

22.6 ACRES FOR SALE

PRICING GUIDANCE \$11,000,000





Monroe Harding
Healing happens here.

PROPERTY NOTES

- » Acreage: 22.6
- » The property is zoned for Residential Use: R20
- » Located at the corner of Glendale Lane and Scenic Drive in Green Hills, Nashville, TN
- » The subject property has served as the Monroe Harding Campus for over 80 years.
- » Property Sale is not contingent upon Monroe Harding finding a new location.
- » The existing structures on the property are not listed on the Historic Registry. *A list of existing structures can be found in the Virtual Deal Room.*

CALL FOR OFFERS

Qualified Investors should direct all offers to Southeast Venture. All offers must be in writing and delivered to the offices of Southeast Venture in the Letter of Intent template which can be found in the Virtual Deal Room.

The Owners reserve the right to reject any or all proposals and to negotiate with any Investor exclusively at any time. All offers to purchase will be notified in writing of their acceptance or rejection.

Southeast Venture will provide organized due

diligence documents that can be found in the Virtual Deal Room. Specific documents will include, but are not limited to the following:

- » Site Survey
- » Phase I Environmental Report
- » Letter of Intent Template
- » Broker Registration & Commission Agreement
- » Site Demographics
- » Zoning (Cluster Lot Option) Information
- » Development Concept Example
- » Floodplain Map

ALL LETTER OF INTENT OFFERS MUST BE DELIVERED TO

SOUTHEAST VENTURE

4011 Armory Oaks Dr.
Nashville, TN 37204

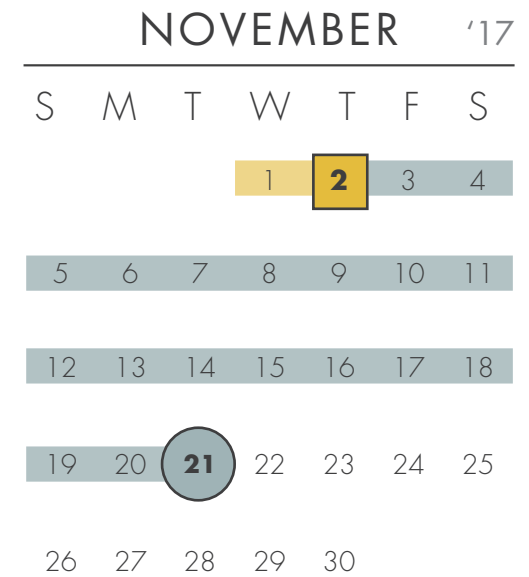
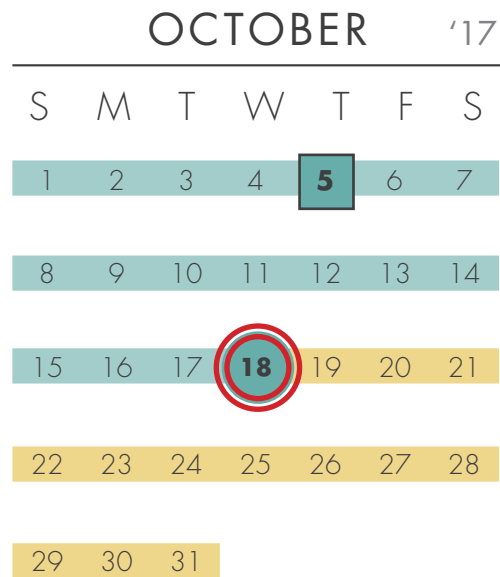
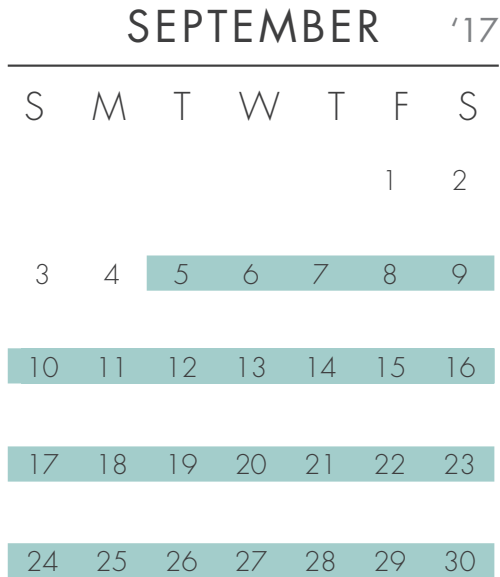
OR

