

FOR SALE

CHARLES
HAWKINS CO.

0.73-ACRE URBAN INFILL DEVELOPMENT SITE

GATEWAY TO DOWNTOWN NASHVILLE

1501
CHURCH STREET



MIDTOWN MIXED-USE CORRIDOR | NASHVILLE, TN

OFFERNIG MEMORANDUM

TABLE OF CONTENTS

CHARLES
HAWKINS CO.

1501
CHURCH STREET

01

EXECUTIVE SUMMARY

02

AERIAL IMAGES

03

MARKET COMPARABLES

04

SURROUNDING DEVELOPMENTS

05

AERIALS & MAPS

06

NASHVILLE MARKET



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EXECUTIVE SUMMARY

Prime Development Opportunity at 1501 Church St, Nashville, TN

Overview

Nestled in the epicenter of Nashville's thriving Midtown district, 1501 Church Street offers a premier 0.73-acre corner development site ready for visionary redevelopment. This high-visibility parcel, boasting 122 feet of frontage on Church Street, is currently home to Williams Medical Supply and zoned for intensive mixed-use projects, including residential, hospitality, retail, or office spaces. As Nashville's real estate market surges forward, Midtown stands out as a hotspot for innovation and economic vitality, making this site a strategic investment in one of America's most dynamic cities.

Strategic Location and Connectivity Perched on a key artery linking Nashville's Central Business District (CBD) to the affluent West End, this property enjoys strategic access and exposure. Mere 1.5 miles from Downtown's bustling attractions—such as Broadway's entertainment strip, the Ryman Auditorium, and the Country Music Hall of Fame—it provides seamless entry to the city's cultural core. Only 0.6 miles from Vanderbilt University and its world-class medical center, the site taps into a vibrant ecosystem of academia, healthcare, and innovation. Its proximity to Music Row (0.5 miles) and Centennial Park (1 mile) adds layers of appeal, with walkable access to neighborhoods like The Gulch and Hillsboro Village, complemented by robust traffic flow, public transit, and interstate connections.

Booming Surrounding Developments and Market Momentum Midtown Nashville is in the midst of explosive growth, with massive investments transforming the skyline and economy. Directly across the street at 1401 Church Street, Vancouver-based Bosa Properties is spearheading The Motley, a landmark three-tower mixed-use development that exemplifies the area's upward surge. In November 2025, Bosa secured a substantial \$208.4 million construction loan from Otéra Capital Investments, accelerating progress on this ambitious project featuring up to 1,150 residential units, 70,000 square feet of retail, and towers reaching 47, 35, 26, and 7 stories. Phase one, a 26-story residential tower with over 15,000 square feet of restaurant and retail space, is already under construction by Axiom Builders, signaling strong lender confidence and injecting vitality into the immediate corridor. This flagship development not only elevates property values but also creates a synergistic environment for adjacent sites like 1501 Church Street, fostering a walkable, high-energy district.

Complementing The Motley are other high-profile projects:

- Voce Tower:** A 25-story hotel and condominium at West End Avenue and 18th Avenue South, with 114 luxury suites and 192 condos, backed by a \$130 million loan and set for groundbreaking in late 2025.
- 1740 Division Street:** A 20-story tower offering 396 upscale residential units and parking, slated for completion in Q4 2026.
- LOCAL Midtown:** A 15-story, 448,000-square-foot community with 307 apartments focused on contemporary urban amenities.
- Ray Nashville:** A 32-story icon integrating residential and retail spaces.
- MidCity Nashville:** An 8-acre organic mixed-use hub with retail and hospitality, designed by FX Collaborative and Gensler. Further momentum comes from Tempo by Hilton Nashville Midtown (161 rooms, opening January 2026) and the 550-acre East Bank mixed-use along the Cumberland River, underscoring Midtown's role as a premier live-work-play enclave.

Amenities and Lifestyle Appeal Enveloped by an array of premium amenities, 1501 Church Street promises an enriched urban experience. Steps away are Vanderbilt University Medical Center, acclaimed eateries in Hillsboro Village, lively bars, unique shops, and institutions like the Frist Art Museum and Parthenon. Additional draws include the Nashville Farmers' Market, Puttshack, and Printers Alley, delivering a mix of dining, entertainment, and recreation that attracts a diverse demographic.

Investment Potential In a market celebrated for rapid population influx and economic prowess—bolstered by over 14 million annual tourists and infrastructure upgrades—1501 Church Street emerges as a high-potential asset. The adjacent Motley project's recent financing and construction activity highlight the corridor's attractiveness to major developers, paving the way for lucrative, market-aligned developments that promise exceptional ROI. This isn't merely a site; it's a pivotal entry into Nashville's flourishing future.

