

FOR SALE

2364 Gallatin Pike N
Madison, TN 37115

Vietnam Veterans Blvd/386

201.79'

2.93 AC

98.76'

MARK MCDANIEL

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Gallatin Pike N/31-E

STEVEN FOX

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Southeastern
COMMERCIAL PROPERTIES

DESCRIPTION

2.93 acre lot bordering Vietnam Vets Bypass on the North side and Gallatin Rd on the South side. Zoned for General Commercial or Industrial use.

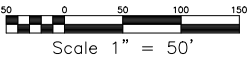
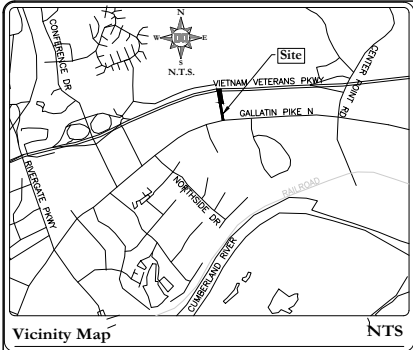
KEY FACTS

- » 2.93 acres
- » Zoned General Commercial or Industrial. Approved for 5 warehouses
- » Davidson County, TN - 17 Miles from Downtown Nashville



ZONING

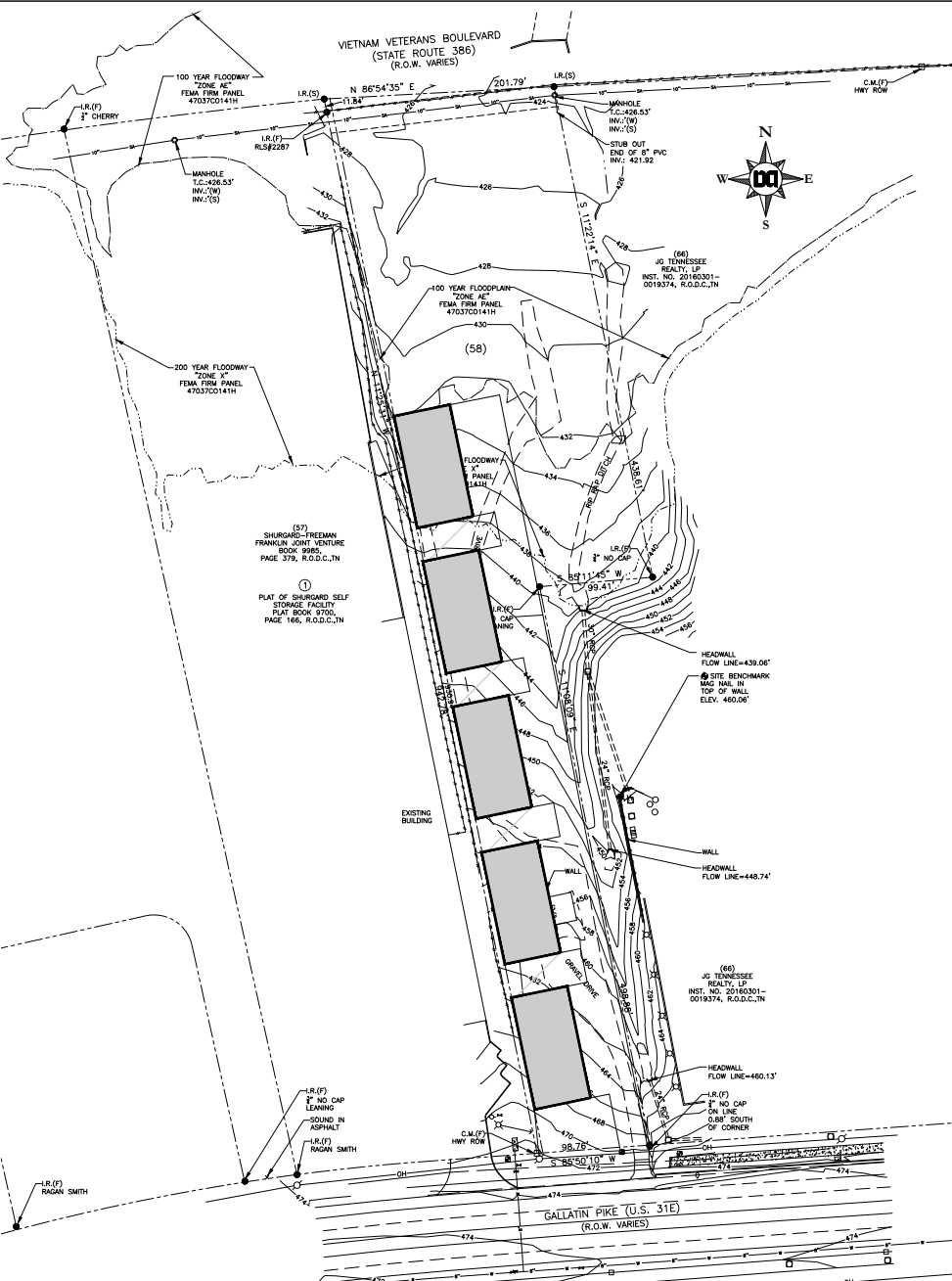
This site is zoned for General Commercial or Industrial uses. The surveyed drawing below is one possibility for this property, showing (5) 4,000-5,000 SF Warehouse buildings.



