

# Area Information

## Introduction to Nashville, Tennessee



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# Area Information

## NASHVILLE, TENNESSEE

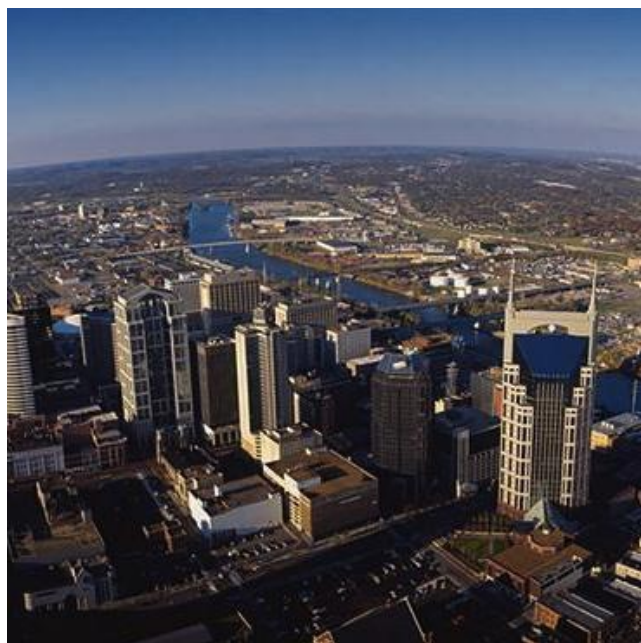
### CITY OVERVIEW

### GENERAL INFORMATION ABOUT LIVING IN THE AREA

**Nashville** is a thriving community. A strong entrepreneurial spirit, coupled with the music and entertainment industries, ensures a vibrant "creative class" that helps make the Nashville region an exciting place to live, work and do business.

The area has strengths in all facets of community life and well-being, including:

- Low cost of living
- Diverse, welcoming community
- Unique, affordable residential areas
- Abundant parks, waterways and recreational areas
- Thriving cultural base
- A national hub for health care
- No personal income tax
- Diverse higher education institutions
- Seasonal climate



# Area Information

Nashville is sometimes called the "**Country Music Capital of the World**" or more often "**Music City, USA**"; however, in recent years, Nashville has done much to escape its country music image and become a regional center of culture and commerce. In fact, Dell, Nissan, and Saturn have all moved some operations in and around the city. The music is various; major rap artists and rock bands (Young Buck, Haystak, Kings of Leon, Paramore, and Ben Folds) claim Nashville as their hometown.



Nashville has been the home of the world-famous **Grand Ole Opry** since 1925. The Opry has been located in the Grand Ole Opry House in eastern Nashville since 1974. From 1974 to 1997 the Opry House was part of a theme park called Opryland USA, which closed due to low attendance and was subsequently torn down and

replaced with a mega-shopping mall called Opry Mills. Nashville also has a great bar scene. If you like to drink, you can go "Honky-tonking," also known as "bar-hopping."

**Nashville** truly is a one-of-a-kind town that appeals to any lifestyle. It is known for the Honky Tonks that line Broadway. But it is also much more than just a tourist destination. It is a place many are happy to call home, because of the endless amenities the city has to offer. Each neighborhood has its own unique charm and provides a host of activities, restaurants and entertainment to enjoy, many of which we have detailed in our list of best places to live in Nashville.

# Area Information

## LIVING AND WORKING IN NASHVILLE

Cost of living is one of the Nashville area's major advantages. Residents benefit from an overall cost of living that is consistently below the U.S. average. Among major U.S. cities, Nashville has long had one of the most favorable climates for high levels of disposable income relative to costs.

### Cost of Living Composite Index

<u>City</u>	<u>Index</u>
New York City	220.4
San Francisco	161.6
Boston	139.7
Chicago	115.3
Seattle	119.1
Cleveland	100.1
Atlanta	95.3
Tampa	93.2
Austin	93.2
Indianapolis	91.3
<b>Nashville</b>	<b>87.6</b>
<i>Source: ACCRA Cost of Living 2013</i>	



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## Tax Burden Comparisons

Annual Household Income	<u>\$50,000</u>	<u>\$75,000</u>	<u>\$100,000</u>
<b>Nashville</b>	<b>\$3,346</b>	<b>\$4,077</b>	<b>\$4,979</b>
Atlanta	\$4,331	\$7,381	\$10,095
Indianapolis	\$4,852	\$7,516	\$10,834
Birmingham	\$4,240	\$6,893	\$8,993
Charlotte	\$5,005	\$8,364	\$11,432
Kansas City	\$4,456	\$7,660	\$10,263
Louisville	\$4,563	\$9,333	\$10,262
Los Angeles	\$6,247	\$9,838	\$13,357
Chicago	\$5,262	\$8,335	\$11,088
Source: District of Columbia, Dept. of Finance, 2013			

## WALK SCORE CITY COMPARISON

With the exception of the downtown area of Nashville, the City of Nashville remains relatively unfavorable for walkability with many areas falling well below a score of 40 out of 100, meaning that most neighborhoods will be car-dependent. As a means of comparison, scores can range from a high of 87.6 in New York to a low of 18 in Fayetteville, N.C. It is important to note that older, urbanized areas in the core of the Nashville region have much more favorable walkability scores compared to more suburban areas.