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PROPERTY DETAILS

ADDRESS

1501 Church St, Nashville, TN

SIZE

± 0.73 Acre Site | ± 14,412 SF Existing Building

ZONING

Mui: Mixed-Use Intensive/Multi-Ovly

PARCEL ID

092-12-0-360.00

SUBMARKET

Midtown

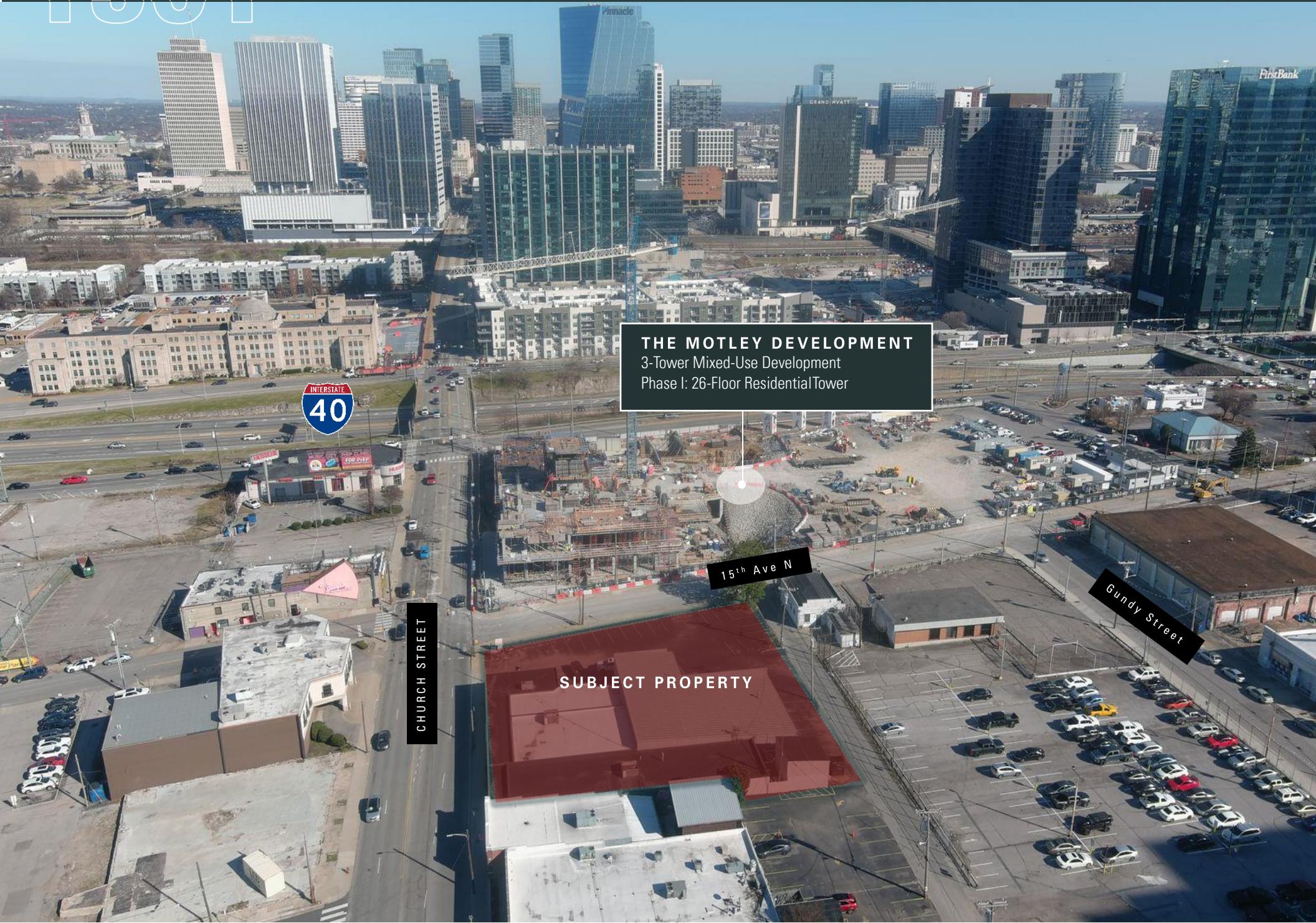
PRICING

Unpriced

1501

CHURCH STREET

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1501

CHURCH STREET

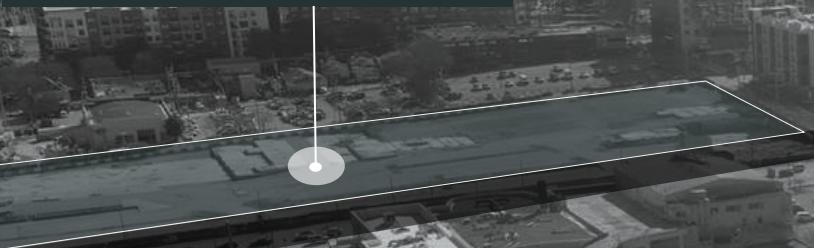
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MIDCITY DEVELOPMENT

