

PROPERTY FOR SALE

3600 ABBOTT MARTIN ROAD

4.29 ACRES • PRIME LOCATION • NEW LIST PRICE: \$3,750,000



ABBOTT MARTIN ROAD



SOUTHEAST VENTURE

PARCELS



ZONING SUMMARY

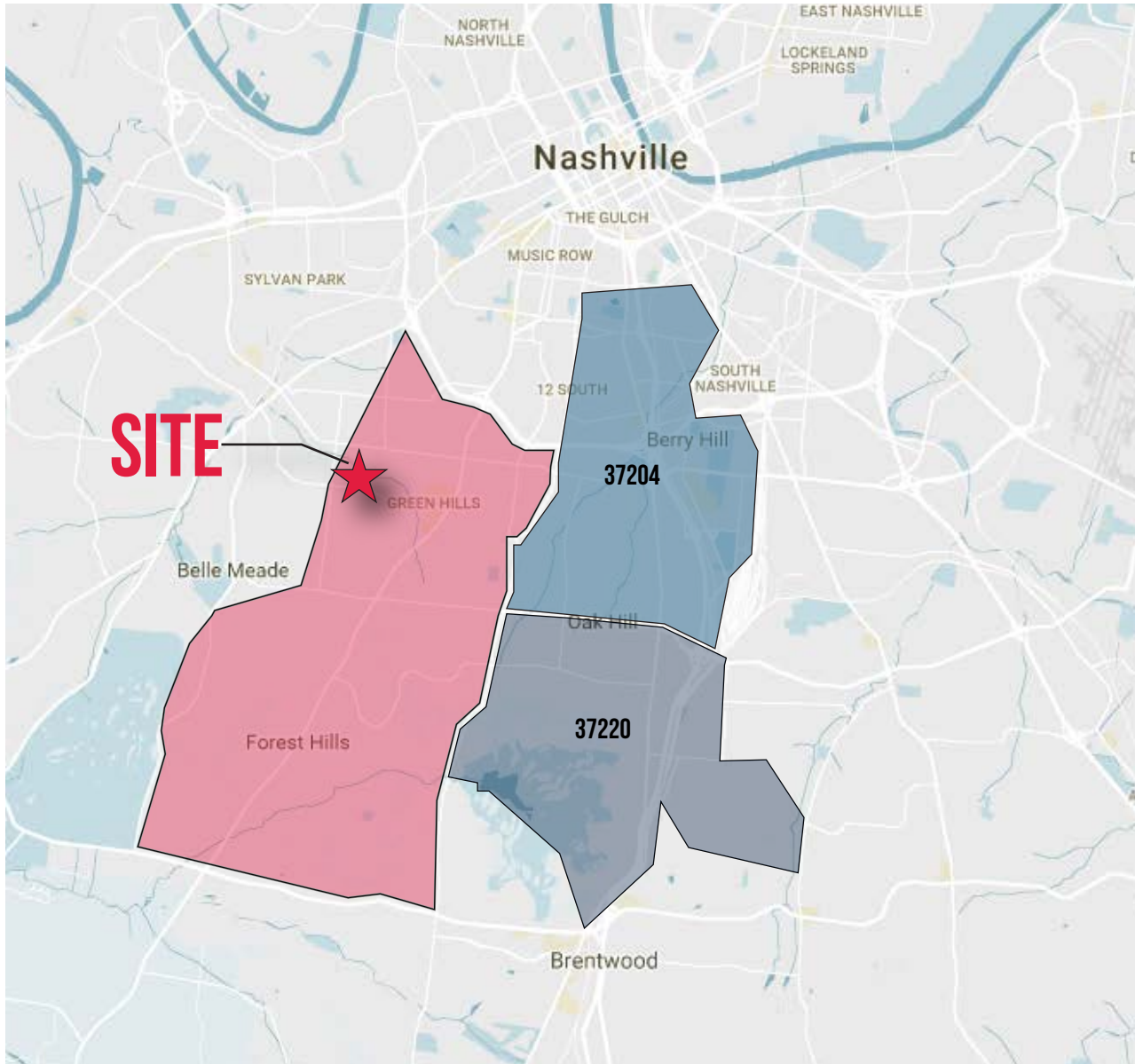
ADDRESS	3600 Abbott Martin Road Nashville, TN 37215
COUNTY	Davidson
PARCEL ID	
1	116-12-0-112.00
2	116-12-0-141.00
ACREAGE	4.29; 186,872 SF
1	3 Acres; 130,680 SF
2	1.29 Acres; 56,192 SF
ZONING	R20 Low-medium density residential, requiring a minimum 20,000 SF lot & intended for single and 2-family dwellings
MAXIMUM DEVELOPABLE UNITS	To maximize the development within this zoning class, an estimated 8 total lots can be developed on this site. 6 of these lots will be single-family, 20,000 SF in size, while 2 of the lots will be a duplex (2x2 product) 10,000 SF in size.
	<i>NOTE: All buyers are responsible for completing their own due diligence regarding density and should not rely on the above information.</i>