### Overall Walk Scores

Nashville-Davidson County = 26, most errands require a car, car-dependent

Bloomington (Chicago), IL = 37, most errand require a car

Carmel (Indianapolis), IN = 16, car-dependent, almost all errands require a car

Source: Walkscore.com, 2014

# Area Information

## Nashville Neighborhoods

### 12 SOUTH

*Average Home Sale Price: \$331,272*

*Average Private Rental (3bdrm): \$2,250*

*Average Apartment Rental (1bdrm): \$1,245*

12 South is one of the many areas in Nashville that is seeing tremendous growth. **If you want to be close to all the excitement, but would like a traditional home** in a quiet yet hip neighborhood, then 12 South will be a perfect fit. Unlike some of the surrounding urban neighborhoods, 12 South provides a great environment for those who are either looking to raise a family or just want to be a part of one of the hottest areas in Nashville. The housing mainly consists of single-family homes or attached town homes, but there are plans to offer more housing options.

### BELLE MEADE

*Average Home Sale Price: \$779,251*

*Average Private Rental (3bdrm): \$3,500*

*Average Apartment Rental (1bdrm): \$1,250*

Belle Meade is one of the more established neighborhoods in Nashville. Just south of downtown and Hillsboro-West End, **this beautiful neighborhood is dotted with large historic homes, as well as a mixture of newer properties.**

Of course, the most popular home in the area is the **Belle Meade Plantation**, which was once considered the South's premier breeding stable for thoroughbred racehorses. Now, the public can tour the plantation, which also boasts a winery with homemade wines that are available for purchase. Belle Meade may lack the walkability and the urban lifestyle many of the other Nashville neighborhoods possess, but many families find this area desirable because of its relative quietness and safety.



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## Nashville Neighborhoods

### BELLEVUE

*Average Home Sale Price: \$245,727*

*Average Private Rental (3bdrm): \$1,850*

*Average Apartment Rental (1bdrm): \$875*

Bellevue is a neighborhood just west of Belle Meade and about 15 minutes from Downtown Nashville. **The affordability of Bellevue is one of the contributing factors to its sustained growth.** Bellevue is a great option for anyone considering a home in Nashville and is still close enough to enjoy the endless amenities the city has to offer.

### BRENTWOOD

*Average Home Sale Price: \$316,082*

*Average Private Rental (3bdrm): \$2,500*

*Average Apartment Rental (1bdrm): \$1,125*

Brentwood, TN is located just 10 miles from downtown Nashville. **This suburb of Nashville is known for its beautiful homes and celebrities who live throughout the community.** The excellent location of this city and the strong sense of community is why Brentwood continues to be one of the most desirable places to live in Nashville. Although Nashville is close enough that residents of Brentwood can enjoy everything it has to offer, there are plenty of restaurants and venues within its own city limits.



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## Nashville Neighborhoods

### CRIEVE HALL

*Average Home Sale Price: \$231,034*

*Average Private Rental (3bdrm): \$1,575*

*Average Apartment Rental (1bdrm): \$975*

Crieve Hall, located about 15 minutes south of Downtown Nashville, is a neighborhood that is literally “steeped” in history. It was the home of Joel Cheek, the founder of Maxwell House Coffee in the late 1800’s. The name Crieve Hall comes from the name given to the mansion that belonged to Joel Cheek’s daughter and her husband. The neighborhood we know today is land that had



been subdivided in the 1950’s to make way for a residential neighborhood after the mansion went into foreclosure. Because of the time period when the neighborhood was developed, **the majority of the homes found here are brick ranches, many of which have been remodeled.**

### DONELSON

*Average Home Sale Price: \$155,000*

*Average Private Rental (3bdrm): \$1,150*

*Average Apartment Rental (1bdrm): \$685*

*Distance to Downtown Nashville: 10.2 Miles*

Scenic Donelson enjoys the panoramic beauty of Stones River to the east and the Cumberland River to the west as natural boundaries. **Easy access to fine shopping districts, hospitals, and recreation enhances the appeal of this attractive residential community.** The addition of Route 255 for airport access and rapid downtown access via Interstate 40 has elevated Donelson into a class of its own for convenience. Several institutions call this area home including the Tennessee State Police Academy, Clover Bottom Hospital and the Tennessee School for the Blind. Scenic Two Rivers Park combines with J. Percy Priest Reservoir to provide recreational activities that include team sports, boating, golfing, hiking, swimming, picnicking, wave jumping and sunbathing. **Donelson is home to the legendary Opryland USA, one of Nashville’s premier attractions.**

### THE GULCH

*Average Home Sale Price: \$625,208*

*Average Private Rental (3bdrm): \$2,695*



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*Average Apartment Rental (1bdrm): \$1,425*

Just south of Downtown Nashville, **The Gulch provides an excellent location for those who enjoy a more trendy and luxurious lifestyle.** If being able to walk to dining, shops, bars and entertainment is important to you, then The Gulch will not disappoint. Many young professionals call this part of the city their home, where they can enjoy favorite establishments such as Watermark, Sambuca, Ru Sans Sushi, Yazoo Brewing Company and Urban Outfitters. With many more restaurants, shops and venues, these are just a few of the great things The Gulch has to offer.

