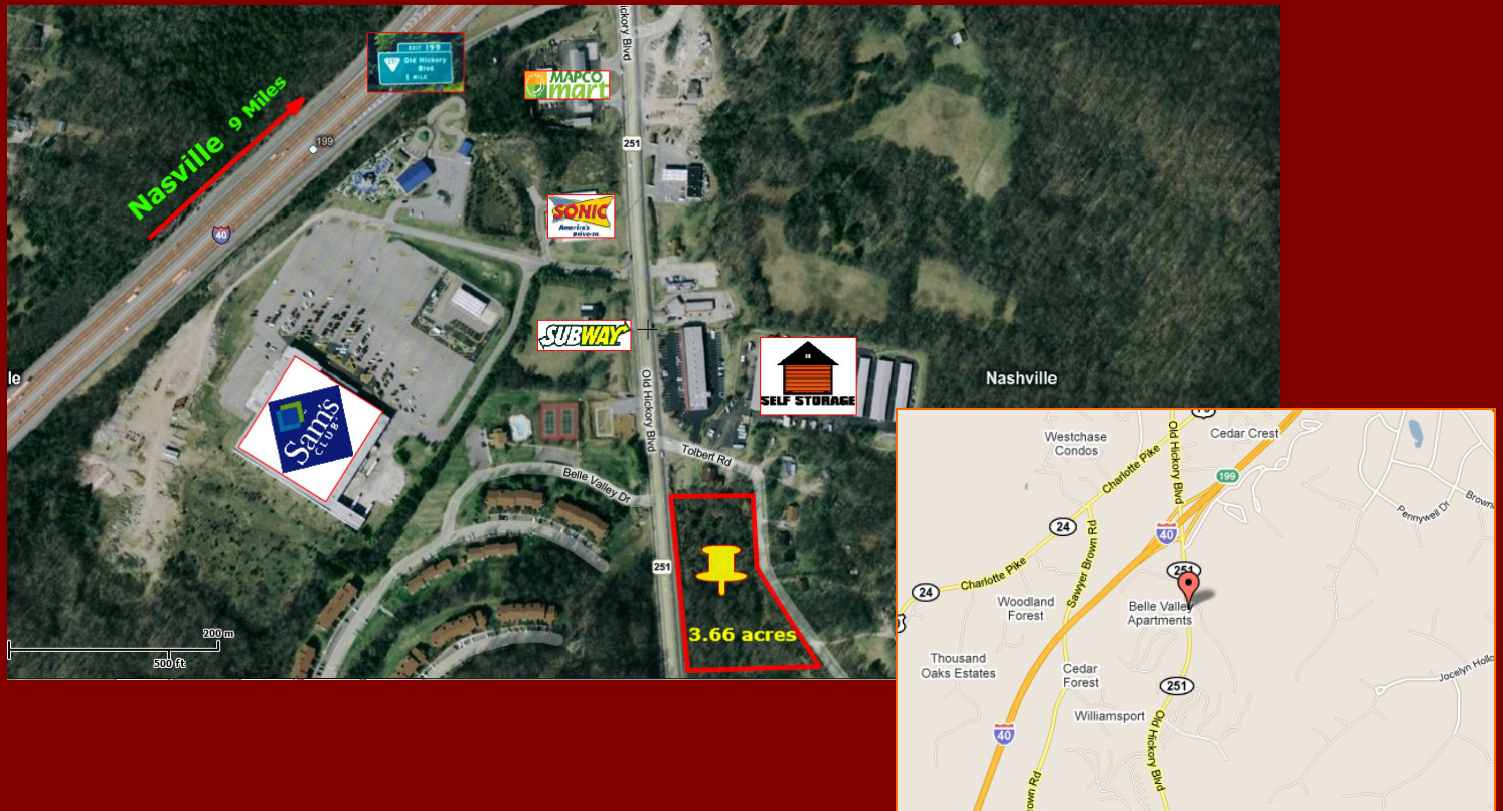


# FOR SALE Commercial Land



## 0 OLD HICKORY BLVD, NASHVILLE TN

The 3.66 acres tract of property located next to the Historic Tolbert land is a highly visible gateway location to Bellevue TN. The property is less than ¼ mile from Exit 199 off I-40. The property is zoned SCN which allows several commercial uses (Retail, Hotel, Flex Industrial, etc.). The potential to combine neighboring properties for a total 15 acres may be enticing for multifamily developers. Average daily traffic count: 23,541.

For more information, contact:

Phil Dildine

615.476.6738

Phil@PhilDildine.com

413 Welshwood Drive, Suite 100, Nashville, TN 37211

Office: 615.833.1190 | Fax: 615.315.8975 | [www.MorrisUS.com](http://www.MorrisUS.com)

- Offered at \$1,530,480
- 3.66 acres Located Next to the Historic Tolbert land
- Highly Visible Gateway Location to Bellevue TN
- Zoned SCN
- Potential Owner Financing Terms Available.

**THE MORRIS COMPANIES LLC**  
Real Estate Brokers and Consultants

Commercial  
Real Estate  
Services

Want to take a closer look? Go to our interactive dedicated website at [www.MorrisUS.com/tolbert](http://www.MorrisUS.com/tolbert) Interactive Google Map allows you to zoom in and out and look around via Mapping, Satellite, Hybrid Terrain and Google Earth overlays and options.