

DEVELOPMENT OPPORTUNITY: (53) Unit | 1.34AC (Fully Entitled SP)

CHARLOTTE WEST FLATS

(53) Unit Multi-Family Apartment or Condo
ZONING: Fully Entitled (SP)



(53) UNIT APPROVED APARTMENT OR CONDO (1.34AC) PARCEL CHARLOTTE PIKE FRONTAGE | 8 MILES TO DOWNTOWN NASHVILLE

- **PRICE:** \$3,199,000
- **LOCATION:** 0 Charlotte Pike, Nashville TN 37209 **Directions:** GPS 7220 Charlotte Pike, Nashville TN 37209
- **TOTAL UNITS:** 53 Units
- **ACRES:** 1.34/AC
- **GBA:** Up to 102,000/SF.
- **MAX HEIGHT:** (4) Residential Stories plus (1) Level of Tuck Under and Surface Parking
- **PARKING:** 88 Spaces, mixed with Tuck Under and Surface Parking
- **FAR:** (1.75)
- **ZONING:** SP
- **ZONING USE:** Multi-Family Zoning Approval (For Rent Apartment or For Sale Condo allowed)
- **PARCEL:** (SP) Fully Entitled as of Oct. 2022
- **PRIME ROAD FRONTAGE:** 891 Feet (Charlotte Pike)
- **8 miles to Downtown Nashville!**
- **Bordering Multi-Family Apartments:** Summit at Nashville West, Camden West Nashville, Sterling Nashville West
- **Access & pass through, provides both Ingress/Egress from Charlotte Pike and to the rear of Old Charlotte Pike.**
- **Heavy Traffic Corridor with Big Box Retailers- 1/2 Mile to Walmart/Lowes, 1 mile to Nashville West- Target, Costco, Dicks Sporting Goods Major Retail Corridor**
- **Close proximity Charlotte Pike I-40 EXIT 201 (3/4 mile)**

EXCLUSIVE AGENTS:

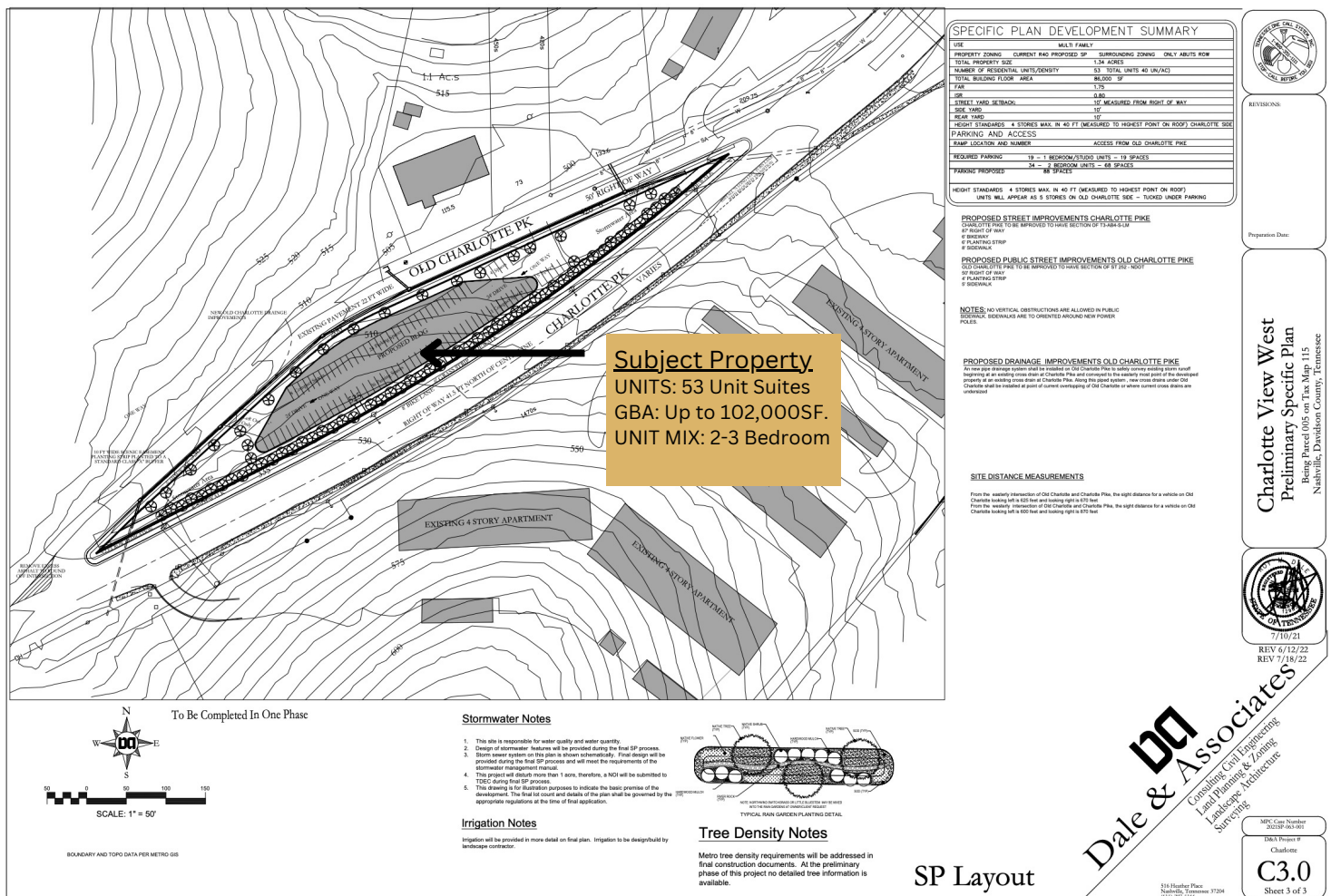


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SITE PLAN:



CHARLOTTE WEST PLAN:

- **UNITS: 53**
- **GBA TOTAL: Up to 102,000/SF.**
- **ACRE TOTAL: 1.34 AC**
- **HEIGHT: 4 Stories, plus 1 level Tuck Under Parking and some surface.**

Charlotte West Flats presents an incredible opportunity for investors and developers. Fully entitled (SP) approved development opportunity featuring an iconic Flatiron-style architectural concept, approved for a (53) unit multi-family apartment or condominium project. Planned improvements include (4) residential levels above street level, plus (1) level of tuck-under parking and additional surface parking. Detailed site plan and scaled building renderings available.

Strategically positioned at the gateway to a major retail corridor, the property is located approximately 1 mile from Nashville West Shopping Center and the Target/Walmart retail corridor. Surrounded by established multi-family communities including Summit West, Sterling West, and Camden West Apartments, this site offers strong visibility and immediate proximity to existing residential demand drivers.

Zoned SP and fully entitled for (53) units, with potential for up to 102,000 SF GBA based on FAR 1.75, situated on approximately 1.34 acres. Property fronts Old Charlotte Pike, directly across from The Summit at Nashville West Apartments.

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NEIGHBORING APARTMENTS:

- Summit West Apartments
- Sterling West Apartments
- Camden West Apartments

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