

1021 DR MARTIN L KING JR BLVD, NASHVILLE, TN, 37203

industrial | parcel 09305019500 | Davidson County, TN

SUBJECT

Building size: 19,280 SF

Units: -

Year built:

Last arm's-length sale: \$447,943 on 1992-11-24 (warranty)

Assessor appraised (\$27,991,650)

Land: 1.19 ac

VALUATION CONCLUSION**\$5,245,702**

Indicated range \$484,313 - \$7,766,755 | basis ppsf_median | confidence 0.30 | 14 comps | scope zip

COMPARABLE SALES (14)

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
1	208 17TH AVE N	2025-08-25	\$1,600,000	2,496 SF	\$641/SF	0.54 mi	\$12,359,058	davidson_tn_cre
2	605 MERRITT AVE	2022-04-27	\$3,350,000	8,000 SF	\$418/SF	1.88 mi	\$8,073,500	davidson_tn_cre
3	105 RAINS AVE	2022-02-16	\$3,400,000	11,565 SF	\$293/SF	2.07 mi	\$5,668,127	davidson_tn_cre
4	510 MERRITT AVE	2021-12-18	\$18,750,000	45,193 SF	\$414/SF	1.94 mi	\$7,999,079	davidson_tn_cre
5	924 VINE ST	2021-11-01	\$2,950,000	11,792 SF	\$250/SF	1.34 mi	\$4,823,277	davidson_tn_cre
6	510 REP JOHN LEWIS WAY S	2019-08-12	\$1,100,000	3,000 SF	\$366/SF	0.95 mi	\$7,069,397	davidson_tn_cre
7	526 HAGAN ST	2018-09-27	\$1,062,500	3,316 SF	\$320/SF	1.76 mi	\$6,177,697	davidson_tn_cre
8	535 LAFAYETTE ST	2018-05-31	\$1,500,000	2,240 SF	\$669/SF	1.00 mi	\$12,910,659	davidson_tn_cre
9	417 HOUSTON ST	2015-02-06	\$500,000	2,100 SF	\$238/SF	1.88 mi	\$4,590,568	davidson_tn_cre
10	809 16TH AVE N	2014-03-19	\$167,500	15,870 SF	\$10/SF	0.62 mi	\$203,404	davidson_tn_cre

#	Address	Sale date	Sale price	Size	Rate (SF)	Distance	Indicated (\$/SF)	Source
11	1125 8TH AVE S	1999-11-02	\$895,000	23,511 SF	\$38/SF	1.50 mi	\$733,989	davidson_tn_cre
12	710 6TH AVE S	1990-11-01	\$290,000	13,944 SF	\$20/SF	1.09 mi	\$401,024	davidson_tn_cre
13	928 REP JOHN LEWIS WAY S	1985-09-27	\$150,000	7,440 SF	\$20/SF	1.37 mi	\$388,684	davidson_tn_cre
14	2000 LINDELL AVE	1984-10-26	\$280,000	13,750 SF	\$20/SF	2.19 mi	\$392,540	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 | 14 comps | retrieved 2026-08-01T20:11:40

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

- 208 17TH AVE N - \$1,600,000 (2025-08-25)
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-20250827 0068714|09212023300
- 605 MERRITT AVE - \$3,350,000 (2022-04-27)
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-20220502 0050483|10507048000
- 105 RAINS AVE - \$3,400,000 (2022-02-16)
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-20220217 0018584|10507017300
- 510 MERRITT AVE - \$18,750,000 (2021-12-18)
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-20211230 0171722|10507012200
- 924 VINE ST - \$2,950,000 (2021-11-01)
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-20211115 0151442|10502025600
- 510 REP JOHN LEWIS WAY S - \$1,100,000 (2019-08-12)
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-20190812 0080416|09310034500
- 526 HAGAN ST - \$1,062,500 (2018-09-27)
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-20181001 0097401|10506025500

8. 535 LAFAYETTE ST - \$1,500,000 (2018-05-31)

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-20180601 0052214|09314044100

9. 417 HOUSTON ST - \$500,000 (2015-02-06)

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-20150209 0011690|10503021200

10. 809 16TH AVE N - \$167,500 (2014-03-19)

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-20140321 0023405|09204031000

11. 1125 8TH AVE S - \$895,000 (1999-11-02)

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-00011730 0000016|10506034700

12. 710 6TH AVE S - \$290,000 (1990-11-01)

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-00008229 0000310|09314044800

13. 928 REP JOHN LEWIS WAY S - \$150,000 (1985-09-27)

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-00006667 0000852|09315017400

14. 2000 LINDELL AVE - \$280,000 (1984-10-26)

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-00006413 0000801|10510036300