

PRIME DEVELOPMENT OPPORTUNITY

# COMMERCIAL LAND FOR SALE

**3.86** ACRES

**0 Dickerson Pike  
Nashville, TN 37207**



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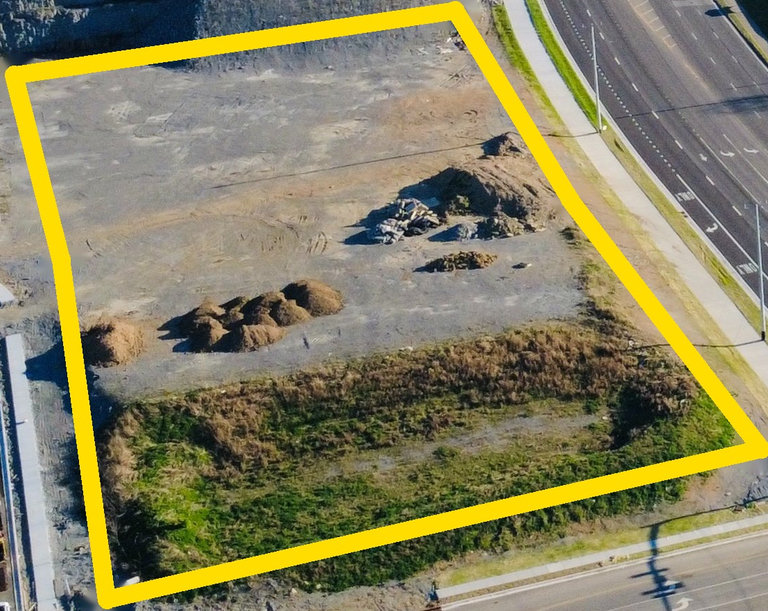
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**COMPASS**  
COMMERCIAL







## EXECUTIVE SUMMARY

# Pad-ready commercial land at I-65 interchange.

The Anto Team at Compass Commercial is pleased to present **0 Dickerson Pike**, a **±3.86-acre** commercial development site fronting Dickerson Pike (US-31W/41) at the signalized I-65 interchange (Exit 90), roughly **8 minutes north of downtown Nashville**. The graded, infill site sits inside an established hospitality and retail node and is positioned for hotel, retail, QSR, medical-office, or mixed-use development.

## INVESTMENT HIGHLIGHTS

- ▶ **±3.86 acres** of graded, infill commercial land at a signalized I-65 interchange
- ▶ Direct frontage on Dickerson Pike; **I-65 carries 100,000+ vehicles/day** at the adjacent interchange
- ▶ **~8 min to downtown** Nashville; ~13 mi to Nashville Int'l Airport (BNA)
- ▶ Adjacent to **Skyline Medical Center** — steady healthcare daytime population

## THE NODE

- ▶ **Hampton Inn & Suites** by Hilton (adjacent)
- ▶ **Fairfield Inn & Suites** by Marriott (newly delivered)
- ▶ **Thorntons** fuel & convenience at the corner
- ▶ **Walmart & Lowe's** within the immediate trade area

OFFERING SUMMARY

# The Property at a Glance

<b>ADDRESS</b>	0 Dickerson Pike	<b>PARCEL ID</b>	050 00 0 165.00
<b>CITY / ZIP</b>	Nashville, TN 37207	<b>FRONTAGE</b>	Signalized corner, Dickerson Pike (US-31W/41)
<b>COUNTY</b>	Davidson	<b>UTILITIES</b>	Water, sewer & electric available
<b>LAND AREA</b>	±3.86 AC (±168,142 SF)	<b>I-65 TRAFFIC</b>	100,000+ VPD (adjacent interchange)
<b>TOPOGRAPHY</b>	Graded · pad-ready	<b>DICKERSON PK TRAFFIC</b>	26,000 VPD
<b>ZONING</b>	CS — Commercial Services	<b>LIST PRICE</b>	Call for Offers

**PROPOSED USES**

Hotel · Retail · QSR / Drive-Thru · Medical Office · Convenience · Mixed-Use

Acreege, dimensions, and traffic counts approximate.

