



NASHVILLE, TENNESSEE

1018 DICKERSON PIKE

Land For Sale
1.32 Acres



Land For Sale

**1018 DICKERSON PIKE
NASHVILLE, TN 37127**

- 1.32 Acres of development land located in the highly trafficked Dickerson Pike corridor (19,000+ VPD)
- Flexible CS zoning allows for a broad range of uses with substantial density
- Active development corridor with numerous mixed-use and multifamily projects completed, proposed and underway
- Unmatched proximity and access to Downtown Nashville with easy interstate access to both I-24 (120,000 + VPD) and I-65 (120,000+ VPD)
- Opportunity Zone Tax Benefits available for developer improving the site
- Walkability to the new East Bank development and Oracle HQ through the proposed Cleveland Street Underpass (pending approval)

RETAIL AERIAL



RETAIL AERIAL



SITE

Proposed
829 Dickerson Pk
3-Story Mixed Use

Proposed
Cleveland Street
underpass

JUNIOR
Fancy pants

Proposed
The Delphi
7-Story Residential

Planned
Hotel

oldacre
mcdonald

TARKINGTON & HARWELL
REALTORS

MONROE
INVESTMENT PARTNERS

ORACLE

TOPGOLF

CROSS POINT

SPRING ST

EAST BANK

DOWNTOWN

TENNESSEE
TITANS

East Nashville
Magnet High School

SITE PHOTO



Proposed
829 Dickerson Pk
3-Story Mixed Use

Proposed
The Delphi
7-Story Residential

JUNIOR
Fancy pants

HCA
Emergency Room

TOPGOLF

ORACLE

INTERSTATE
24

Planned Hotel

PARCEL AERIAL



Site Plan ID	Parcel Address	Parcel ID	Size (AC)	Zoning
1	1012 B Dickerson Pike	08202002400	0.18	CS
2	1014 Dickerson Pike	08202002300	0.35	CS
3	1005 B Whites Creek Pike	08202002600	0.08	CS
4	1007 Whites Creek Pike	08202002700	0.12	CS
5	1018 Dickerson Pike	08202002200	0.29	CS
6	0 Dickerson Pike	08202002100	0.15	CS
7	0 Dickerson Pike	08202002000	0.15	CS

DEMOGRAPHIC OVERVIEW

2026

Market Profile: 1018 Dickerson Pike, Nashville, TN 37207			
Rings: 3, 5, 10 mile radii			
Population Summary	3 miles	5 miles	10 miles
2026 Total Population	111,260	238,028	533,652
2026 Group Quarters	4,149	17,402	23,414
2031 Total Population	124,072	261,145	565,300
2026-2031 Annual Rate	2.20%	1.87%	1.16%
2026 Total Daytime Population	161,213	416,588	727,721
Workers	119,309	321,445	502,786
Residents	41,904	95,143	224,935
Household Summary			
2026 Total Households	55,255	111,426	238,717
2026 Average Household Size	1.94	1.98	2.14
2026 Households by Income			
Household Income Base	55,255	111,427	238,716
<\$10,000	7.2%	6.8%	5.4%
\$10,000-14,999	4.1%	4.2%	3.4%
\$15,000-19,999	1.9%	1.9%	1.8%
\$20,000-24,999	2.4%	2.8%	2.7%
\$25,000-29,999	2.0%	2.1%	2.0%
\$30,000-34,999	2.7%	2.8%	2.8%
\$35,000-39,999	2.7%	2.8%	3.0%
\$40,000-44,999	3.5%	3.7%	3.9%
\$45,000-49,999	3.3%	3.4%	3.7%
\$50,000-59,999	6.5%	6.5%	7.1%
\$60,000-74,999	9.2%	9.3%	9.4%
\$75,000-99,999	10.6%	11.0%	11.6%
\$100,000-124,999	9.8%	9.0%	9.9%
\$125,000-149,999	7.7%	7.7%	7.7%
\$150,000-199,999	10.3%	9.9%	9.7%
\$200,000-249,999	5.6%	5.7%	6.1%
\$250,000-299,999	2.7%	2.8%	2.6%
\$300,000-399,999	3.0%	2.9%	2.5%
\$400,000-499,999	1.3%	1.4%	1.5%
\$500,000+	3.6%	3.6%	3.2%
Average Household Income	\$125,757	\$125,720	\$127,786
Median Age			
2026	33.1	32.9	34.9
2031	33.8	33.8	36.2

ESRI Business Analyst



river NORTH

Redefining Nashville

- ORACLE - \$1.2 BILLION CAMPUS
- CREEK LANE - \$400 MILLION MIXED-USE
- GBT REALTY - \$500 MILLION 3-TOWER MIXED-USE
- MONROE - HIGH DENSITY (38 STORIES) MIXED-USE ZONING