TOTAL AREA = 3.16 ACRES
= 137,573.45 S.F.



LEGEND	
C.M.(F)	CONCRETE MONUMENT (FOUND)
LR.(F)	IRON ROD (FOUND)
LR.(S)	IRON ROD (SET)
RCP	REINFORCED CONCRETE PIPE
SDH	ANCHOR
ELM	ELECTRIC METER
L.P.	POWER POLE
S.P.	SERVICE POLE
T.P.	TELEPHONE POLE
C.O.	CLEAN OUT
M.H.	SANITARY MANHOLE
A.O.	INLET
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
GV.	GAS VALVE
LOT NUMBER	
PROCEL NUMBER	
PROPERTY LINE	
FENCE LINE	
OVERHEAD UTILITIES	
UNDERGROUND ELECTRIC	
WATER LINE	
SANITARY LINE	
GAS LINE	
CONCRETE	



GPS NOTE
RTK GPS UTILIZING THE TDD (ONSS REFERENCE NETWORK) WAS USED ON THIS PROJECT.
POSITIONAL ACCURACY—SPECTRA PRECISION SP80 GNSS RECEIVER
RTK HORIZONTAL: 8 MM (0.026 FT) + 1 PPM
RTK VERTICAL: 15 MM (0.049 FT) + 1 PPM
DATES OF SURVEY—JUNE 2, 2020
GPS LOCATIONS USED FOR THIS SURVEY WERE ESTABLISHED USING A VRS (VIRTUAL REFERENCE STATIONS) HORIZONTAL DATUM—NAD 83 (COORDS 96), EPOCH 2002
VERTICAL DATUM—NAVD83 [GEOID03]

