

1008 WHITES CREEK PIKE, NASHVILLE, TN, 37207

industrial | parcel 08202008600 | Davidson County, TN

SUBJECT

Building size: 20,320 SF
Units: -
Year built:
Last arm's-length sale: \$920,000 on 2004-07-30 (warranty)
Assessor appraised (2024-05-01): \$6,645,800
Land: 2.41 ac

VALUATION CONCLUSION

\$1,167,993
Indicated range \$673,201 - \$2,408,529 basis ppsf_median confidence 0.30 32 comps scope zip

COMPARABLE SALES (25)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	1103 BELL GRIMES LN	2024-01-30	\$1,900,000	8,436 SF	\$225/SF	5.52 mi	\$4,576,673	davidson_tn_cree
2	1055 WHITES CREEK PIKE	2022-12-06	\$9,000,000	42,376 SF	\$212/SF	0.31 mi	\$4,315,561	davidson_tn_cree
3	430 HAYNIE AVE	2022-01-05	\$3,400,000	15,200 SF	\$223/SF	2.03 mi	\$4,545,177	davidson_tn_cree
4	125 FERNCO DR	2021-12-17	\$5,600,000	62,500 SF	\$89/SF	2.14 mi	\$1,820,672	davidson_tn_cree
5	850 CHEROKEE AVE	2021-12-15	\$1,200,000	4,000 SF	\$300/SF	1.48 mi	\$6,096,000	davidson_tn_cree
6	2004 PITTPWAY DR	2021-09-21	\$920,000	8,905 SF	\$103/SF	1.69 mi	\$2,099,259	davidson_tn_cree
7	1014 WHITES CREEK PIKE	2020-10-29	\$1,200,000	5,625 SF	\$213/SF	0.06 mi	\$4,334,865	davidson_tn_cree
8	2730 WHITES CREEK PIKE	2020-03-13	\$5,670,500	50,290 SF	\$112/SF	2.68 mi	\$2,291,283	davidson_tn_cree
9	114 W TRINITY LN	2019-09-30	\$4,247,000	65,830 SF	\$64/SF	1.12 mi	\$1,310,843	davidson_tn_cree
10	1606 A HUNTERS LN	2019-07-26	\$145,000	5,604 SF	\$25/SF	6.82 mi	\$525,678	davidson_tn_cree