8-Acre, 2.5 Million SF Mixed-Use Development

BROADWEST DEVELOPMENT

1.2 Million SF Urban Mixed-Use Community



BROADWAY

15th AVE N

FOR SALE | REED DISTRICT

5.3 Acre Development Opportunity

100,000 SF Adaptive Re-Use Coca-Cola Building

**SUBJECT
PROPERTY**

CHURCH STREET

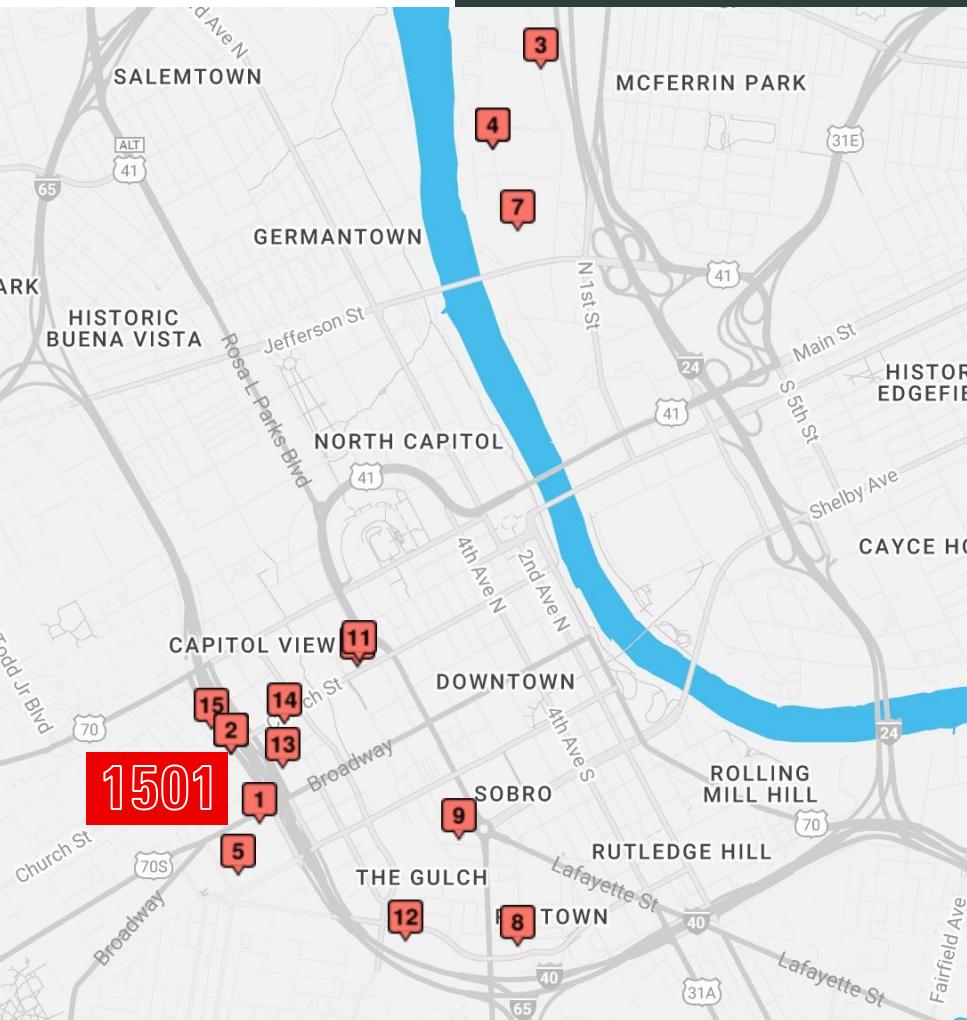
**THE MOTLEY
DEVELOPMENT**

3-Tower Mixed-Use Development

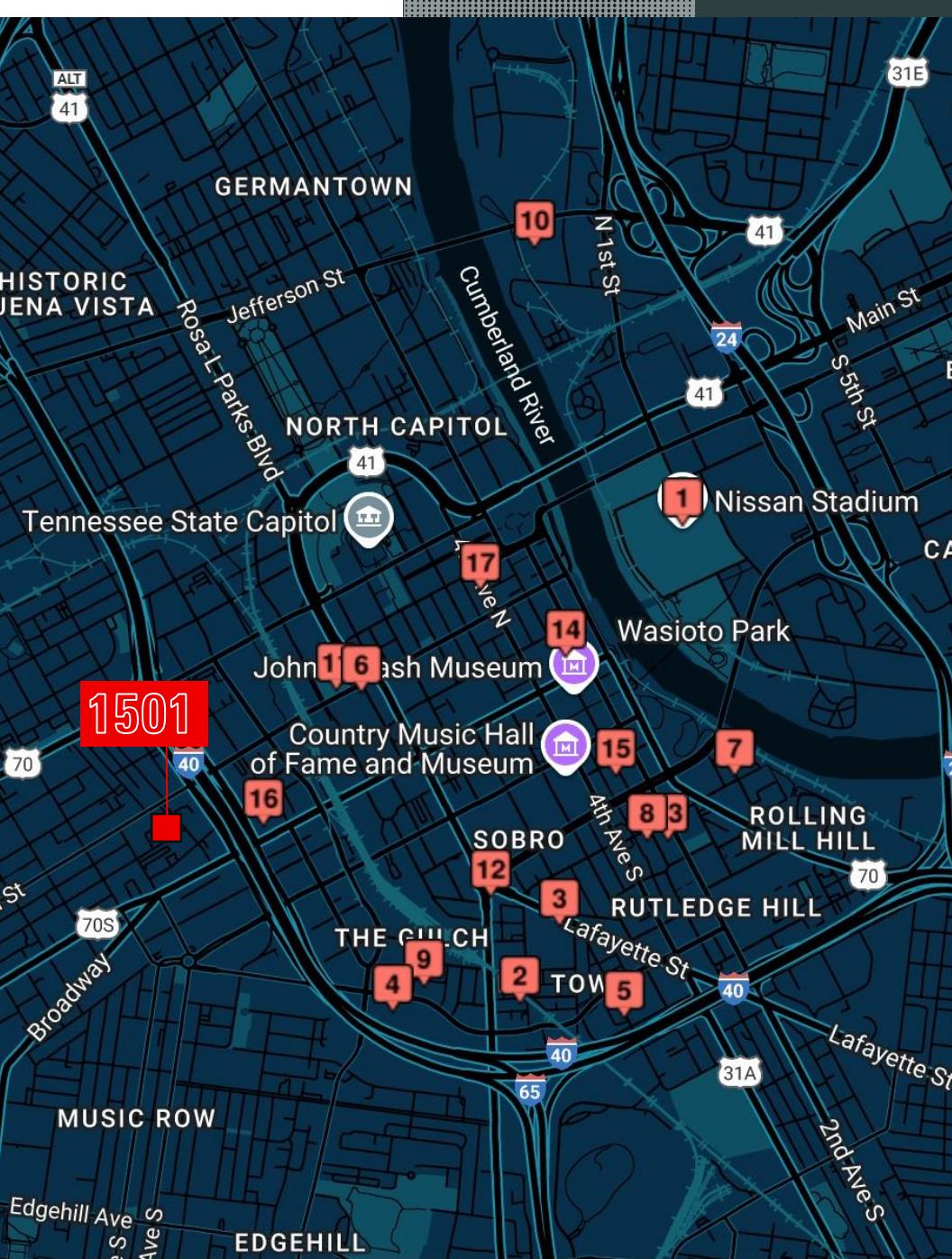
Phase I: 26-Floor Residential

Tower

RECENT COMPARABLE SALES



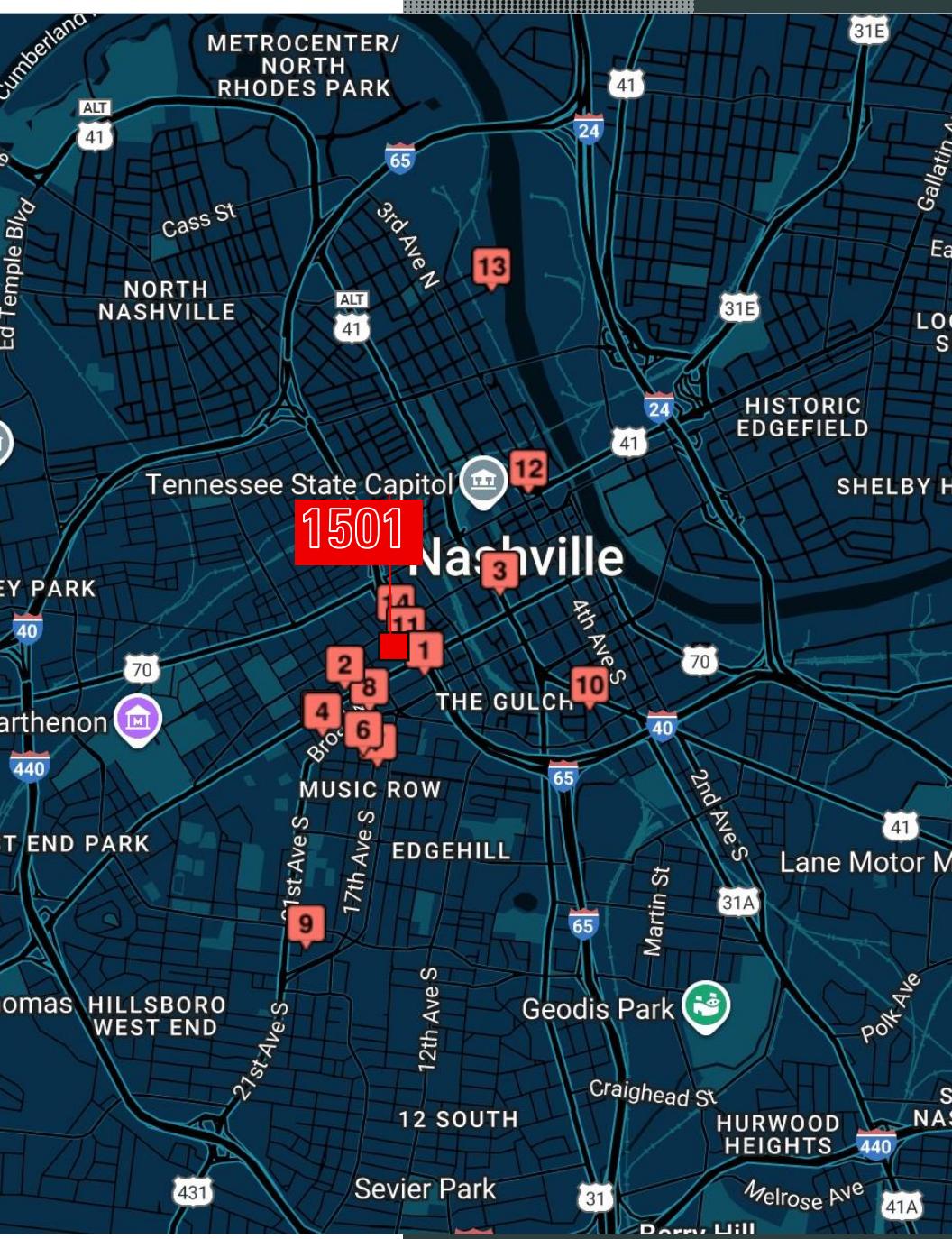
| Address | Sale Price | Price per Acre | Acreage |
|---------------------------------|---------------|---------------------|------------|
| 1501-1531 Broadway | \$110,000,000 | \$13,664,596 | 8.05 Acres |
| 1401 Church Street | \$66,000,000 | \$17,142,857 | 3.85 Acres |
| Cowan Street | \$60,000,000 | \$16,085,791 | 3.73 Acres |
| Waterside Drive | \$60,000,000 | \$16,216,216 | 3.7 Acres |
| 112 & 118 16th Ave S | \$56,000,000 | \$16,422,287 | 3.41 Acres |
| 1401 Church Street | \$60,834,000 | \$18,951,402 | 3.21 Acres |
| 500 Cowan Street | \$42,000,000 | \$15,384,615 | 2.73 Acres |
| 700-710 Division Street | \$38,000,000 | \$19,895,288 | 1.91 Acres |
| 810 Lea Ave | \$45,000,000 | \$26,470,588 | 1.7 Acres |
| 0 Waterside Drive | \$23,000,000 | \$14,110,429 | 1.63 Acres |
| 1000 Church Street | \$26,000,000 | \$17,808,219 | 1.46 Acres |
| 915 Division Street | \$22,000,000 | \$15,277,778 | 1.44 Acres |
| 114 George L Davis Blvd | \$29,250,000 | \$25,434,783 | 1.15 Acres |
| 1117 Church Street | \$28,000,000 | \$24,778,761 | 1.13 Acres |
| 219-225 14th Ave N | \$30,360,000 | \$28,914,286 | 1.05 Acres |
| 1010 Church Street | \$26,000,000 | \$36,619,718 | 0.71 Acres |



