

Established 1962



COMMERCIAL REAL ESTATE

**CORFAC**  
International

# CHAS. HAWKINS Co., Inc. / CORFAC INTERNATIONAL

## AVAILABLE FOR SALE

### 104-122 EAGAN CIRCLE – 0.72 ACRES OF LAND



Exclusively Listed by  
Chas. Hawkins Co., Inc. /  
CORFAC International  
[www.chashawkins.com](http://www.chashawkins.com)

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## ±2,333 Sq. Ft. Building on 0.72 Acres of Land for Sale

### 104-122 Eagan Circle - \$199,000

*Property is located within the Madison Neighborhood in Nashville, TN*

776 Melrose Avenue ♦ Nashville, TN 37211 ♦ Phone 615-256-3189 ♦ 615-254-4026 Facsimile [www.chashawkins.com](http://www.chashawkins.com)

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- **SALE PRICE:**
  - **\$199,000**
- **THREE LOTS: 104, 108, & 122 EAGAN CIRCLE**
  - **2,333 SQUARE FOOT BUILDING SITS ON 0.22 ACRES OF LAND AT 108 EAGAN CIRCLE**
  - **0.44 ACRE ADJACENT PARKING LOT AT 104 EAGAN CIRCLE INCLUDED IN \$199,000 SALE PRICE**
  - **0.06 ACRE LOT ADJACENT LOT AT 122 EAGAN CIRCLE ALSO INCLUDED IN \$199,000 SALE PRICE**
  - **FORMER HOME OF UNITED AUTO WORKERS UNION**
  - **SALE PRICE = \$85.30 PER BUILDING SQUARE FOOT**
- **ACREAGE:**
  - **0.72 ACRES OF LAND – 31,363.30 SQUARE FEET OF LAND**
  - **SALE PRICE = \$6.34 PER SQUARE FOOT OF LAND**
- **CURRENT ZONING – Rs 7.5**
  - **DESIGNED FOR MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL, REQUIRING A MINIMUM 7,500 SQUARE FOOT LOT**
  - **SPECIAL EXCEPTIONS FOR DAY CARE OR RELIGIOUS INSTITUTION**
  - **OTHER COMMERCIAL USES WOULD REQUIRE THE PROPERTY BE REZONED**

108 Eagan Cir, Madison, TN 37115



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Imagery Date: 8/1/2011

36°15'46.45" N 86°40'44.19" W elev 491 ft

Eye alt 1406 ft