The Gulch has a young a vibrant feel to it and **is most suitable to those who prefer an urban environment.** This is something to consider for those who are looking to raise a family, as the housing in The Gulch consists of high-rise condos and apartments. The living options in The Gulch include, ICON, Laurel House Lofts, Mercury View Lofts, Pine Street Flats, Terrazzo, Eleven North and Velocity. Other desirable Nashville areas, such as Midtown, Downtown Nashville and Demonbreun, are also just a short distance away. This central location and variety of things to do create an exciting lifestyle for anyone considering a home in The Gulch.



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## DOWNTOWN

*Average Home Sale Price: From \$200,000 to over \$1 million*

*Average Private Rental (2bdrm): \$2,895*

*Average Apartment Rental (1bdrm): \$1,475*

If you are looking for a home in **Downtown Nashville**, or “**Nashvegas**” as it is often referred to, then you will have no shortage of activities to do. But like most urban environments, **the housing in Downtown Nashville consists mainly of high-rise condos, apartments and lofts**. If you decide that this type of housing suits you, then you will find yourself immersed in one of the South’s most exciting cities. Downtown Nashville is home to the “honky tonks” where aspiring country musicians play every day, with hopes of one day making it big. You’ll find most of this action mainly on Broadway and 2nd Ave.



## EAST NASHVILLE

*Average Home Sale Price: \$170,064*

*Average Private Rental (3bdrm): \$1,150*

*Average Apartment Rental (1bdrm): \$650*

East Nashville is easily one of the more eclectic areas in Nashville. If you are considering a home in East Nashville, you will find that **this area can be lively and at the same time laid-back, with a definitive artistic flair**. **Budget Travel Magazine compares this area to New York’s East Village**. For those looking to move to East Nashville, the home prices can be very attractive compared to those in other trendy areas such as 12 South, Green Hills, Sylvan Park and Hillsboro-West End. If you’re looking to rent, you can also expect to pay less per month than most neighborhoods across the river. Housing in East Nashville is plentiful and boasts many beautiful bungalow and cottage style homes. There are also a handful of town homes, duplexes and apartments to choose from. Residents of East Nashville tend to be younger, but many families call this area home as well, making this part of town suitable for anyone looking to live in one of the more hip areas.

## Nashville Neighborhoods

### FOREST HILLS

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*Average Home Sale Price: \$494,445*

*Average Private Rental (3bdrm): \$2,900*

*Average Apartment Rental (1bdrm): \$1,275*

Forest Hills is a neighborhood in Nashville that is tucked between Radnor Lake State Park and Percy Warner Park, which are two of the more beautiful outdoor sites Music City has to offer. It is an incorporated city within Nashville that has maintained its own identity since 1957. Forest Hills is rightly named for the steep wooded hills that blanket the area. **If you are looking for apartment or condo options, you will need to check out other nearby areas, due to the fact that high density housing is not allowed in this neighborhood.** As is the case with Oak Hill, the city of Forest Hills is almost completely residential with almost no commercial development. Luckily, Forest Hills is an excellent location and residents can take advantage of all the restaurants and venues that nearby Green Hills and Belle Meade have to offer. Just 15 minutes south of Downtown Nashville, Forest Hills proves to be an excellent option for families who are looking for an established neighborhood that provides the best of both worlds when it comes to city and suburban living.



## FRANKLIN

*Average Home Sale Price: \$359,950*

*Average Private Rental (3bdrm): \$2,150*

*Average Apartment Rental (1bdrm): \$1,125*

Franklin, TN is located about 20 minutes south of downtown Nashville. **Known for its scenic downtown square, Franklin is one of the most sought after places to live in all of Nashville.** In fact, the city has won multiple awards such as “Great American Main Street” and “Best Small Town in Tennessee.” Because of this, Franklin has become an ideal location when families are considering a home in Nashville. Depending on your preferences, there are also condo and town home options available. Even though the price point for homes in Franklin is higher than many areas in Nashville, there are still plenty of lower priced homes and neighborhoods within range.

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## Nashville Neighborhoods

### GERMAN TOWN

*Average Home Sale Price: \$188,446*

*Average Private Rental (3bdrm): \$1,550*

*Average Apartment Rental (1bdrm): \$800*

The Germantown neighborhood in Nashville is **experiencing a nice revitalization, bringing back pride to an area that was once in decline.** Germantown is an affordable option for many who want to be as close to Downtown Nashville as possible, without breaking the bank. There are, however, higher end home options available as well. The scene in Germantown is a little more subdued than some of the surrounding areas, but there are still a few eateries that are indeed worth trying, such as Germantown cafe, Mad Platter and one of our true favorites, City House. Also, for all the foodies out there, the Nashville Farmers Market is within walking distance and is definitely worth checking out. Germantown backs up to Downtown Nashville, but if you want to visit any of the honky tonks on Broadway or other trendy neighborhoods such as the Gulch, 12 South or Hillsboro Village, then you will need to drive or take a taxi. Overall the outlook for Germantown is promising, with the neighborhood continuing to go through a positive transitional phase.