ROSCOE HIGH

roscoe.high@southeastventure.com

NO LATER THAN **5PM CST ON WEDNESDAY, OCTOBER 18, 2017**

CALENDAR & KEY DATES



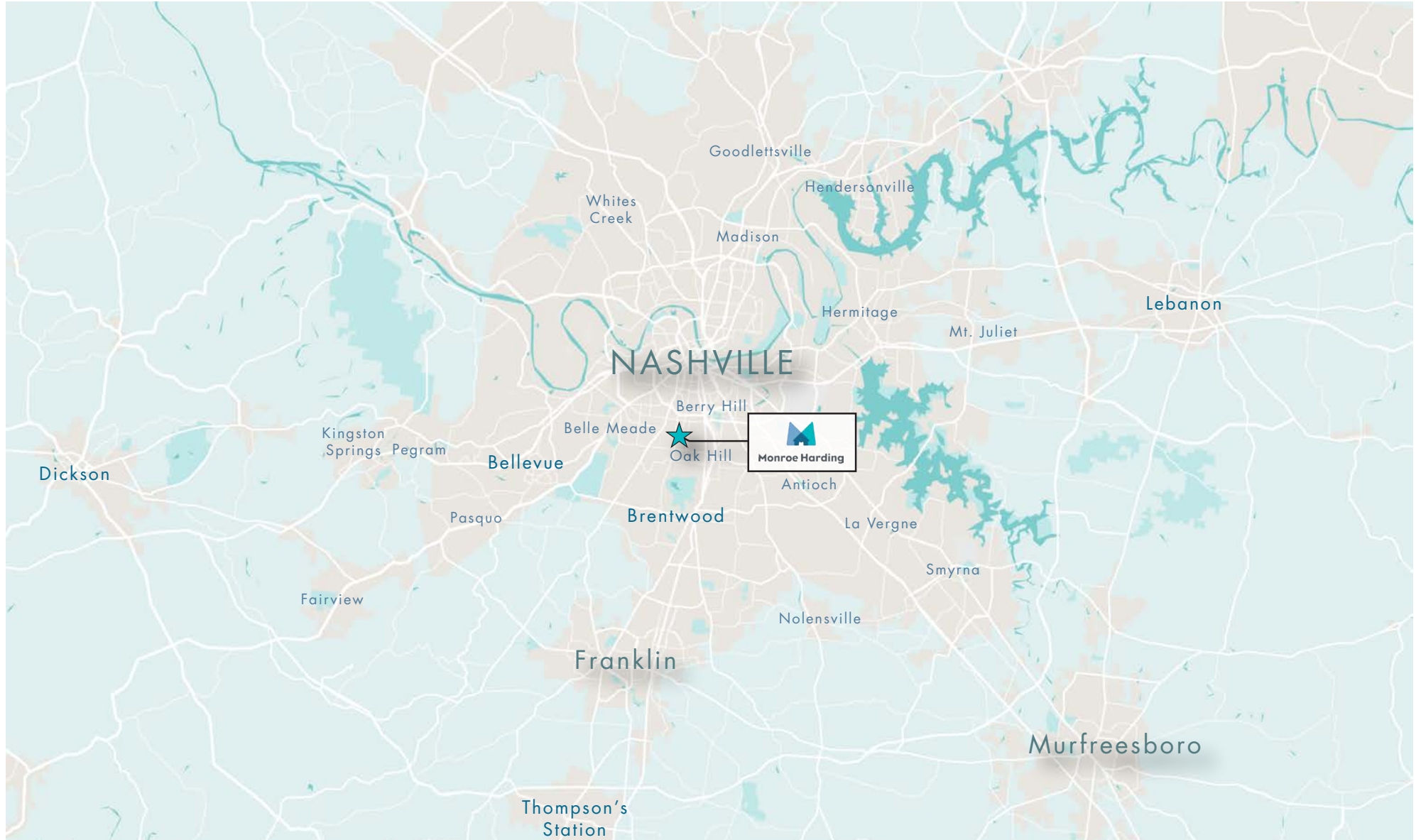
PHASES

- MARKETING PHASE
- BEST & FINAL PHASE
- AWARDING THE TRANSACTION PHASE

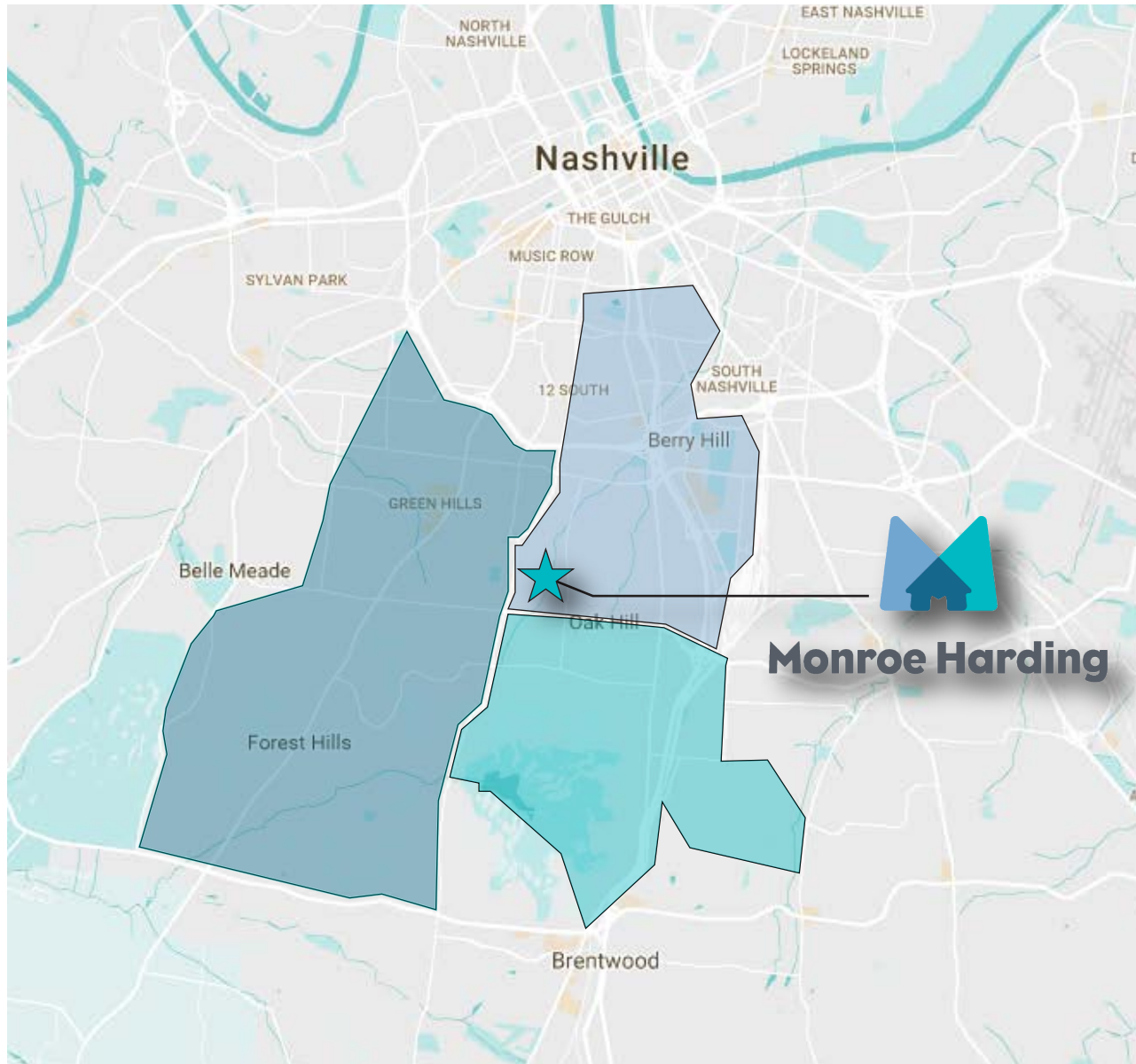
IMPORTANT DATES

- OPEN HOUSE: October 5
- OFFERS DUE: **OCTOBER 18**
- BEST & FINAL OFFERS DUE: November 2
- EXECUTE CONTRACT WITH BUYER: November 21

AREA OVERVIEW



AREA DEMOGRAPHICS



The Monroe Harding site is surrounded by 3 of the Top 10 Wealthiest Zip Codes* in Nashville and the Top 25 Wealthiest Zip Codes* in Tennessee.

#1	37215	\$279,586
#4	37220	\$149,846
#6	37204	\$104,722

* Based on Average Adjusted Gross Income.

AVERAGE HOUSEHOLD INCOME

	½ MILE	1 MILE	1½ MILE
2017	\$ 131,104	\$ 137,808	\$ 123,766
2022 PROJECTED	\$ 143,938	\$ 150,591	\$ 142,124

PARCELS



ZONING SUMMARY

ADDRESS	
1	1121 Granny White Court
2	1120 Glendale Lane
3	4301 Scenic Drive
PARCEL ID	
1	13108011300
2	13108001800
3	13108015200
ACREAGE	22.6 TOTAL
1	0.48 Acres
2	19.87 Acres
3	2.25 Acres
