

FOR SALE

±290 Acres

Potential Residential Development Opportunity in the Nashville MSA

4539 Cato Road, Davidson County, TN 37210

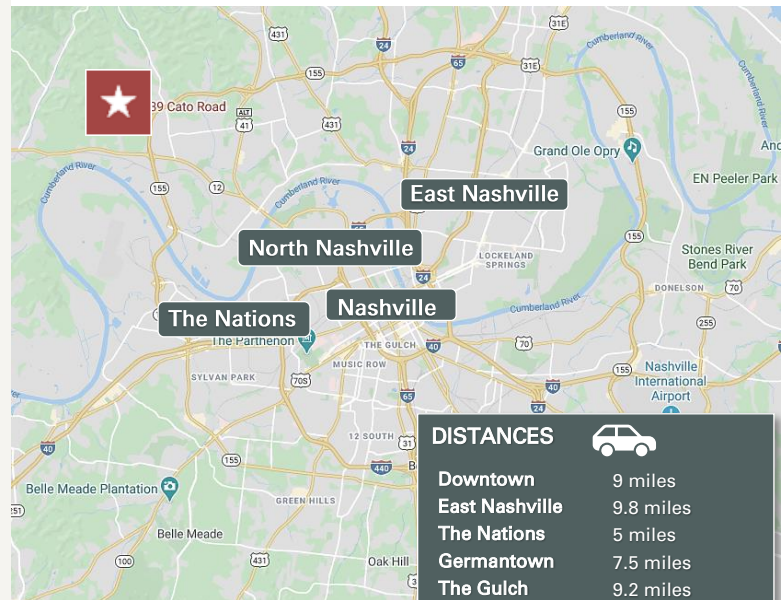


HIGHLIGHTS

- ±290 acres
- Sale Price: \$3,500,000
- Zoned: Ar2A
- Potentially Residential Development Property
- Access from Ashland City Hwy & Cato Rd; convenient access to Briley Pkwy
- 9 Miles to downtown Nashville
- *Disclaimer* Owner reserves the right to not sell part of the Ashland City Highway property up to 10 acres.*

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
	2,555	17,711	70,874
	965	5,614	26,244
	\$71,590	\$51,130	\$46,358



DISTANCES	
Downtown	9 miles
East Nashville	9.8 miles
The Nations	5 miles
Germantown	7.5 miles
The Gulch	9.2 miles
West End	7.8 miles

Michael W. Groos
Senior Vice President
O: 615.345.7218
mgroos@charleshawkinsco.com

Clancy Hoban, CCIM
Senior Vice President
O: 615.345.7219
choban@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co. / CORFAC International
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026