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## GOODLETTSVILLE

*Average Home Sale Price: \$149,520*

*Average Private Rental (3bdrm): \$1,420*

*Average Apartment Rental (1bdrm): \$725*

*Distance to Downtown Nashville: 13.8 Miles*

Located just north of downtown Nashville, Goodlettsville serves as a community bridge between Sumner and Davidson Counties. Access to Interstate 65 and U.S. 31 makes this community **an excellent choice for those who desire an easy commute to**

**the major business and cultural centers of metropolitan Nashville.** At the same time, Goodlettsville provides the small-town friendliness and spirit that many residents and newcomers appreciate. The city's tranquil neighborhoods feature spacious yards, mature foliage, and a wide selection of single-family homes available in varying sizes and price ranges. While **Goodlettsville preserves all the charm and slower pace of a country atmosphere**, its unique location in two counties guarantees easy access to the best of Nashville and Sumner County.



## GREEN HILLS

*Average Home Sale Price: \$494,445*

*Average Private Rental (3bdrm): \$3,850*

*Average Apartment Rental (1bdrm): \$1,850*

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If you're looking to move to Nashville and would like to be close to downtown, but don't necessarily want to live the hurried city life, then Green Hills might be a great option for you. **Green Hills has plenty of housing types to choose from, which includes single-family homes, condos, town homes, lofts and apartments.** You won't have to go very far for restaurants or shops as there are plenty of great places to eat in the area and the Mall at Green Hills provides excellent shopping choices ranging from the Apple Store to Nordstrom's. Hill Center, which is just a short walk from the Mall at Green Hills, is a great place to take a stroll on the weekend and enjoy all the boutique shops that dot this open-air style shopping development. Green Hills is a fairly well off area in Nashville and is appealing to many who work or attend Vanderbilt University due to its close proximity. It is also within just a few minutes of Lipscomb and Belmont Universities. Green Hills is close to a lot of the neat areas Nashville has to offer, but it is still too far to walk in most cases. The good news is Hillsboro Village, 12 South, and Sylvan Park are all just very short drive away (3-10 minutes). Overall, Green Hills is an excellent place to live for young professionals, students or those looking for a home in a high-end neighborhood to raise a family.



## HENDERSONVILLE

*Average Home Sale Price: \$243,676*

*Average Private Rental (3bdrm): \$1,739*

*Average Apartment Rental (1bdrm): \$835*

*Distance to Downtown Nashville: 17.8 Miles*

Rapidly growing into one of the state's largest cities, the City of Hendersonville showcases beautiful homes and modern condominiums set against the backdrop of a verdant streetscape. Picturesque images greet newcomers around every corner, from boat docks on a sparkling lake to hillside views, a fishing pier or a championship golf course. Located just a few miles from the bright lights



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of bustling Nashville, Hendersonville offers 26 miles of scenic lake shoreline, rolling hills, and spectacular homes where neighbors might be recording company executives or CEOs of highly successful companies. At the same time, **the city blends single parents, retirees, young professionals, blue-collar workers, and families in all stages for a richly diverse demographic and a balanced community atmosphere.** Lush local parks, playgrounds, tennis courts, walking trails, golf courses, and water-oriented sports are a few of the recreational amenities.

## Nashville Neighborhoods

### HERMITAGE

*Average Home Sale Price: \$213,900*

*Average Private Rental (3bdrm): \$1,300*

*Average Apartment Rental (1bdrm): \$725*

*Distance to Downtown Nashville: 14.7 Miles*

**Similar in atmosphere and geographically close to Donelson, the area known as Hermitage shares the advantage of having the Stones and Cumberland Rivers along its boundaries.**

Stones River separates the charming Hermitage neighborhoods from downtown Nashville. Claiming an identity and flavor of its own, Hermitage is known as an historical treasure house, featuring a Confederate cemetery and The Hermitage, former U.S. President Andrew Jackson's mansion. Both President Jackson and his wife were buried on these grounds. The lush greens, lavish gardens, and luxurious amenities of private clubs and golf courses grace the neighborhood, while J. Percy Priest Reservoir offers water sports and boating close to home.



### LEBANON

*Average Home Sale Price: \$201,442*

*Average Private Rental (3bdrm): \$1,585*

*Average Apartment Rental (1bdrm): \$735*

*Distance to Downtown Nashville: 31.4 Miles*

The flourishing community of Lebanon has preserved its small-town atmosphere and



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architectural charm in spite of rapid growth and development. Well known as an antique center and **headquarters of Cracker Barrel Old Country Stores**, the city boasts a strong manufacturing base including Dell Computer. **Low property taxes, beautiful homes, quality schools, and outstanding transportation networks have made Lebanon a popular choice for newcomers.** The historic, bustling town square is the site of a famous battlefield but also a showcase of antique shops and boutiques. The city claims one of the nation's outstanding private liberal arts institutions, Cumberland University, as well as the University Medical Center for leading-edge healthcare. Local parks offer playgrounds, sports courts, picnic areas and trails. The new Jimmy Floyd Family Center adds an exceptional recreation and aquatics facility to the unlimited outdoor adventures available in this region.

