

7236 CENTENNIAL BLVD, NASHVILLE, TN, 37209

industrial | parcel 07900009500 | Davidson County, TN

SUBJECT

Building size: 16,000 SF
Units: -
Year built:
Last arm's-length sale: \$467,000 on 2005-03-11 (warranty)
Assessor appraised (labeled): \$4,262,500
Land: 6.30 ac

VALUATION CONCLUSION

\$1,000,000
Indicated range \$756,160 - \$3,680,000 basis ppsf_median confidence 0.30 25 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	0 CENTENNIAL CIR	2025-09-23	\$2,000,000	15,000 SF	\$133/SF	0.21 mi	\$2,133,280	davidson_tn_cre
2	115 DULUTH AVE	2024-05-09	\$6,475,000	31,224 SF	\$207/SF	1.92 mi	\$3,317,920	davidson_tn_cre
3	5010 MICHIGAN AVE	2023-08-18	\$765,000	1,800 SF	\$425/SF	2.41 mi	\$6,800,000	davidson_tn_cre
4	7259 CENTENNIAL BLVD	2023-03-13	\$1,750,000	3,284 SF	\$532/SF	0.12 mi	\$8,526,240	davidson_tn_cre
5	320 44TH AVE N	2022-11-02	\$680,000	1,440 SF	\$472/SF	3.19 mi	\$7,555,520	davidson_tn_cre
6	6420 CENTENNIAL BLVD	2022-10-10	\$3,000,000	20,820 SF	\$144/SF	1.11 mi	\$2,305,440	davidson_tn_cre
7	4311 ALABAMA AVE	2022-07-07	\$21,250,000	86,964 SF	\$244/SF	3.07 mi	\$3,909,600	davidson_tn_cre
8	5701 CENTENNIAL BLVD	2022-06-08	\$2,800,000	5,607 SF	\$499/SF	1.69 mi	\$7,990,080	davidson_tn_cre
9	4701 TENNESSEE AVE	2020-07-23	\$555,000	2,400 SF	\$231/SF	2.54 mi	\$3,700,000	davidson_tn_cre
10	108 DULUTH AVE	2019-10-29	\$1,495,000	6,500 SF	\$230/SF	1.86 mi	\$3,680,000	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	6705 CENTENNIAL BLVD	2019-05-28	\$1,980,000	9,540 SF	\$207/SF	0.92 mi	\$3,320,800	davidson_tn_cre
12	7119 COCKRILL BEND BLVD	2018-12-31	\$1,660,000	30,750 SF	\$53/SF	1.06 mi	\$863,680	davidson_tn_cre
13	512 27TH AVE N	2018-11-15	\$635,000	13,225 SF	\$48/SF	3.92 mi	\$768,320	davidson_tn_cre
14	0 CENTENNIAL CIR	2018-11-01	\$834,000	15,000 SF	\$55/SF	0.22 mi	\$889,600	davidson_tn_cre
15	6150 COCKRILL BEND CIR	2016-04-25	\$1,400,000	16,400 SF	\$85/SF	0.87 mi	\$1,365,920	davidson_tn_cre
16	4703 TENNESSEE AVE	2014-05-30	\$400,000	11,003 SF	\$36/SF	2.52 mi	\$581,600	davidson_tn_cre
17	7427 CHARLOTTE PIKE	2012-03-30	\$700,000	11,200 SF	\$62/SF	5.46 mi	\$1,000,000	davidson_tn_cre
18	6750 CENTENNIAL BLVD	2010-05-20	\$992,500	21,000 SF	\$47/SF	0.67 mi	\$756,160	davidson_tn_cre
19	6751 CENTENNIAL BLVD	2010-03-09	\$620,000	12,300 SF	\$50/SF	0.72 mi	\$806,560	davidson_tn_cre
20	6167 COCKRILL BEND CIR	2005-01-12	\$1,750,000	29,492 SF	\$59/SF	0.91 mi	\$949,440	davidson_tn_cre
21	6117 CHARLOTTE PIKE	2002-06-27	\$2,900,000	63,784 SF	\$45/SF	2.65 mi	\$727,520	davidson_tn_cre
22	3624 REDMON ST	2002-03-07	\$315,000	9,000 SF	\$35/SF	3.98 mi	\$560,000	davidson_tn_cre
23	3630 REDMON ST	2001-01-19	\$1,200,000	31,930 SF	\$37/SF	3.95 mi	\$601,280	davidson_tn_cre
24	6205 COCKRILL BEND CIR	1997-08-06	\$188,800	74,806 SF	\$2/SF	0.96 mi	\$40,320	davidson_tn_cre
25	6015 NEIGHBORLY AVE	1988-09-09	\$228,000	8,157 SF	\$27/SF	2.75 mi	\$447,200	davidson_tn_cre

0 non-market low outlier(s) excluded by the pool-relative floor.