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	2620 LOCUST ST	2019-06-28	\$2,175,000	15,950 SF	\$136/SF	1.67 mi	\$2,770,835	davidson_tn_cre
12	1328 VASHTI ST	2019-04-30	\$1,100,000	8,098 SF	\$135/SF	0.46 mi	\$2,760,268	davidson_tn_cre
13	1107 BAPTIST WORLD CENTER DR	2017-06-01	\$335,000	1,620 SF	\$206/SF	0.38 mi	\$4,201,972	davidson_tn_cre
14	108 OLD TRINITY LN	2015-08-20	\$170,000	6,902 SF	\$24/SF	1.22 mi	\$500,481	davidson_tn_cre
15	2533 C DICKERSON PIKE	2014-06-30	\$66,000	960 SF	\$68/SF	1.79 mi	\$1,397,000	davidson_tn_cre
16	47 FERN AVE	2014-05-09	\$140,000	5,438 SF	\$25/SF	0.50 mi	\$523,036	davidson_tn_cre
17	1008 C WHITES CREEK PIKE	2014-02-18	\$450,000	10,696 SF	\$42/SF	0.01 mi	\$854,862	davidson_tn_cre
18	444 BRICK CHURCH PARK DR	2014-02-06	\$4,500,000	183,348 SF	\$24/SF	2.57 mi	\$498,652	davidson_tn_cre
19	3300 AMBROSE AVE	2013-12-24	\$1,800,000	62,045 SF	\$29/SF	2.05 mi	\$589,483	davidson_tn_cre
20	566 BRICK CHURCH PARK DR	2013-11-12	\$1,925,500	32,968 SF	\$58/SF	2.51 mi	\$1,186,891	davidson_tn_cre
21	3005 AMBROSE AVE	2013-06-25	\$380,000	9,332 SF	\$40/SF	1.81 mi	\$827,430	davidson_tn_cre
22	325 HOMESTEAD RD	2011-11-29	\$475,000	8,400 SF	\$56/SF	3.27 mi	\$1,149,096	davidson_tn_cre
23	321 HOMESTEAD RD	2011-11-29	\$477,500	6,256 SF	\$76/SF	3.26 mi	\$1,551,025	davidson_tn_cre
24	180 QUEEN AVE	2011-06-09	\$60,000	5,390 SF	\$11/SF	1.37 mi	\$226,161	davidson_tn_cre
25	417 BRICK CHURCH PARK DR	2010-12-13	\$4,201,871	80,622 SF	\$52/SF	2.48 mi	\$1,059,078	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. 1103 BELL GRIMES LN - \$1,900,000 (2024-01-30)	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-20240206 0008271 04112001603													
2. 1055 WHITES CREEK PIKE - \$9,000,000 (2022-12-06)	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-20221209 0128386 07114038500													
3. 430 HAYNIE AVE - \$3,400,000 (2022-01-05)	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-20220120 0007652 06013003700													
4. 125 FERNCO DR - \$5,600,000 (2021-12-17)	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-20220118 0006681 06000011500													
5. 850 CHEROKEE AVE - \$1,200,000 (2021-12-15)	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-20211216 0166466 07209002300													
6. 2004 PITTPWAY DR - \$920,000 (2021-09-21)	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-20210930 0131934 07205017100													
7. 1014 WHITES CREEK PIKE - \$1,200,000 (2020-10-29)	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-20201103 0128133 08202009400													
8. 2730 WHITES CREEK PIKE - \$5,670,500 (2020-03-13)	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-20200320 0031070 05900015400													
9. 114 W TRINITY LN - \$4,247,000 (2019-09-30)	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-20190930 0099571 07107008400													
10. 1606 A HUNTERS LN - \$145,000 (2019-07-26)	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-20190729 0074152 03200012100													
11. 2620 LOCUST ST - \$2,175,000 (2019-06-28)	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-20190628 0063108 07103000200													
12. 1328 VASHTI ST - \$1,100,000 (2019-04-30)	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-20190501 0040427 07114024800													
13. 1107 BAPTIST WORLD CENTER DR - \$335,000 (2017-06-01)	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-20170608 0057611 07114004400													
14. 108 OLD TRINITY LN - \$170,000 (2015-08-20)	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-20150825 0086113 07107006900													
15. 2533 C DICKERSON PIKE - \$66,000 (2014-06-30)	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-20140703 0059138 06015007100													

16. 47 FERN AVE - \$140,000 (2014-05-09)

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-20140513 0040887|07114002200

17. 1008 C WHITES CREEK PIKE - \$450,000 (2014-02-18)

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-20140219 0014156|08202004200

18. 444 BRICK CHURCH PARK DR - \$4,500,000 (2014-02-06)

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-20140210 0011350|06000008200

19. 3300 AMBROSE AVE - \$1,800,000 (2013-12-24)

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-20131227 0130486|07200008600

20. 566 BRICK CHURCH PARK DR - \$1,925,500 (2013-11-12)

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-20131114 0117622|06000009200

21. 3005 AMBROSE AVE - \$380,000 (2013-06-25)

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-20130627 0065975|07205003200

22. 325 HOMESTEAD RD - \$475,000 (2011-11-29)

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-20111201 0093402|06004000200

23. 321 HOMESTEAD RD - \$477,500 (2011-11-29)

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-20111201 0093411|06004010800

24. 180 QUEEN AVE - \$60,000 (2011-06-09)

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-20110610 0044469|07107002600

25. 417 BRICK CHURCH PARK DR - \$4,201,871 (2010-12-13)

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-20110113 0003560|06000008400