

OFFERING MEMORANDUM

1.97 Acre Development Site

624-628 W Due West Ave · Madison, TN 37115

1.97 AC

Total Acres

\$4M

Combined Ask

2

Parcels



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INVESTMENT SUMMARY

Offering Summary

ADDRESS

624-628 W Due West Ave
Madison, TN 37115

PRICE

\$2,500,000 | 628 W Due West (0.92ac, 4,483 SF)
\$1,500,000 | 624 W Due West (vacant land, 1.05 ac)

PROPERTY TYPE

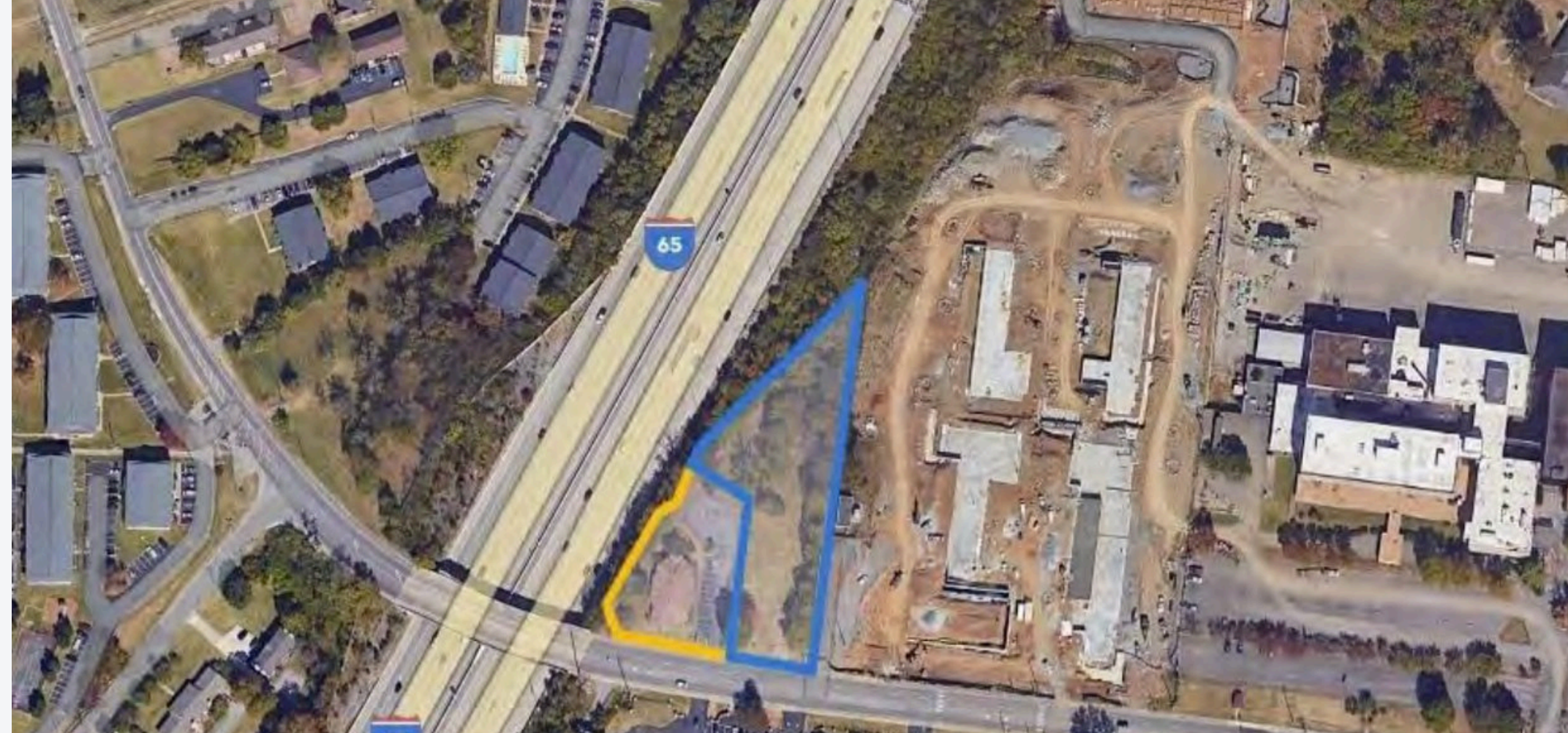
Building & Land — Sold Separate or Together