## MADISON

*Average Home Sale Price: \$185,825*

*Average Private Rental (3bdrm): \$1,150*

*Average Apartment Rental (1bdrm): \$775*

*Distance to Downtown Nashville: 8.9 Miles*

**Especially appealing to first-home buyers, Madison offer a wide selection of attractive residences.** Conveniently located just north of downtown Nashville, this area is well served by major highways including Interstate 65, U.S. Highway 31, and Route 45. Residents enjoy access to the metro region's wealth of educational, cultural, and recreational benefits; yet they remain remarkably self-sustaining. **Nearby hospitals, good local schools, and beautiful parks create an environment that is livable and enjoyable for residents of all ages.** Both Madison Park and nearby Cedar Hills Park provide fields for team sports, picnic areas, hiking trails, and acres of wide open space for exercise and outdoor activities.





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## MIDTOWN

*Average Home Sale Price: From \$200,000 to over \$1 million*

*Average Private Rental (2bdrm): \$1,400*

*Average Apartment Rental (1bdrm): \$1,300*

Midtown Nashville is a **very lively neighborhood, with plenty of entertainment options**. It also consists of the area referred to as **Music Row and Demonbreun**. If you are considering homes in this part of town, you will find it **very walkable and fast-paced**. The majority of the residents in Midtown appear to be college students or young professionals, and you will rarely see families living here. As mentioned earlier, Midtown has no shortage of places to meet up with friends for food and drinks. Some of the favorite local establishments include, the Patterson House, which is a speakeasy type of bar, although somewhat high priced, Winners and Losers, which are two bars located right next to each other and always seem to draw a good crowd and Dan McGuinness Irish Pub. With many more options in Midtown Nashville, this area provides a great atmosphere for anyone looking to have a great time, but wants to get away from the more touristy Honky Tonks on Broadway. Another nice advantage to living in Midtown is it is in close proximity to all the other great areas in Nashville. Downtown, Vanderbilt, Hillsboro

Village and the West End are all just a short walk or drive away. You may even catch a glimpse of some of the recording artists, as Midtown is home to the headquarters of Great American Country television network and Omni Studios. Midtown definitely has a great vibe and continues to see growth, making it an appealing place to live for many in the Nashville area.



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## MILLERSVILLE

*Average Home Sale Price: \$139,900*

*Average Private Rental (3bdrm): \$1,100*

*Average Apartment Rental (1bdrm): \$675*

*Distance to Downtown Nashville: 16.8 Miles*

The city of Millersville is a convenient location, in close proximity to the major thoroughfares of Interstate 65 and U.S. 31, straddling both Sumner and Robertson counties. The city of Millersville is probably best known for its Beverage Containers Museum, a fine collection of more than 50,000 nostalgic items that include rare collections of bottles, containers, caps, and match covers. The community provides **easy access to regional amenities like the recreational destination of Old Hickory Lake and Volunteer State Community College in nearby Gallatin.**



## MT. JULIET

*Average Home Sale Price: \$120,170*

*Average Private Rental (3bdrm): \$1,342*

*Average Apartment Rental (1bdrm): \$800*

*Distance to Downtown Nashville: 19.6 Miles*

Just 12 miles outside of Nashville on Interstate 40 is the welcoming small community of Mt. Juliet, situated in close proximity to two recreational lakes. **Old Hickory Lake on the Cumberland River and J. Percy Priest Lake on the Stones River ensure world-class fishing as well as a kaleidoscope of water sports.** Both lakes provide marinas, boat docks, boat ramps and recreational facilities with beaches. Locally, wonderful parks provide a wealth of amenities that include first-rate playgrounds and sports facilities as well as an amphitheater for outdoor concerts, plays, and special events. The convenient location to major Interstate and commercial transportation facilities make it ideal for businesses and industries that rely on tourism or distribution of goods. **Rapid growth in the city and the**



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**surrounding area has given birth to lovely residential enclaves like Green Hill, adding attractive subdivisions to the wealth of housing options.** In the decades between 1980 and 2000, Mt. Juliet was the fastest-growing city in Tennessee. While further expansion and development is expected to continue at a rapid rate in the Mt. Juliet area and in Wilson County, both residents and planners are determined to preserve the close spirit, friendliness, and hometown feeling that make this area so appealing.

## MURFREESBORO

*Average Home Sale Price: \$167,465*

*Average Private Rental (3 bdrm): \$1,450*

*Average Apartment Rental (1 bdrm): \$795*

Murfreesboro, TN, which is located in Rutherford County, is about 30 miles outside of downtown Nashville. The city is a choice location for many families due to its affordability, safety and manageable commute to Nashville. Murfreesboro is your **classic suburban community, but still has a unique feel to it.** Part of this is thanks to **Middle Tennessee State**



**University, which is located just a few blocks from the Murfreesboro Square.** To the surprise of many, MTSU boasts the largest undergrad enrollment in the state. You can expect to find all the usual suspects when it comes to chain restaurants in Murfreesboro. There are also a few locally owned places that are worth the visit. Of these, The Parthenon Grille and 5 Senses are two area favorites. If you're looking for late night options, then Toots or Coconut Bay should do the trick for you.

## OAK HILL

*Average Home Sale Price: \$494,445*

*Average Private Rental (3 bdrm): \$1,950*

*Average Apartment Rental (1 bdrm): \$N/A*

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The city of Oak Hill is surrounded by Green Hills, Brentwood and Crieve Hall which are also all fantastic areas for choosing a home.