LOCATION & CONNECTIVITY

# Where I-65 Meets Briley

The site sits at the convergence of **Interstate 65** and **Briley Parkway (SR-155)**, Nashville's northern bypass, with direct ramp access in every direction. Dickerson Pike (US-31W/41) is a primary north-south arterial linking the urban core to the Goodlettsville and Rivergate trade areas.

Frontage on a signalized corner delivers visibility to interstate-level traffic while keeping the parcel just **~8 minutes from downtown** and the East Bank—where billions in new investment is reshaping the riverfront—and roughly **13 miles** from Nashville International Airport.

## DRIVE TIMES & ACCESS

Downtown Nashville	~8 min • ~5 mi
I-65 Interchange (Exit 90)	Immediate
Briley Parkway (SR-155)	Immediate
Nashville Int'l Airport (BNA)	~13 mi
Skyline Medical Center	Adjacent
Goodlettsville / Rivergate	~10 min

DEMOGRAPHICS & TRADE AREA

# A Fast-Moving Submarket

**41,366**

Residents in ZIP 37207

**\$61,744**

Median household income (37207)

**~20%**

Households that moved in the past  
year

**100K+**

Vehicles/day on adjacent I-65

NASHVILLE METRO (MSA) CONTEXT

**~2.0M**

Metro residents

**~\$85,400**

Median household income

**~\$410K**

Median home value

**Top-tier**

U.S. growth metro

Sources: U.S. Census Bureau, American Community Survey (5-yr) via Census Reporter. Site-centered 1- / 3- / 5-mile radius report (CoStar / Esri) available on request.

MARKET OVERVIEW

# Nashville's Growth Story

Nashville remains one of the fastest-growing major metros in the United States, driven by sustained in-migration, a deep and diversified employment base, and Tennessee's lack of a state income tax on wages. The region anchors a national healthcare economy and ranks among the country's leading leisure and convention destinations.

Major corporate investment continues to reshape the urban core—including Oracle's planned riverfront campus on the East Bank and operations expansions by employers such as Amazon and AllianceBernstein. North Nashville and the Dickerson Pike corridor sit directly in the path of that growth, with interstate access, active hospitality development, and proximity to the East Bank transformation.

## **SUPER BOWL LXIV FEBRUARY 2030**

Nashville will host its first Super Bowl in February 2030 at the new \$2.1 billion Nissan Stadium—a global spotlight that underscores the region's arrival on the national stage.

### **No State Income Tax**

Tennessee levies no tax on wage income—a durable draw for residents and employers.

### **Healthcare Capital**

Home to HCA Healthcare and one of the densest clusters of health-services firms in the nation.

### **East Bank Investment**

Billions in new riverfront development, led by Oracle's campus, is rising minutes from the site.

### **Corridor Momentum**

New hotels, retail, and infrastructure are transforming the I-65 / Dickerson Pike node.

## CONFIDENTIALITY & DISCLAIMER

# Important Notice

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This Offering Memorandum has been prepared by The Anto Team at Compass Commercial solely for use by prospective purchasers in evaluating the property described herein. It does not purport to be all-inclusive or to contain all information a prospective purchaser may require. The information contained herein has been obtained from sources believed to be reliable; however, Compass Commercial and The Anto Team have not verified any of the information contained herein, nor have they conducted any investigation regarding these matters, and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All projections, square footages, acreage, zoning, utility availability, traffic counts, and demographic figures are approximate, are provided for general reference, and must be independently verified by the prospective purchaser and its advisors. Prospective purchasers should conduct their own investigation and rely solely upon their own due diligence.

By receipt of this memorandum, you agree that its contents are confidential, that you will hold and treat it in the strictest confidence, and that you will not disclose its contents to any other party without the prior written authorization of The Anto Team at Compass Commercial. The owner and Compass Commercial each expressly reserve the right, at their sole discretion, to reject any offer and to terminate discussions at any time.

CONTACT

# Let's Talk.

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For additional information, pricing guidance, or to schedule a tour of **0 Dickerson Pike**, please contact The Anto Team at Compass Commercial.

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