OWNERSHIP TYPE

Fee Simple

TOTAL ACRES

1.97 Acres Combined



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	4,660	57,672	132,887
2026 Median HH Income	\$66,002	\$70,204	\$77,759
2026 Average HH Income	\$82,518	\$93,036	\$105,703

HIGHLY DESIRABLE LOCATION

- ▶ Adjacent to The Northerly — \$64.5M, 297-unit luxury apartment development (opened Jan 2024)
- ▶ Strong rental market: 808 at Skyline Ridge (178-unit LIHTC) is 99% occupied as of Sept 2023
- ▶ 1.4 miles to TriStar Skyline Hospital (335 beds, 1,300+ employees)



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PROPERTY TYPE

Land

ADDRESS

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TOTAL ACRES

1.97

OF PARCELS

2

HIGHEST & BEST USE

Rezone to MUG-A for RM40

PARCEL A ID

051-00-0-196.00

PARCEL A SF / ACRES

35,395 SF / 0.92 Acres

PARCEL A ZONING

OG – Office General (moderate-intensity office)

PARCEL B ID

051-00-0-013.00

PARCEL B SF / ACRES

43,277 SF / 1.05 Acres

PARCEL B ZONING

MUG-A – Mixed Use General (residential, retail, office; STR allowed)



INVESTMENT HIGHLIGHTS

- ◆ Land development opportunity with 4,483 SF vacant medical office building (former dental practice)
- ◆ Adjacent to The Northerly — \$65M, 297-unit apartment development
- ◆ 1 mile from I-65 interchange · Close proximity to Gallatin Pike retail corridor
- ◆ 1.4 miles to TriStar Skyline Hospital (335 beds)



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FOUR-STORY 32 UNIT CONDO BUILDING • 37,543 GSF (9,634 GSF FOOTPRINT)

624 W DUE WEST AVE

VACANT LAND
POTENTIAL DEVELOPMENT



SITE DATA

PARCEL #	051-00-0-013.00
ADDRESS	624 Due West Avenue
ZONING	MUG-A
PROPOSED	32 Condo Unit Building
ACREAGE	1.05 Acres Gross
PARKING	48 Spaces (Incl. 3 HC) 47 Spaces Required
2 BR CONDOS	15
1 BR CONDOS	17

PROPOSED SITE PLAN
YIELD ANALYSIS

Source: CESO Engineering • HAVEN Towne Centre, 624 Due West Avenue, Madison, TN • 09.23.19

628 W Due West Ave — Davidson County, TN | Parcel #051-00-0-196.00



LOCATION

Property Address	628 W Due West Ave, Madison, TN 37115
County	Davidson County, TN

CURRENT OWNER

Name	Doyle Marion G Family Ltd Partnership
Mailing Address	624 W Due West Ave, Madison, TN 37115-4402

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Medical Office One or Two Stories
Improvement Type	Medical Office
Square Feet	4,483 SF

GENERAL PARCEL INFORMATION

Parcel/Tax ID	051-00-0-196.00
District/Ward	Urban Service District
2020 Census Tract/Blk	108.02/2
Assessor Roll Year	2023



TAX ASSESSMENT (2022)

Appraised Land	\$256,500
Appraised Improvements	\$680,700
Total Tax Appraisal	\$937,200
Total Assessment	\$374,880
City Taxes	\$1,244.60
County Taxes	\$10,953.99
Total Taxes	\$12,198.60



628 W Due West Ave — Building, Lot & Flood Zone Details

PROPERTY CHARACTERISTICS: BUILDING	
Building Type	Medical Office
Square Feet	4,483 SF
Year Built	1989
Stories / Units	1 Story / 1 Unit
Base Area	3,922 SF
Com. Fin. Basement	561 SF
Structural Framing	Commercial Wood Frame
Fireplace	Yes