**Oak Hill contains about 1800 homes.** It was actually incorporated in 1952 before the Metropolitan Government of Nashville and Davidson County was created, therefore it remains a satellite city of the Metropolitan area. Forest Hills and Belle Meade also share this distinction. Bordering Oak Hill is



also the Tennessee's largest natural state park, Radnor Lake. Because the city is entirely residential, **you will not have the walkability to restaurants and pubs, like some of the other areas in Nashville, but there are still plenty of options close by in the surrounding neighborhoods.** Oak Hill does offer some of the more scenic neighborhoods, with most homes having nice matured treed lots. Many families find this area appealing due to its close proximity to Downtown Nashville (about 15 min), and its relatively peaceful setting.



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## Nashville Neighborhoods

### SMYRNA

*Average Home Sale Price: \$178,212*

*Average Private Rental (3bdrm): \$1,425*

*Average Apartment Rental (1bdrm): \$785*

*Distance to Downtown Nashville: 24.3 Miles*

Just south of J. Percy Priest Lake and west of the Stones River is the attractive rural community of Smyrna. **Affordable two and three-bedroom contemporary, ranch, and traditional brick homes are abundant in this scenic area.** Adding to its desirability as a residential haven for families in the Nashville metropolitan area is the **excellent reputation of the Rutherford County School District.**



In addition to quiet neighborhoods and tree-shaded streets, Smyrna is home to diverse businesses and industries, including one of the largest automobile manufacturing operations in the nation under a single roof. Nearby Murfreesboro and Metropolitan Nashville offer an impressive array of cultural and educational advantages close to home. Newcomers will find in Smyrna an ideal blend of charming country atmosphere in close proximity to cosmopolitan amenities that include leading healthcare institutions, major universities, elegant performing arts centers, fascinating museums, celebrated historic sites, and professional sports.

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## SYLVAN PARK

*Average Home Sale Price: \$275,305*

*Average Private Rental (3bdrm): \$1,750*

*Average Apartment Rental (1bdrm): \$975*

Sylvan Park is a neighborhood in Nashville that is seeing **tremendous growth and revitalization in the housing market**. Most of the homes in Sylvan Park are **older detached homes that have either been renovated or torn down and replaced with beautiful new custom homes**. There are limited options here if you are looking for an apartment or condo, but you can find these types of housing in nearby West End if your desire is to be close to Sylvan Park, but don't necessarily want to purchase a home. If you enjoy an active lifestyle and are looking at moving to Sylvan Park, then this is definitely one of the areas you need to consider. McCabe Park backs up to the neighborhood and has amenities for any outdoor enthusiast. It includes a 27-hole golf course, Richland Creek Greenway (a 2 mile trail), a recreation center and 2 baseball fields. Climb Nashville, an indoor climbing facility, is also located in Sylvan Park. There are many great restaurants and bars in Sylvan Park, including local favorites Neighbors, Local Taco and McCabe Pub. For breakfast or coffee lovers, Star Bagel is definitely a staple in the community and is well deserving of a visit. If you're looking to raise a family or just want to be in a friendly close-knit community, then a home in Sylvan Park could be your location of choice.



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## Nashville Neighborhoods WEST END

*Average Home Sale Price: \$625,208*

*Average Private Rental (3bdrm): \$3,100*

*Average Apartment Rental (1bdrm): \$995*



Looking at homes in the Hillsboro-West End area in Nashville? If so, you will find yourself centrally located to everything that is fun and exciting to do in Nashville. Like Hillsboro Village, **West End is a neighborhood that is within a very short drive to other cool areas such as Sylvan Park, Green Hills, Vanderbilt and Downtown.** Because of its excellent location, the **cost of living tends to be a little higher than some areas.** The West End area, however, does provide many different housing options ranging from single-family homes to apartments, condos, townhouses and duplexes. There are various housing choices for families, students or young professionals.

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### WEST MEADE

*Average Home Sale Price: \$441,627*

*Average Private Rental (3bdrm): \$1,850*

*Average Apartment Rental (1bdrm): \$975*

West Meade is situated just north of the prestigious Belle Meade neighborhood. This makes it an **attractive option for families who enjoy the Belle Meade area, but don't necessarily want the price tag associated with it.** With this in mind, the area seems to be comprised of mostly families and young professionals. Many of the homes in West Meade are older, but have been renovated for a newer generation that is beginning to call this part of town home. **Just minutes away from Downtown Nashville, Green Hills, Sylvan Park and Hillsboro Village;** residents of West Meade are still able enjoy the great entertainment and restaurants these popular areas have to offer. If you don't feel like leaving the neighborhood, you can try out some of the local favorites such as, 360 Bistro, Bruegger's Bagel Bakery, which is always a good spot for breakfast and Finezza Italian Bistro. Most of the restaurants and bars close down by 10-10:30pm, so if you are looking for a nightlife, then you will more than likely have to venture out to one of the nearby areas.