METHODOLOGY & PURITY

Comparable sales are limited to VERIFIED, arm's-length, non-distressed, non-estimated recorded sales of the same property type within zip. Nominal / quitclaim / intra-family transfers, foreclosure & other distressed deeds, estimated prices, and multi-parcel deeds are excluded; 0 presumptive non-market low outlier(s) were excluded by the pool-relative floor. No qualitative (condition, location, or time) adjustments are applied - each comp's indicated value is a pure size-normalization (price per square foot) applied to the subject. The concluded value is the median of the qualified comp set's rate (an AVM, not a certified appraisal).

EXCLUSION LOG - WHAT WE REFUSED, AND WHY

0 excluded candidate(s) in scope.
No excluded candidates in this subject's comp scope.

PROVENANCE & CITATION PACK

Sources: davidson_tn_cre | 25 comps | retrieved 2026-08-01T20:11:40

Per-comp citations (source chain, retrieval date, confidence basis):

1. 0 CENTENNIAL CIR - \$2,000,000 (2025-09-23)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20250924 0076049 079040A00100CO													
2. 115 DULUTH AVE - \$6,475,000 (2024-05-09)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20240510 0034500 09105027900													
3. 5010 MICHIGAN AVE - \$765,000 (2023-08-18)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20230821 0064890 09107028000													
4. 7259 CENTENNIAL BLVD - \$1,750,000 (2023-03-13)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20230316 0019048 07900005300													
5. 320 44TH AVE N - \$680,000 (2022-11-02)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20221103 0118683 09116019100													
6. 6420 CENTENNIAL BLVD - \$3,000,000 (2022-10-10)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20221012 0112085 08000004400													
7. 4311 ALABAMA AVE - \$21,250,000 (2022-07-07)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20220711 0079358 09112017400													
8. 5701 CENTENNIAL BLVD - \$2,800,000 (2022-06-08)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20220617 0069362 09102024600													
9. 4701 TENNESSEE AVE - \$555,000 (2020-07-23)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20200729 0083081 09108015200													
10. 108 DULUTH AVE - \$1,495,000 (2019-10-29)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20191105 0113919 09105016100													
11. 6705 CENTENNIAL BLVD - \$1,980,000 (2019-05-28)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20190530 0051243 07900011500													
12. 7119 COCKRILL BEND BLVD - \$1,660,000 (2018-12-31)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20190108 0001842 07900001500													
13. 512 27TH AVE N - \$635,000 (2018-11-15)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20181120 0114159 09210026300													
14. 0 CENTENNIAL CIR - \$834,000 (2018-11-01)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20181105 0109515 079040A00200CO													
15. 6150 COCKRILL BEND CIR - \$1,400,000 (2016-04-25)	source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20160428 0041433 07900008700													

16. 4703 TENNESSEE AVE - \$400,000 (2014-05-30)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20140530_0046497 09107037200								

17. 7427 CHARLOTTE PIKE - \$700,000 (2012-03-30)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20120330 0027124 11400011300								

18. 6750 CENTENNIAL BLVD - \$992,500 (2010-05-20)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20100520 0039160 07900000500								

19. 6751 CENTENNIAL BLVD - \$620,000 (2010-03-09)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20100310 0018459 07900002700								

20. 6167 COCKRILL BEND CIR - \$1,750,000 (2005-01-12)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20050112 0004620 07900005600								

21. 6117 CHARLOTTE PIKE - \$2,900,000 (2002-06-27)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20020701_0078708 09113031500								

22. 3624 REDMON ST - \$315,000 (2002-03-07)

source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20020308 0029380 104010A00300CO												

23. 3630 REDMON ST - \$1,200,000 (2001-01-19)

source	davidson_tn_cre		retrieved	2026-08-01T20:11:40		method	county_bulk		confidence	0.85		raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-20010126 0008126 104010A00200CO												

24. 6205 COCKRILL BEND CIR - \$188,800 (1997-08-06)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-00010564 0000507 07900009100								

25. 6015 NEIGHBORLY AVE - \$228,000 (1988-09-09)

source	davidson_tn_cre	retrieved	2026-08-01T20:11:40	method	county_bulk	confidence	0.85	raw_ref
rawlake://davidson_tn_cre/batch-c0d2b1f152a5dbfd.json#DB-00007649 0000084 10301008000								