

# FOR SALE



**221 Foxwood Lane - (Davidson Co.), Nashville, TN**

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## ***FOR SALE - Offering Memorandum***

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**State of Tennessee Real Estate Asset Management**

***Department of General Services***

***WRS Tennessee Tower, 24th Floor***

***312 Rosa L. Parks Ave., Nashville, TN 37243***

***Properties will be offered by Sealed Bid at a date and time to be determined. No offers will be accepted until such time as the State of Tennessee has advertised when Sealed Bids are due.***

# TABLE OF CONTENTS

## ➤ SUMMARY

- Highlights
- Property Aerial
- Area Map
- Property Photographs

## ➤ PROPERTY INFORMATION

- Physical Description
- Site Plan

## ➤ MARKET AREA OVERVIEW

- Demographics
- Local Area Overview

## ➤ TERMS OF OFFERING

## ➤ BID FORM

### CONFIDENTIALITY AND DISCLAIMER AGREEMENT

**CONFIDENTIALITY** - The enclosed information ("Presentation") is provided to you, strictly for your own personal use in determining whether to pursue negotiations to acquire certain properties (defined as the "**Property**") in which The State of Tennessee, on behalf of its Agencies (both defined as "**Seller**") own. Further distribution of the information contained herein without prior written permission from Seller is strictly prohibited. If you decide not to pursue an acquisition of the Property, please return this Presentation immediately to Seller.

**INFORMATION DEEMED CORRECT, THOUGH NOT WARRANTED** - This Presentation contains select information that Seller believes to describe the Property adequately. We do not present this information as being all-inclusive or as containing all pertinent information necessary to a prudent acquisition decision. Interested parties are advised to confirm all facts, figures, and representations contained herein for themselves. Any prudent buyer should include an independent investigation of this Presentation and the Property.

**INDEPENDENT INVESTIGATION REQUIRED** - This Presentation should not be considered an all-inclusive representation of the state of affairs of the Property. The fact that errors, omissions, and changes are possible require that a prudent buyer **MUST** independently confirm all information pertinent to the condition and affairs of the Property.

**PACKAGE DELIVERED SUBJECT TO PRECEDING CONDITIONS** - In accepting this package, you agree to be bound by the conditions and requirements detailed in this Confidentiality And Disclaimer Agreement.

## SUMMARY

The State of Tennessee is offering 221 Foxwood Lane, Nashville, Tennessee 37210 for sale pursuant to the Terms of Offering contained herein. This one-story single-family home contains approximately 3,419 SF. The home is situated on a 1.96-acre lot with a sloping topography.

Located in the Donelson neighborhood on the north side of Lebanon Pike and west of Briley Parkway, which is a residential neighborhood, the area is stable and growing especially in the hospitality industry.

The subject property is residentially zoned RS10: Single Family by Metro Nashville. This zoning allows residential single-family uses with up to one dwelling per 10,000 square feet of land.

According to the Federal Emergency Management Agency (FEMA) Flood Map, this entire property is not situated within a Special Flood Hazard Area.

Utilities available to the subject property include public water, sewer, electricity and gas.

## PROPERTY AERIAL



# AREA MAP



# PROPERTY PHOTOS



## PROPERTY INFORMATION

The subject property is a one-story single-family residential home that was used a group home. It contains 3,419 S.F. and was built in 1989. The home is laid out with 9 bedrooms, 3 bathrooms, a living room, sitting area, office and a kitchen. The home has been well maintained over the years and is in average condition. The property has an asphalt driveway for parking at the left side of the house and is adequate for single-family use.