DOWNTOWN DEVELOPMENT ACTIVITY

Downtown is seeing explosive growth with mixed-use towers, hotels, and infrastructure like the new Nissan Stadium. Many are within 1-2 miles of 1501 Church Street, boosting connectivity via walkable paths and transit.

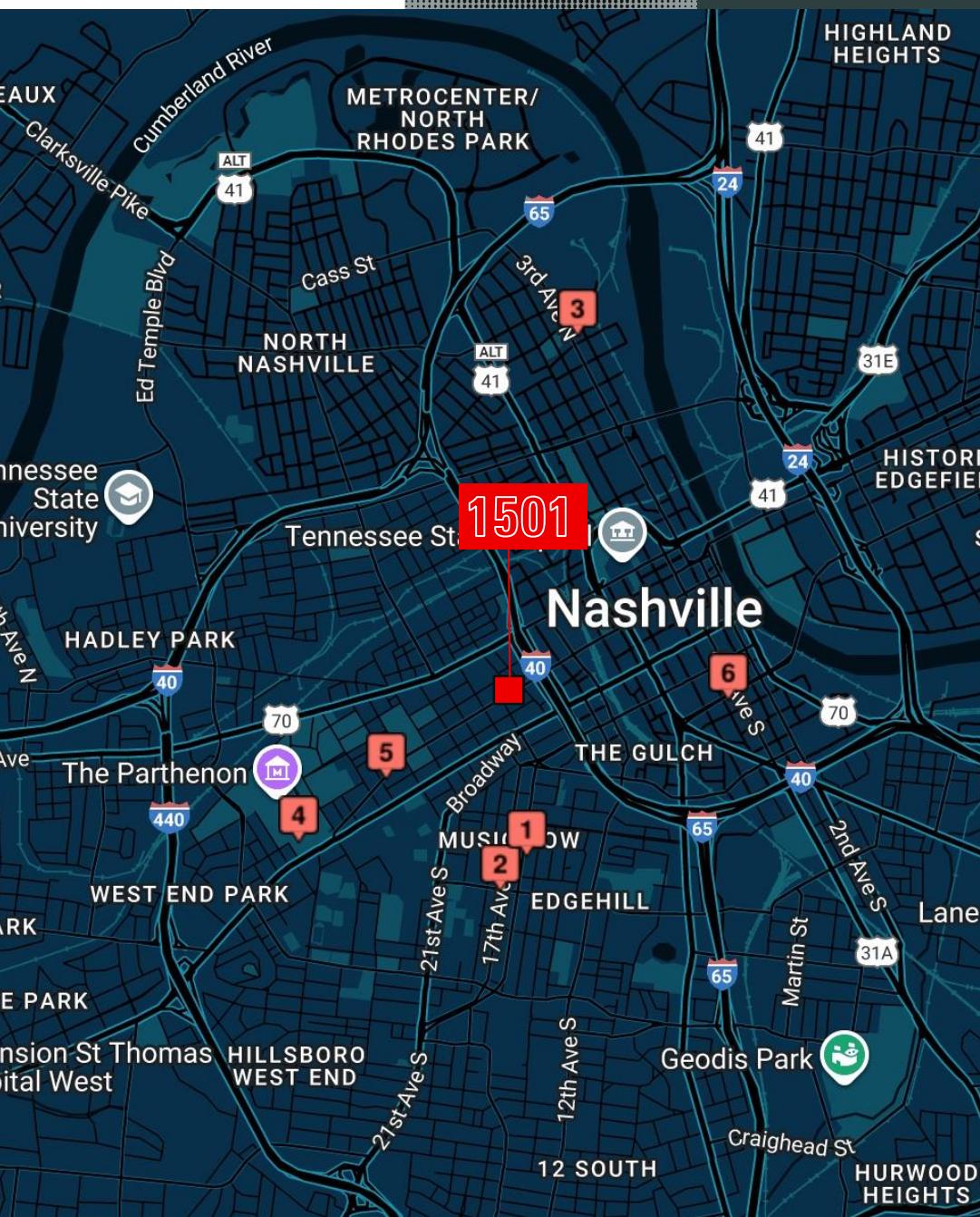
1. **Nissan Stadium:** 60,000-seat domed NFL stadium. Location: East Bank, Downtown. Status: Under construction. Estimated completion: 2027.
2. **Pendry Hotel & Residences:** 30-story tower with 180 hotel rooms and 146 residences. Location: 701 7th Ave S. Status: Under construction. Estimated completion: 2027.
3. **Ray Nashville:** 32-story residential tower with 376 units. Location: 601 Lafayette St. Status: Under construction.
4. **Society Nashville:** 17-story residential with 502 units and 8,400 sq ft retail. Location: 915 Division St. Status: Under construction. Estimated completion: 2025.
5. **Modera SoBro:** 7-story residential with 404 units. Location: 825 6th Ave S. Status: Under construction. Estimated completion: 2025.
6. **Nashville Yards (Multiple Phases):** 19-acre mixed-use with 3M+ sq ft office, 2,000+ residential units, 365,000 sq ft retail/entertainment (including The Pinnacle music venue), and 1,000+ hotel rooms. Location: Church St area (e.g., 955 Church St, near 1501 Church). Status: Under construction/multiple phases. Estimated completions: 2025-2027.
7. **Peabody Union:** 4.6-acre waterfront mixed-use with office, 350+ apartments, retail/dining, and pedestrian pathways. Location: 30 Peabody St. Status: Under construction. Estimated completion: Spring 2025.
8. **The Printing House (Tapestry Collection by Hilton):** 11-story, 187-room hotel with cafe, fitness center, and rooftop bar. Location: 3rd Ave & Peabody St. Status: Under construction. Estimated completion: September 2025.
9. **Canopy by Hilton Nashville Downtown The Gulch:** 181-room hotel with dining (e.g., Five Points Pizza, COA rooftop bar). Location: 920 Division St. Status: Under construction. Estimated completion: June 2025.
10. **East Bank Development:** 30-acre mixed-use with housing, retail, parks, and cultural spaces; includes new Titans stadium. Location: Along Cumberland River. Status: Planned/ongoing. Estimated completion: Phased through 2027+.
11. **Paramount:** 60-story residential tower with 100,000 sq ft YMCA. Location: 1010 Church St (near 1501 Church). Status: Planned.
12. **Circle South:** 30-story luxury office/residential tower. Location: 410 8th Ave S. Status: Planned.
13. **2nd and Peabody:** Three-tower project with 18-story hotel and 36/32-story residential; includes public park and amenities. Location: Downtown core. Status: Planned.
14. **Dolly Parton's Songteller Hotel:** 245-room hotel. Location: 211 Commerce St. Status: Under construction. Estimated completion: June 2026.
15. **Motto by Hilton Nashville Downtown:** 260-room hotel. Location: 311 3rd Ave. Status: Under construction. Estimated completion: December 2025.
16. **InterContinental Nashville Downtown:** 400-room hotel. Location: 319 Peabody St. Status: Planned. Estimated completion: March 2028.
17. **The Arcade Renovation:** Historic building with 30+ food/retail concepts (e.g., Roze Pony, Urban Cowboy). Location: Downtown core. Status: Recently completed (2025 debut).



