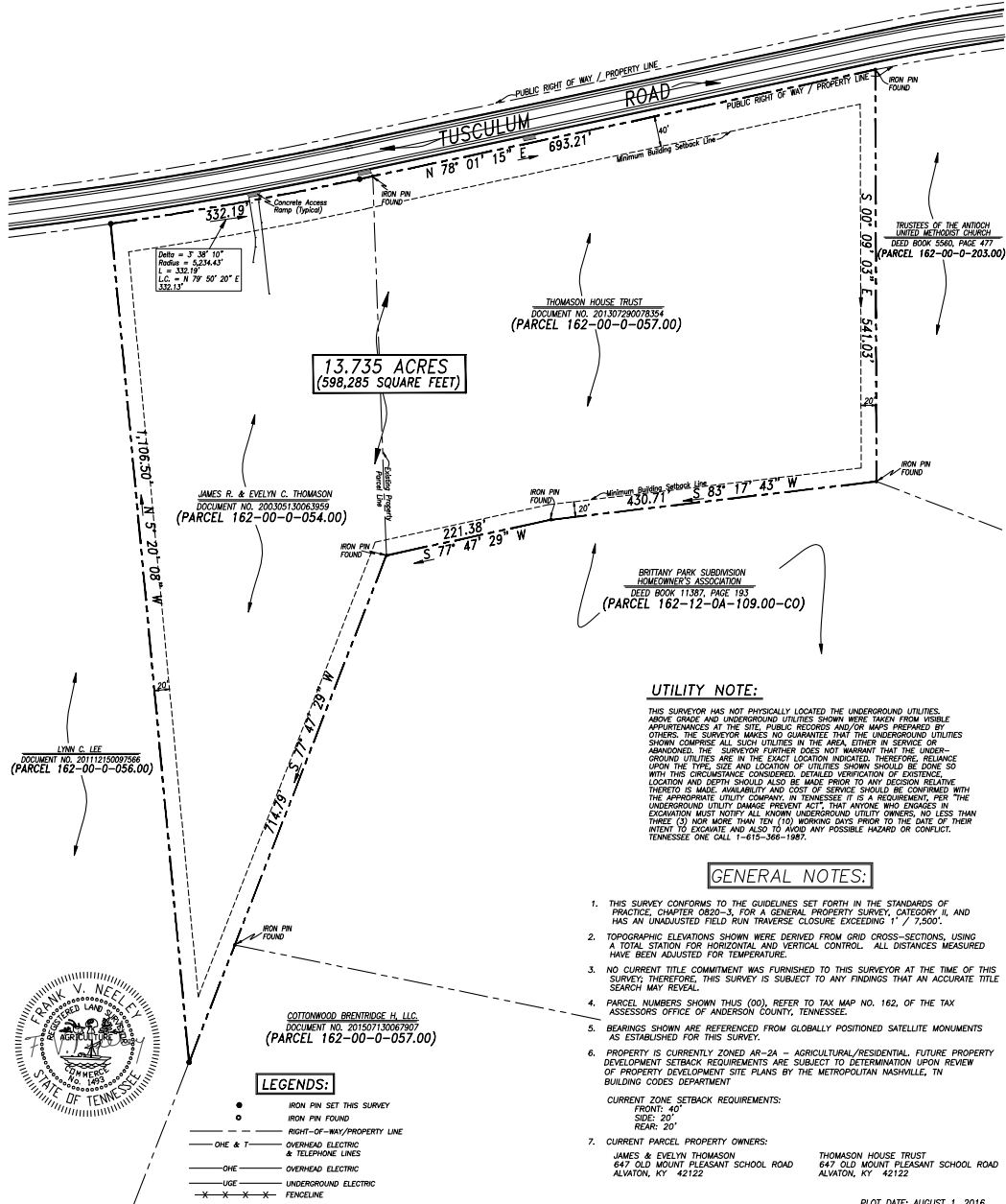
FLOOD HAZARD STATEMENT:

THIS COMMUNICATIONS SITE (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA/FIRM MAP COMMUNITY PANEL NUMBER 47037C 0366 F, DAVIDSON COUNTY, TENNESSEE, EFFECTIVE DATE APRIL 20, 2001.

TN SPC (NAD 83) GRID NORTH



Scale 1" = 120'
GRAPHIC SCALE
(11" X 17" SHEET SIZE)



UTILITY NOTE:

THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THEREIN IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY, IN TENNESSEE IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-815-366-1987.

GENERAL NOTES:

- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY, CATEGORY II, AND HAS AN UNADJUSTED FIELD RUN TRAVERSE CLOSURE EXCEEDING 1" / 7,500'.
- TOPOGRAPHIC ELEVATIONS SHOWN WERE DERIVED FROM GRID CROSS-SECTIONS, USING A TOTAL STATION FOR HORIZONTAL AND VERTICAL CONTROL. ALL DISTANCES MEASURED HAVE BEEN ADJUSTED FOR TEMPERATURE.
- NO CURRENT TITLE COMMITMENT WAS FURNISHED TO THIS SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE, THIS SURVEY IS SUBJECT TO ANY FINDINGS THAT AN ACCURATE TITLE SEARCH MAY REVEAL.
- PARCEL NUMBERS SHOWN THUS (00), REFER TO TAX MAP NO. 162, OF THE TAX ASSESSORS OFFICE OF ANDERSON COUNTY, TENNESSEE.
- BEARINGS SHOWN ARE REFERENCED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.
- PROPERTY IS CURRENTLY ZONED AR-2A - AGRICULTURAL/RESIDENTIAL. FUTURE PROPERTY DEVELOPMENT SETBACK REQUIREMENTS ARE SUBJECT TO DETERMINATION UPON REVIEW OF PROPERTY DEVELOPMENT/SITE PLANS BY THE METROPOLITAN NASHVILLE, TN BUILDING CODES DEPARTMENT.
CURRENT ZONE SETBACK REQUIREMENTS:
FRONT: 40'
SIDE: 20'
REAR: 20'
- CURRENT PARCEL PROPERTY OWNERS:
JAMES & EVELYN THOMASON 647 OLD MOUNT PLEASANT SCHOOL ROAD ALBANY, KY 42122
THOMASON HOUSE TRUST 647 OLD MOUNT PLEASANT SCHOOL ROAD ALBANY, KY 42122

PLOT DATE: AUGUST 1, 2016

PROJECT NUMBER: 216.071.20	SHEET NUMBER: 1 OF 1	BOUNDARY SURVEY OF TAX MAP 162, PARCELS 54.00 & 57.00 OF THE TAX ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TUSCULUM ROAD PROPERTY PARCELS NASHVILLE, DAVIDSON COUNTY, TENNESSEE PREPARED FOR: INFILL DEVELOPMENT PARTNERS AUGUST, 2016	SHARONDALE SURVEYING INC. 4109 HILLSBORO PIKE N 5882 BUILDING SUITE 301 NASHVILLE, TN 37218 (615) 277-0429 Fax: (615) 277-9970 Email: sharon@sharondale.com	PROJECT NO: 216.071.20	REVISIONS:
	DATE: AUGUST 1, 2016			DRAWN BY: F.V.N.	CHECKED BY: F.V.N.