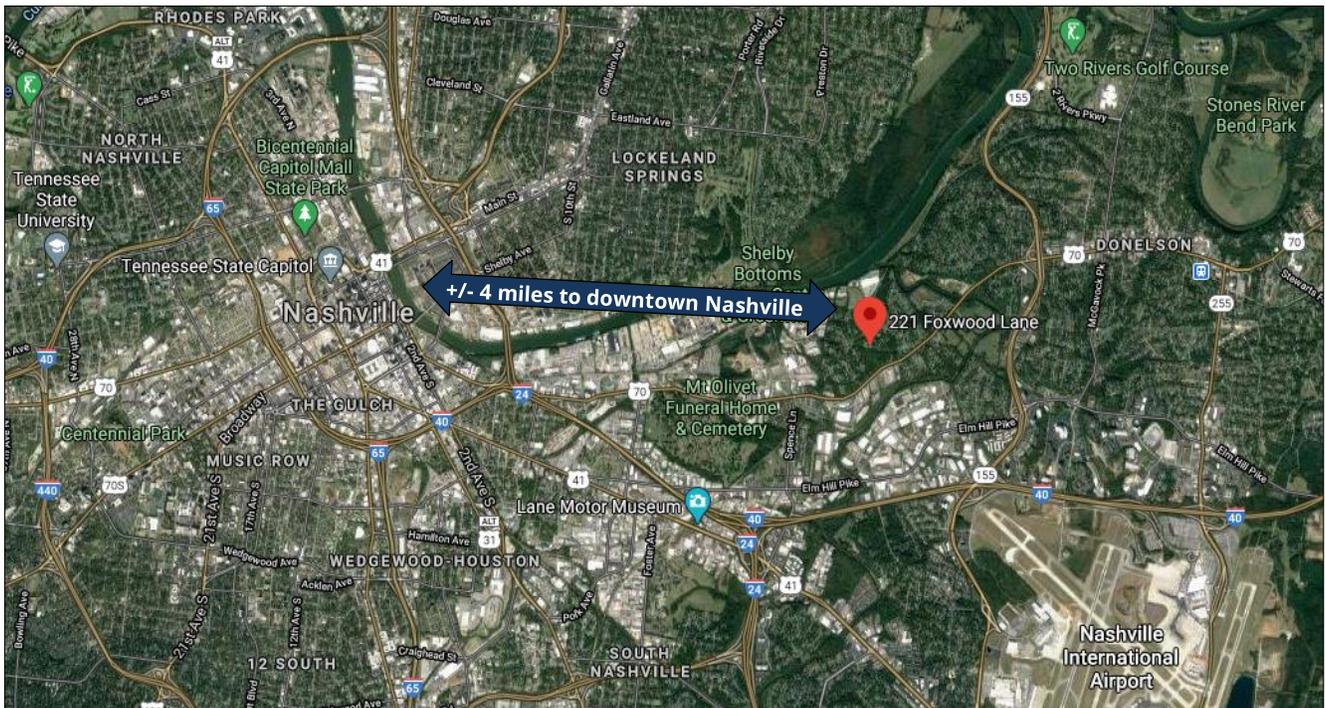
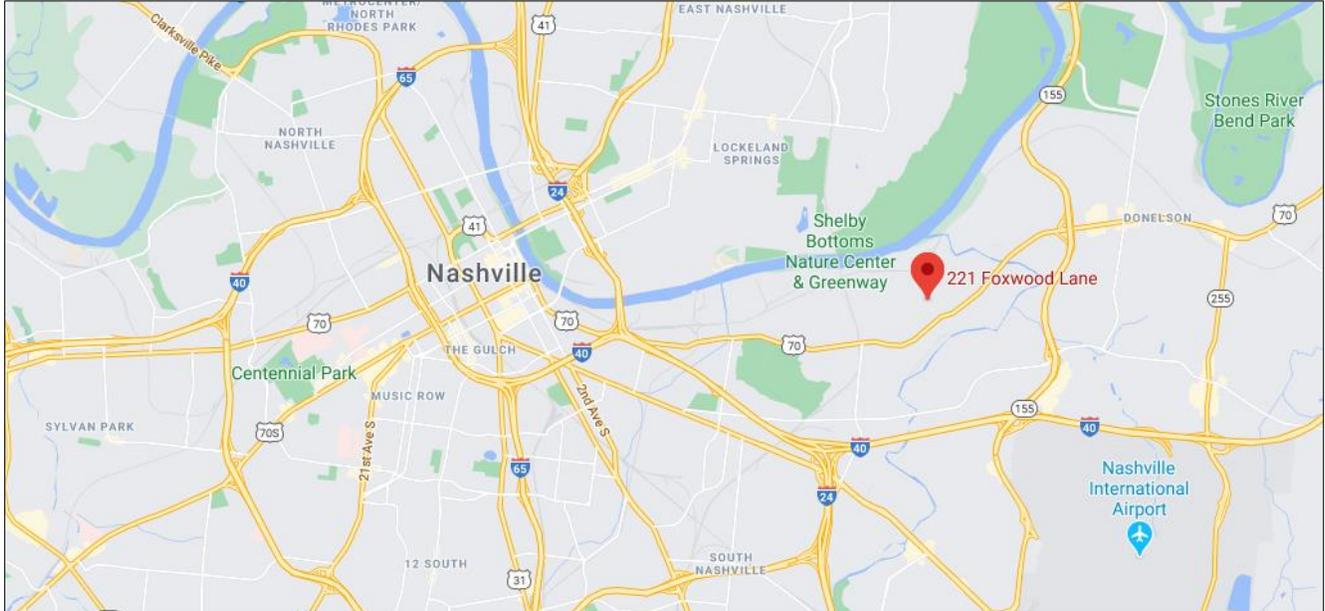
<b>Shape:</b>	Irregular
<b>Size:</b>	3,419 square feet with an 800-square foot basement per measurement
<b>Lot Size:</b>	1.96 Acres
<b>Location:</b>	The subject is located at the end of Foxwood Lane, south of Dahlia Drive, north of Lebanon Pike, east of Clovernook Drive and west of Omohundro Drive.
<b>Zoning:</b>	"RS10" Residential Single Family (10,000 Square Foot Lot) by Metro Nashville.
<b>Flood Zone:</b>	The property is not located in a flood plain.
<b>Parcel Number:</b>	09509001000
<b>Utilities:</b>	The site is served by all the usual public utilities, including electricity, gas, water and sewer.



AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN			
Code	Description	Net Size	Net Totals	Breakdown			Subtotals
GLA1	First Floor	3419.00	3419.00	First Floor			
BSMT	Basement	800.00	800.00	0.5 x	4.0 x	0.0	0.00
P/P	Porch	38.00	38.00	0.5 x	26.0 x	0.0	0.00
				0.5 x	28.0 x	0.0	0.00
					26.0 x	4.0	104.00
					4.0 x	42.5	170.00
					31.0 x	31.0	961.00
					78.0 x	28.0	2184.00

# MARKET AREA OVERVIEW

The subject property is located in the Donelson neighborhood on the north side of Lebanon Pike, west of Briley Parkway where there are strong signs of growth in the area. There are multiple new development projects proposed and under construction currently in the area. Lebanon Road has an average daily traffic county of 19,240 vehicles near the subject property. The Music City Star is also a nearby daily commuter train that gives the area rail access to downtown. These connections join the property with greater Nashville.



# **TERMS OF OFFERING**

## **ALL CASH - "AS IS"**

The State of Tennessee (the "State") requests sealed bids for the purchase of the Real Estate located at 221 Foxwood Lane, Nashville, TN.

## **NO MINIMUM BID**

The State will accept sealed bids until **1:30 p.m. (Central Time) on to be determined, 20**. The State reserves the right to refuse and/or reject any and all bids. Please contact us (or visit our website) for bid package and additional information.

## **BID PROCEDURE**

**METHOD:** Sale is to be by the sealed bid method. The State reserves the right to refuse and/or reject any or all bids.

**OPENING:** Sealed bids will be opened within two (2) business days after the Bid Due Date. Bids must be received by the State of Tennessee Real Estate Asset Management no later than 1:30 p.m. (Central Time) on \_\_\_\_\_, 20\_\_. Late bids will be returned unopened.

**FORMAT:** The bid must state the amount of the bid and identify the individual or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

**BID ENCLOSED: TR 20-01-009**  
**BID DUE DATE: to be determined, 20**

**SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five percent (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.

**EVALUATION:** As a part of its evaluation of the proposals received, the State reserves the right to hold a Best and Final round of offers (the "BAFO"). In the event the State does hold a BAFO, the State shall notify the parties whose bids were received on time.

**AWARD OF BID:** Bids will be either accepted or rejected at the conclusion of bid evaluations within forty-five (45) days from the bid opening date.

**TERMS OF SALE:** The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee within fifteen (15) days. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.

## **FORWARD BIDS TO:**

State of Tennessee Real Estate Asset Management  
312 Rosa L Parks Ave, 24th Floor  
Nashville, TN 37243-0299  
Attn: Brannon Butler

## **PROPERTY CONDITION DISCLOSURE**

All information is provided so that interested parties may make informed decisions regarding this property. Accuracy is not guaranteed, and it is not intended to be all inclusive. This is not a warranty or a substitute for any professional inspections or warranties that purchasers may wish to obtain. Purchasers agree to accept the property "as is".

**STATE OF TENNESSEE TR. # 20-01-009**

+/- 3,149 SF Residential Home  
221 Foxwood Lane  
Nashville, (Davidson Co.), TN

**BID FORM**

I, \_\_\_\_\_, submit a bid of \$\_\_\_\_\_, for 221 Foxwood Lane, Nashville, TN being the same property identified by the proposal information for STREAM Transaction Number 20-01-010.

Enclosed is a cashier's check payable to the **State of Tennessee** in the amount of \$\_\_\_\_\_ which constitutes the required bid deposit of five percent (5%) of my total bid. The balance shall be paid upon notification by the State of Tennessee that the deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide below the exact name of the Grantee(s) and the address for notification of property taxes to be used if you are the successful bidder.

\_\_\_\_\_  
Grantee Name

\_\_\_\_\_  
Grantee Address

\_\_\_\_\_  
City/State/Postal Code

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email