PROPERTY CHARACTERISTICS: LOT	
Land Use	Medical Office — One or Two Stories
Lot Dimensions	161 × 250 ft
Lot Square Feet	40,075 SF
Acreage	0.92 Acres
Latitude / Longitude	36.250234° / -86.740467°
Zoning Code	OG: Office General

SALES HISTORY			
Date	Book/Page or Document #	Buyers/Owner	Lender
9/10/1996	201605020042658	Marion G Doyle Family Limited	Quick Claim Deed

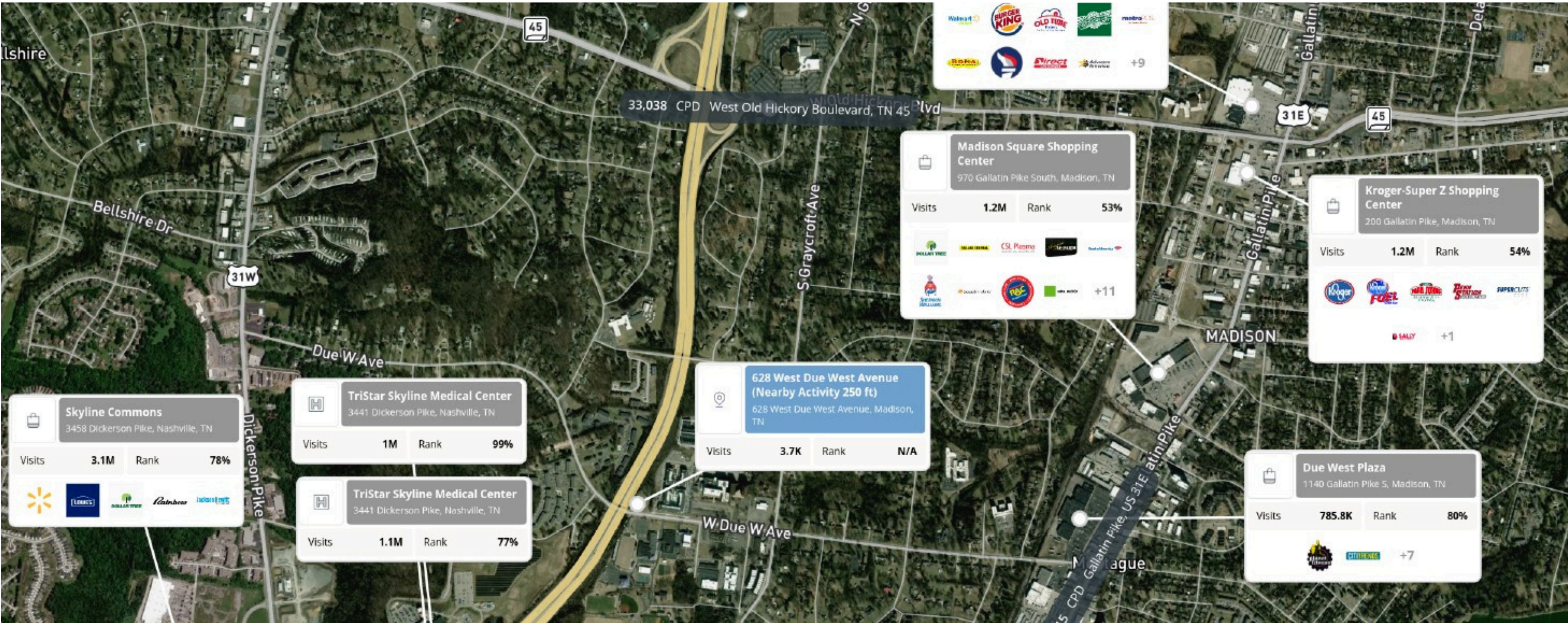
EXTRA FEATURES	
Asphalt Paving	11,900 SF

FEMA FLOOD ZONES			
Zone Code	Flood Risk	FIRM Panel ID	Eff. Date
X	Minimal	47037C0138H	04/05/2017
X	Minimal	47037C0251H	04/05/2017

DISCLAIMER

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March 1, 2025-February 28, 2026. Ranking listed in callouts are based on category-State, category-Nationwide. Data Provided by Placer Labs Inc.