*\*Source data compiled from: Nashvilleonthemove.com; Zillow.com; Realtor.com; Realtracs.com; Rentjungle.com*

## LOCAL ATTRACTIONS AND RECREATION

### PARKS AND RECREATION



# Area Information

## PERCY PRIEST LAKE

Percy Priest Lake is a 42 mile long 14,000 acre Corps of Engineers lake created by the J. Percy Priest Dam which was completed in 1968. With its convenient location, **a short 15 minute drive from Downtown Nashville**, Percy Priest Lake offers a wide range of recreation activities, including boating, camping, fishing, horseback riding, picnicking, wildlife watching, swimming, sailing, wakeboarding, jet skiing, water skiing, hiking and biking. **For boaters, there are a number of marinas and boat ramps located throughout the lake** and all types of water vehicles are welcome! Boats ranging from pontoon party boats to ski boats are available for rent at most marina locations.

Numerous campgrounds are available ranging from developed campgrounds to primitive camping on designated islands. Picnic Shelters are available for rent at campgrounds and recreational access areas. Most developed campground locations amenities include water and electrical hookups, restrooms, showers, fresh water, and dump stations. Fishing at Percy Priest Lake is one of the lake visitor's favorite activities. **All fisherman are required to have a valid Tennessee State fishing license.** Fish species that are available within the lake include, striped bass, large-mouth bass, small mouth bass, white bass, Cherokee bass, sunfish, catfish, bluegill and trout. A weekday Fishing Information Line which provides fishing conditions and lake elevation levels is available at ☎ + 615-883-2351.



# Area Information

## OLD HICKORY LAKE

Old Hickory Lake is a reservoir for the city of Nashville that was built with a hydroelectric dam. It was built on the Cumberland River upstream from Nashville. **The lake covers 22,500 acres, has 8 marinas and 41 boat access sites.** It extends 97 miles upstream to Cordell Lock and Dam near Carthage, Tennessee.



The lake offers hunting, fishing, camping, hiking, picnicking, boat rentals, RV campgrounds, and water skiing. The Lake Visitor Center is a good place to start for more information on all the activities available in the area. Old Hickory Lake has a large beach called Old Hickory Beach - It is located in the city of Old Hickory. **It has a large sandy beach area with a playground, concrete tables and a large covered shelter.** Black Jack Cove is located in the town of Old Hickory off Route 45. The owner has given the Marina a Pirates of the Caribbean flair, which has made it a visitor's delight.

## HOME PURCHASE MARKET

# Area Information

Nashville offers a variety of newer, older, and remolded homes. Many of the properties for rent are available through property management companies. They can also be found on-line through websites such as Realtor.com, Craig's List, Trulia, and Zillow.

## Nashville Metro Area

<u>Nashville</u>	<u>Tennessee</u>
Average Sale Price	Average Sale Price
\$283,764	\$193,708

## Chicago Metro Area

<u>Bloomington</u>	<u>Chicago</u>	<u>Illinois</u>
Average Sale Price	Average Sale Price	Average Sale Price
\$240,935	\$328,036	\$235,881

## Indianapolis Metro Area

<u>Carmel</u>	<u>Indianapolis</u>	<u>Indiana</u>
Average Sale Price	Average Sale Price	Average Sale Price
\$229,677	\$149,904	\$131,090

Source: Realtor.com

## AVAILABILITY

The home rental market in Nashville is very tight right now. Homes typically only stay on the market for a week or two before they are rented, and there are only a handful of rental homes available in each neighborhood. Plan to start looking for your home no more than 30 days prior to your move in unless you are willing to pay rent for a home you're not living in yet.

# Area Information

## HOME RENTAL MARKET

Nashville offers a variety of newer, older, and remodeled homes. Many of the properties for rent are available through property management companies. They can also be found on-line through websites such as Realtor.com, Craig's List, Trulia, and Zillow.

## AVAILABILITY

The home rental market in Nashville is very tight right now. Homes typically only stay on the market for a week or two before they are rented, and there are only a handful of rental homes available in each neighborhood. Plan to start looking for your home no more than 30 days prior to your move in unless you are willing to pay rent for a home you're not living in yet.





# Area Information

## AVERAGE HOME RENTAL PRICE

### Nashville Metro Area

Unit Size	Junior Level		Mid-Level		Executive Level	
	Low	High	Low	High	Low	High
3 Bedroom	\$900	\$1,400	\$1,100	\$1,800	\$2,000	\$2,800
4 Bedroom	\$1,100	\$1,600	\$1,300	\$2,100	\$2,200	\$3,500
5 Bedroom	\$1,400	\$1,800	\$1,600	\$2,800	\$3,700	\$9,500

### Chicago Metro Area

Unit Size	Junior Level		Mid-Level		Executive Level	
	Low	High	Low	High	Low	High
3 Bedroom	\$2,500	\$3,500	\$4,500	\$6,000	\$6,500	\$10,000
4 Bedroom	\$3,500	\$4,500	\$5,000	\$7,000	\$7,000	\$15,000
5 Bedroom	\$4,000	\$5,500	\$6,000	\$7,000	\$7,500	\$20,000

### Indianapolis Metro Area

Unit Size	Junior Level		Mid-Level		Executive Level	
	Low	High	Low	High	Low	High
3 Bedroom	\$500	\$650	\$750	\$850	\$800	\$950
4 Bedroom	\$600	\$750	\$800	\$1,000	\$1,000	\$1,250
5 Bedroom	\$800	\$1,000	\$1,100	\$1,500	\$1,500	\$1,900

Source: World Trade Resource, Housing Availability

# Area Information

## APARTMENT RENTAL MARKET

Rental rates for apartments in Nashville continue to rise, making the city's annual average rate the third highest in the Southern region and eighth in the U.S. At the end of 2013 rent for an apartment in the Nashville area hit an all-time high of \$892. And the Nashville office of Colliers International, prior to that, released statistics showing an average of \$914. Occupancy for the third quarter was 96.12 percent, which is very high. Nashville's apartment market prices are well above the rest of the Southern region in both rent and occupancy. The high occupancy rate led to the increase in rental rates for the last 11 quarters.