MIDTOWN DEVELOPMENT ACTIVITY

Midtown, including areas near Vanderbilt and the Gulch, is focused on residential and hotel high-rises, with strong ties to Music Row. 1501 Church Street benefits from proximity to these, enhancing walkability to amenities.

1. **Albion Music Row:** Two-phase, 29-story (Phase 1) and additional tower with 800+ luxury apartments. Location: Music Row/Midtown (near Division St). Status: Under construction (topped out). Estimated completion: Fall 2026.
2. **Voce Hotel & Residences:** 30-story hotel/condo tower with 114 rooms. Location: 1717 Hayes St. Status: Under construction (began Dec 2025). Estimated completion: November 2027.
3. **Tempo by Hilton Nashville Midtown:** 161-room hotel. Location: 110 20th Ave N. Status: Under construction. Estimated completion: January 2026.
4. **Turnip Truck Grocery:** Specialty store with deli, juice bar, etc. Location: 1920 Broadway. Status: Recently completed. Opened: January 2025.
5. **The Broadview at Vanderbilt:** Residential apartments for Vanderbilt affiliates. Location: Near Vanderbilt (Midtown/West End edge). Status: Leasing for fall 2025.
6. **Hall Emery Apartment Tower:** 22-story residential. Location: Music Row roundabout. Status: Planned.
7. **Motif on Music Row:** Residential/hotel. Location: 50 Music Square West. Status: Under construction (bookings since 2023).
8. **Music Row Tower (LG Group):** 20-story residential above bank with 396 units. Location: Midtown/Music Row. Status: Under construction.
9. **The Chloe Nashville:** 19-room boutique hotel. Location: 1908 Acklen Ave. Status: Under construction. Estimated completion: January 2026.
10. **PieTown Hotel:** 200-room hotel. Location: 616 Ewing Ave. Status: Planned. Estimated completion: March 2027.
11. **Reed District Hotel:** 250-room hotel. Location: Between 15th & 16th Ave N. Status: Planned. Estimated completion: December 2027.
12. **Historic Morris Building Boutique Hotel:** 128-room hotel. Location: 330 Charlotte Ave. Status: Planned. Estimated completion: December 2027.
13. **Neuhoff District:** Mixed-use with offices, restaurants, and green spaces. Location: Germantown/Music Row edge. Status: Recently completed.
14. **The Motley (Bosa/IPB Properties):** Multi-tower mixed-use with 1,150+ luxury residential units, 60,000-70,000 sq ft retail/restaurant space, public plaza, and amenities. Location: 1401 Church St (directly across from 1501 Church). Status: Under construction (Phase 1: 26-story tower broke ground 2024; full project includes taller phases). Estimated phased completions: 2027+