OWNER	Monroe Harding Children's Home
ZONE	R20
COMMUNITY CHARACTER DESIGNATION	T3 Suburban Neighborhood Maintenance
COUNCIL DISTRICT	25

DEVELOPMENT CONCEPT EXAMPLE

The following CONCEPT was provided by Hawkins Partners, Inc. as an example of a residential development incorporating the Cluster Lot Subdivision option.







Created: 5/18/17



CLUSTER LOT OPTION (17.12.090)

NOTE: This is a concept plan only. All final plans must receive Metro Planning Commission approval.

LEGEND

- | | |
|--|--|
|  15K LOT |  GREENSPACE |
|  10K LOT |  ZONE 2 BUFFER |
|  10' BUFFER |  100 YEAR FLOOD |

AERIALS

LOOKING NORTH
Towards Downtown Nashville



LOOKING WEST
Towards Green Hills

ACCESS THE VIRTUAL DEAL ROOM THROUGH
WWW.MONROEHARDINGSALE.COM

FOR MORE INFORMATION, CONTACT



WOOD CALDWELL
PRINCIPAL

(O) 615.250.8676
(M) 615.351.1012
w.caldwell@southeastventure.com



JC DARBY
COMMERCIAL BROKER

(O) 615.833.9484
(M) 615.630.2888
jcdarby@southeastventure.com



JAMES ROSCOE HIGH
COMMERCIAL BROKER

(O) 615.250.8669
(M) 615.712.0168
roscoe.high@southeastventure.com