AREA OVERVIEW



AREA DEMOGRAPHICS



3600 Abbott Martin is located in the Wealthiest Zip Code and is adjacent to 2 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

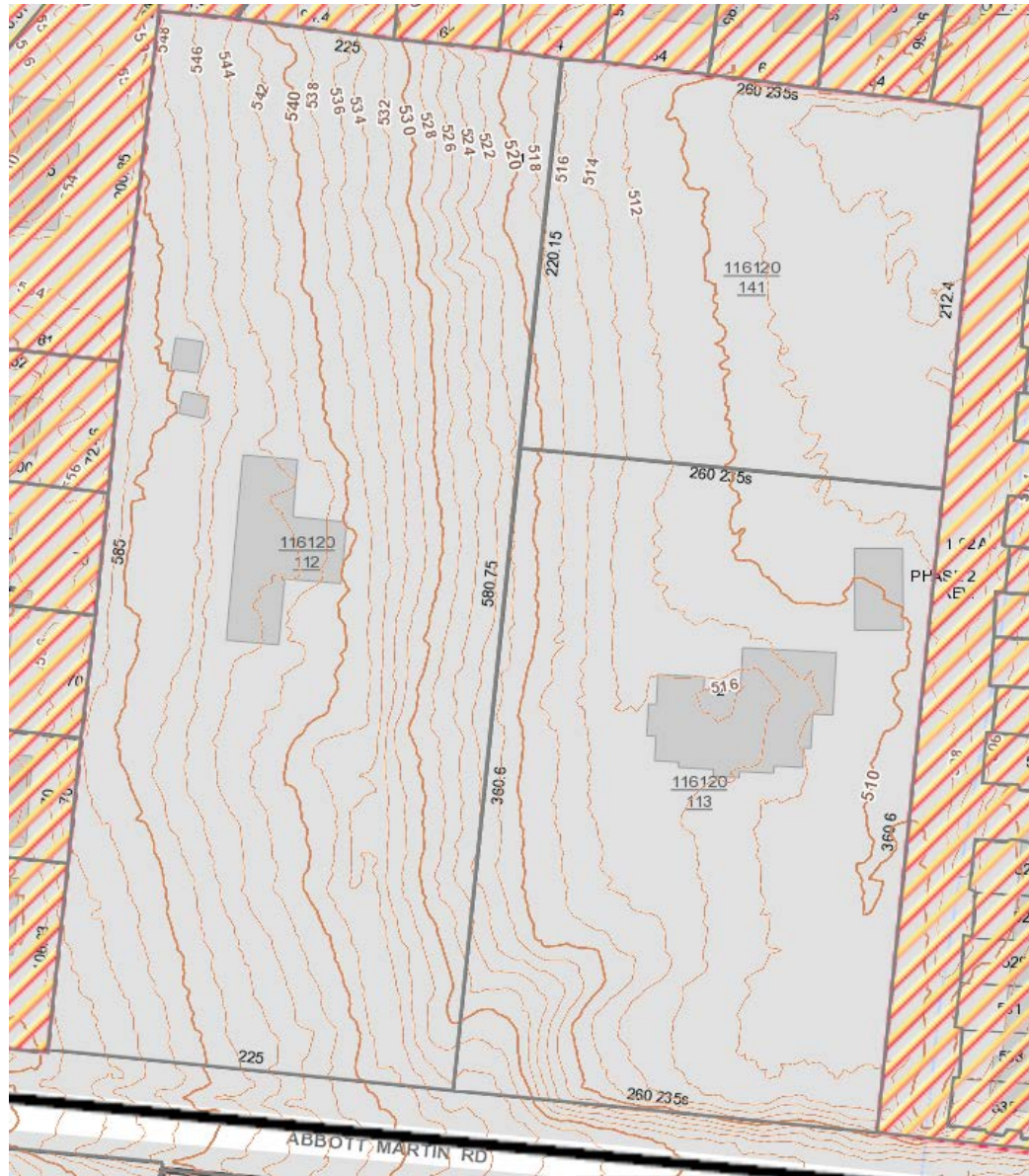
	½ MILE	1 MILE	1½ MILE
2017	\$ 169,516	\$ 165,299	\$ 154,708
2022 PROJECTED	\$ 181,278	\$ 177,150	\$ 169,727



AERIALS



TOPOGRAPHY



FOR MORE INFORMATION, CONTACT



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