MUSIC ROW/WEST END DEVELOPMENT ACTIVITY

Music Row emphasizes preservation alongside new residential and creative spaces, per the 2019 Vision Plan, which includes zoning for mid-rise developments, TDR for historic sites, and public plazas.

1. **The Crescendo:** Modern residential. Location: Off Music Row. Status: Under construction.
2. **Music Row Vision Plan Initiatives:** Includes high-rise mixed-use in North (up to 25 stories), mid-rise offices in Core (up to 12 stories), low-scale creative spaces in Village (up to 5 stories), and preservation south of Grand Ave. Also, public spaces like Flora Wilson Plaza and southern gateway at Wedgewood/17th Ave S. Status: Ongoing/planned zoning changes.
3. **Germantown Hotel:** 260-room hotel. Location: 1500 3rd Ave N. Status: Planned.

West End focuses on park enhancements and hotels near Vanderbilt, about 1-2 miles west of 1501 Church Street.

4. **Centennial Park Revitalization:** Great Lawn, walking paths, lighting, and landscape upgrades. Location: West End. Status: Ongoing.
5. **Holiday Inn Express Nashville West End:** 184-room hotel. Location: 2221 Elliston Place. Status: Under construction. Estimated completion: April 2025.
6. **AC Hotel Nashville West End:** 164-room hotel. Location: NWQ of Hayes St. Status: Planned. Estimated completion: January 2028.