Nearly a dozen new multi-family complexes are proposed, or under construction within three miles of downtown. Many corporations are moving to Nashville. When corporations relocate their headquarters to Middle Tennessee, those jobs bring the people who drive the apartment demand, citywide. Nashville is one of the top eight cities for projected job growth in the United States.

## AVAILABILITY

Most complexes can provide a list of available units 30-60 days prior to the availability date.



# Area Information

## AVERAGE APARTMENT RENTAL PRICE

### Nashville Metro Area

Unit Size	Junior Level		Mid-Level		Executive Level	
	Low	High	Low	High	Low	High
1 Bedroom	\$700	\$900	\$850	\$1,100	\$1,000	\$1,650
2 Bedroom	\$850	\$1,400	\$950	\$1,500	\$1,600	\$2,300
3 Bedroom	\$1,100	\$1,800	\$1,200	\$1,900	\$2,300	\$3,000

### Chicago Metro Area

Unit Size	Junior Level		Mid-Level		Executive Level	
	Low	High	Low	High	Low	High
1 Bedroom	\$1,300	\$1,700	\$1,700	\$2,400	\$2,300	\$3,500
2 Bedroom	\$1,700	\$2,300	\$2,300	\$3,200	\$3,500	\$5,300
3 Bedroom	\$2,300	\$2,800	\$2,900	\$3,500	\$3,700	\$12,000

### Indianapolis Metro Area

Unit Size	Junior Level		Mid-Level		Executive Level	
	Low	High	Low	High	Low	High
1 Bedroom	\$650	\$750	\$750	\$850	\$800	\$1,200
2 Bedroom	\$750	\$900	\$950	\$1,100	\$1,000	\$1,500
3 Bedroom	\$1,050	\$1,200	\$1,200	\$1,500	\$1,300	\$1,800

# Area Information

## RENTAL MARKET

### HELPFUL LINKS

[www.realtor.com](http://www.realtor.com)

[www.rentals.com](http://www.rentals.com)

[www.rentalhouses.com](http://www.rentalhouses.com)

[www.homerentals.net](http://www.homerentals.net)

[www.zillow.com](http://www.zillow.com)

[www.trulia.com](http://www.trulia.com)

[www.craigslist.com](http://www.craigslist.com)

[www.summitnashville.com/properties](http://www.summitnashville.com/properties)

[www.nashville.renterswarehouse.com/nashville](http://www.nashville.renterswarehouse.com/nashville)

[www.apartmentguide.com](http://www.apartmentguide.com)

[www.apartments.com](http://www.apartments.com)

[www.rentals.com](http://www.rentals.com)

[www.rent.com](http://www.rent.com)

[www.forrent.com](http://www.forrent.com)

[www.apartmentfinder.com](http://www.apartmentfinder.com)

[www.apartmentcities.com](http://www.apartmentcities.com)

[www.move.com/apartments](http://www.move.com/apartments)

[www.mynewplace.com](http://www.mynewplace.com)

[www.nashville.forrent.com](http://www.nashville.forrent.com)

### IMPORTANT NOTICE

Rental housing market pricing for both apartments and private rentals can fluctuate significantly based on many factors, including time of year, economic and business changes. Pricing provided is for informational purposes and is subject to change.

## ABOUT NASHVILLE



# Area Information

## FUN FACTS

- Nashville is home to the Country Music Hall of Fame. The windows of the Country Music Hall of Fame are designed to resemble the keys of a piano.
- Nashville's iconic Music Row is where Elvis Presley recorded more than 200 of his songs at historic Studio B.
- Nashville was granted the first FM radio license in the United States in 1941.
- Nashville is the birthplace of the popular Grand Ole Opry show. The original name of the Grand Ole Opry was The WSM Barn Dance.
- Nashville is the home of The Standard Candy Company. The confectioner has been making the sweet known as the Goo Goo Cluster, a cluster of peanuts, caramel, marshmallow, and milk chocolate, since 1912.
- Nashville's Athena Parthenos is the tallest indoor sculpture in the Western world. She stands an impressive 42 feet high in the temple of the Parthenon.
- Nashville is where Andrew Jackson, seventh president of the United States, built his home. Named "The Hermitage," the property boasts a driveway in the shape of a guitar.
- Nashville is where retired Captain William Driver first gave the nickname Old Glory, to the American Flag in 1837.
- Nashville has been cited for the greatest concentration of guitar pickers in the world, numbering at 1352, though a proper census of guitar pickers has never been performed.