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**DOWNTOWN
NASHVILLE**

**TRI STAR MEDICAL GROUP
Skyline
Medical
Group**

Walmart

LOWE'S

**BRIARVILLE
APARTMENTS**
184 Units | MultiFamily

**HIGHLAND RIDGE
APARTMENTS**
250 Units | MultiFamily

**GOOD PASTURE
PREP SCHOOL**

**THE NORTHERLY
APARTMENTS**
297 Units | MultiFamily

SITE
1.97 ACRES 2,000 sq ft

**EASTON
APARTMENTS**
206 Units | MultiFamily

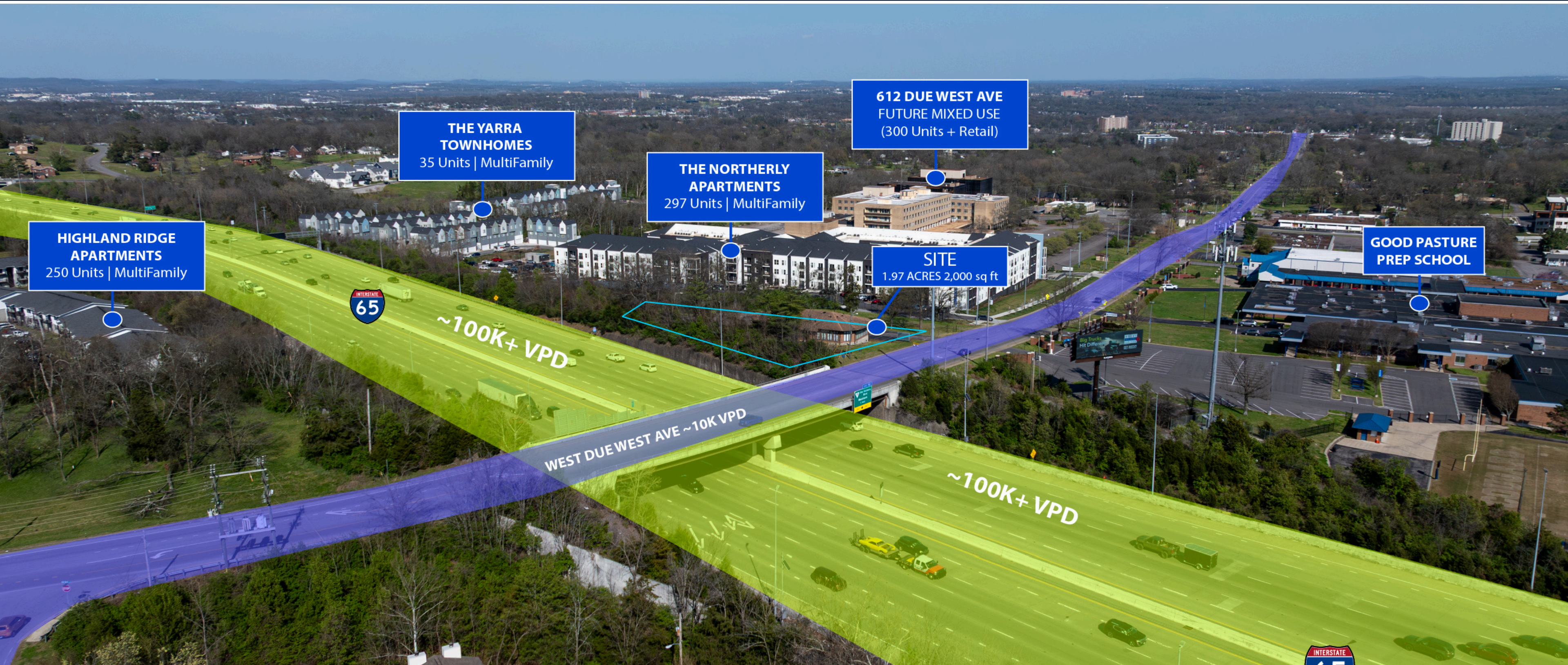
WEST DUE WEST AVE ~10K VPD

**INTERSTATE
65**

~100K+ VPD

~100K+ VPD

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GALLERY





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