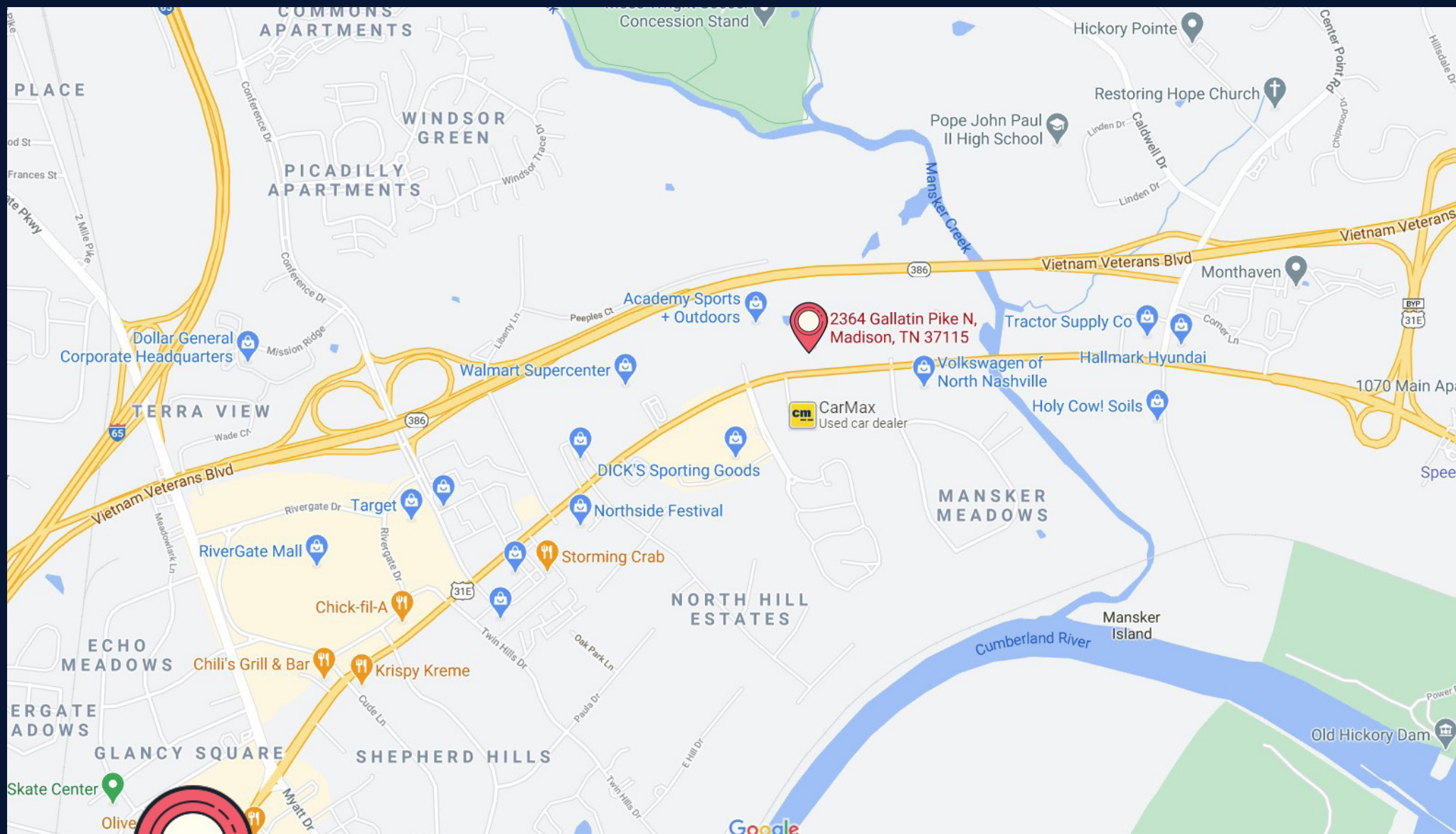
- GENERAL NOTES
1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0803-3-20 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
 2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 3. THE SOUTHEASTERN CORNER OF THE PROPERTY IS 784'± FROM THE APPROXIMATE CENTERLINE INTERSECTION OF GALLATIN PIKE NORTH AND CUMBERLAND DRIVE.
 4. PROPERTY IS ZONED R10 (MINIMUM 10,000 SQUARE FOOT LOT, SINGLE AND TWO-FAMILY DWELLINGS). SETBACKS ARE PER METRO ZONING CODE.
 5. THE PROPERTY SHOWN IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ZONE AS AND ZONE V ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0141 H. EFFECTIVE DATE: APRIL 5, 2017.
 6. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT 1) THE UNDERGROUND UTILITIES, EITHER CURRENTLY IN SERVICE OR ABANDONED, COMPREHEND ALL OF SUCH UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES.
 7. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83 [COORDS EPOCH2002].
 8. ELEVATIONS SHOWN ARE RELATIVE TO NAVD 1988.
 9. CONTOURS ARE SHOWN ON A 2 FOOT INTERVAL DERIVED FROM GROUND.
 10. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND MAY BE ENCUMBERED BEFORE WHAT IS SHOWN ON THIS SURVEY. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.

DEED REFERENCE
TO: TERRY F. & KIMBERLY L. FLATT
RECORD: INSTRUMENT NO. 20191217-0129905, R.O.D.C., TENNESSEE
TAX MAP REFERENCE
BEING: PARCEL 58 ON TAX MAP 260

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE; THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY; AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY 1 SURVEY.

July 15, 2020
DATE STEVEN C. MATTHEWS TH. RLS #2352

Boundary &
Topographic Survey



2364 Gallatin Pike
Madison, TN 37115

Location Highlights

Vietnam Veterans Blvd/386: 1 Mile
Hendersonville, TN: 1 Miles
Downtown Nashville: 17 Miles
Nashville Intl Airport: 21 Miles