ORACLE

- BRINGING AT LEAST 8,542 NEW JOBS TO NASHVILLE BY 2031
- HAS SPENT \$277,000,000 ON REAL ESTATE IN DAVIDSON COUNTY THUS FAR
- IN APRIL 2024, LARRY ELLISON DECLARED NASHVILLE THE COMPANY'S FUTURE WORLD HEADQUARTERS



125 ACRES ALONG DOWNTOWN'S EAST BANK

Contact

KATHERINE MCDONALD BRELAND

3841 Green Hills Village Drive, Suite 400
Nashville, TN 37215

PHONE

615.708.8378

EMAIL

kbreland@oldacremcdonald.com

CHRIS HARWELL

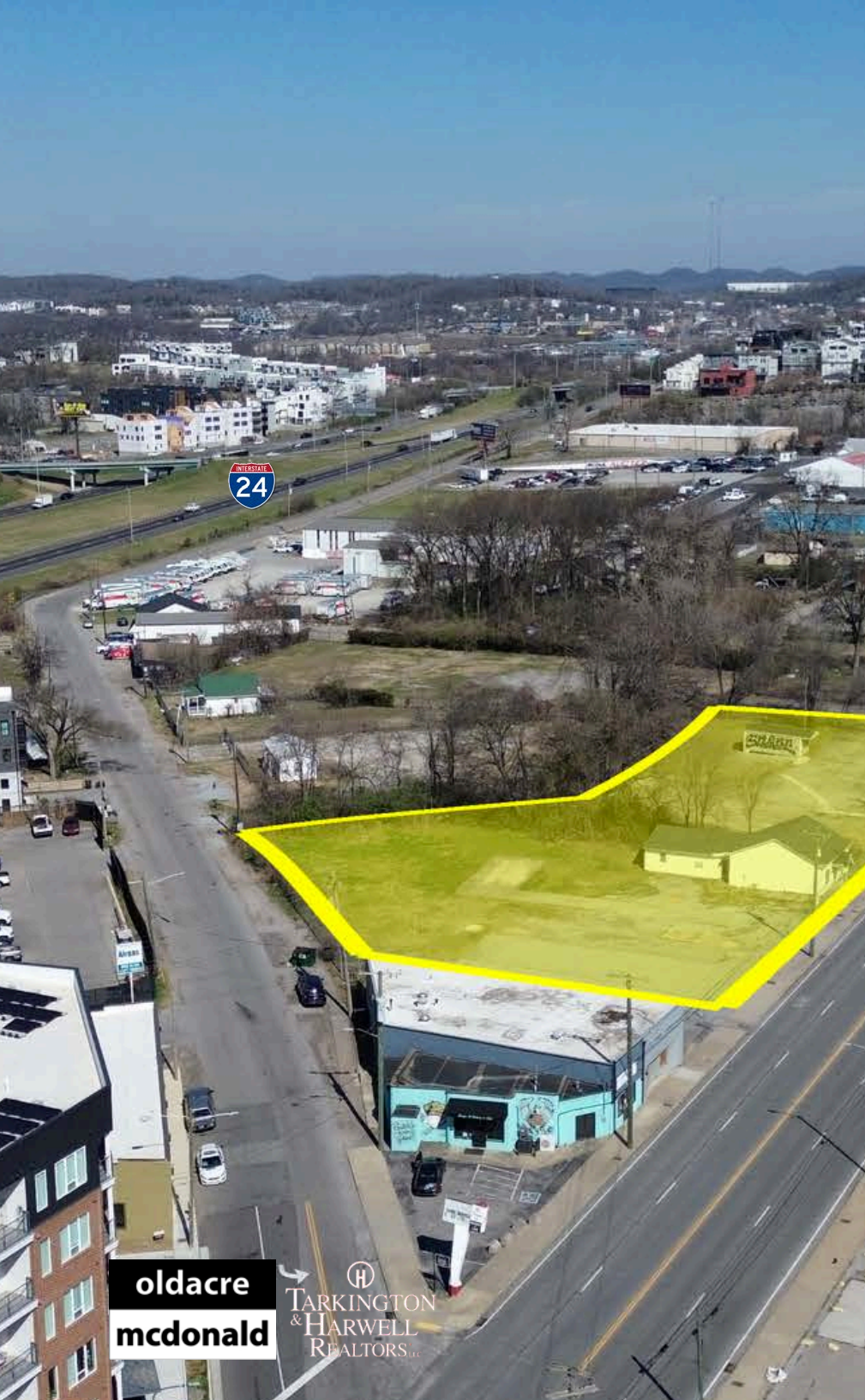
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

PHONE

615.969.0302

EMAIL

chris@tarkingtonharwell.com



oldacre
mcdonald

TARKINGTON
& HARWELL
REALTORS, LLC