MAIN THOROUGHFARE

1501 CHURCH STREET
PROVIDES DIRECT ACCESS
TO I-40, WEST END,
DOWNTOWN NASHVILLE
AND **BROADWAY**
NIGHTLIFE.

ACCESS TO DOWNTOWN

4 Minutes

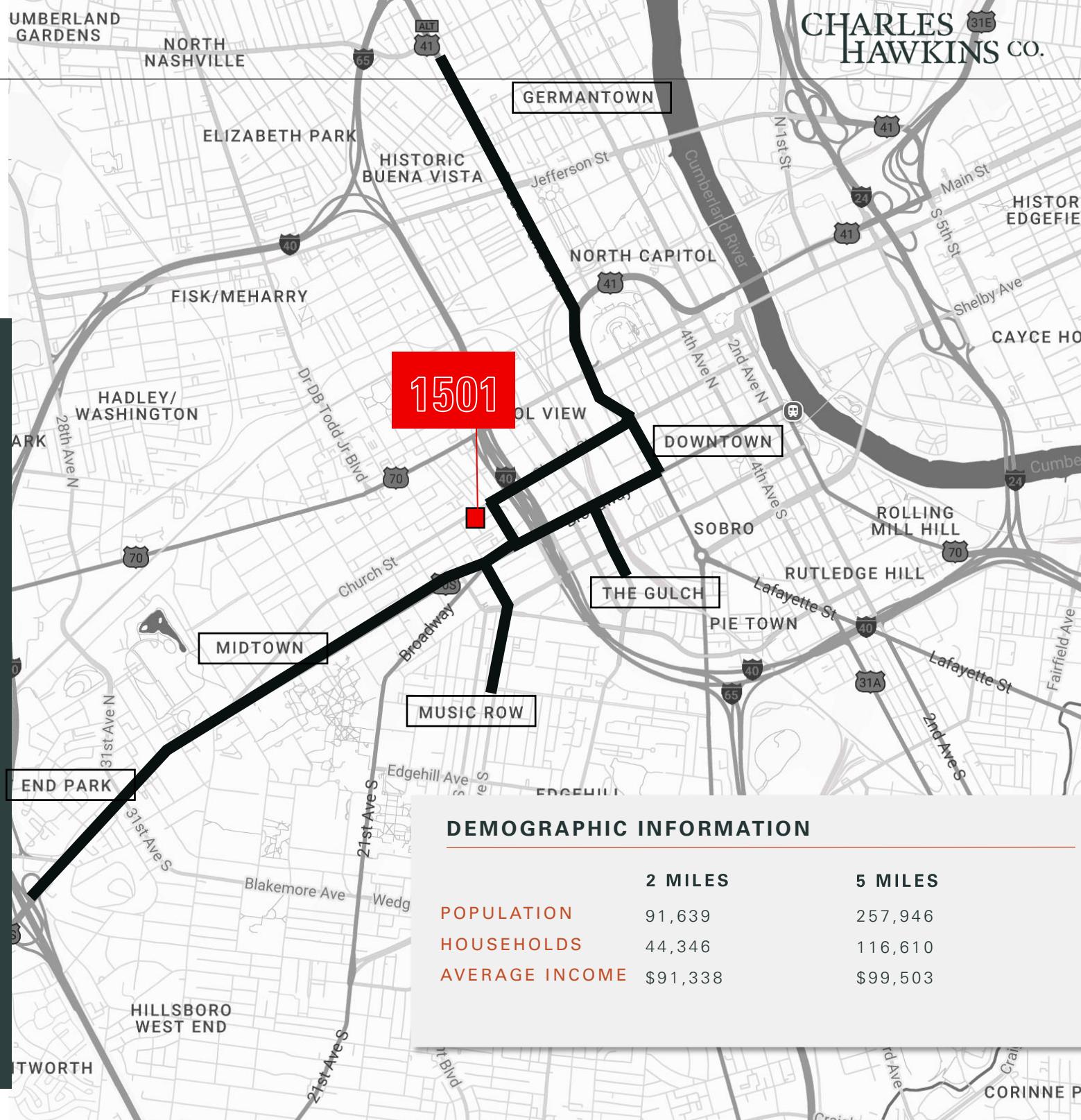
ACCESS TO THE GULCH

2 Minutes

ACCESS TO MUSIC ROW/MIDTOWN/WEST END

3-5 Minutes

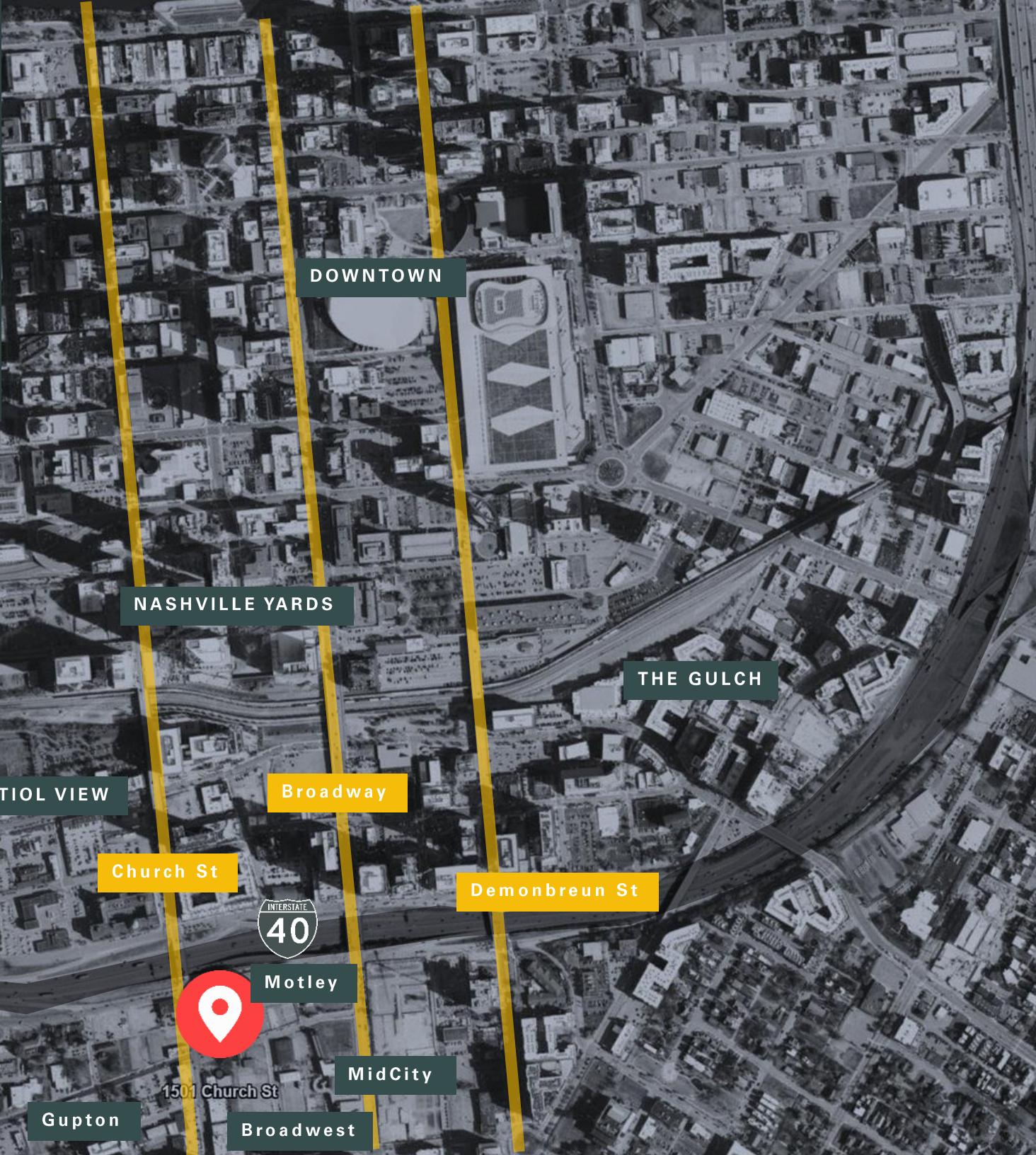
ACCESS I-40 *Immediate*



CHARLES HAWKINS CO.

MIXED-USE DEVELOPMENT BOOM

Transforming the livability and economic growth of the area by establishing **dynamic urban neighborhoods** at the entrance to Nashville's Central Business District.



NASHVILLE MARKET

TOP INVESTMENT MARKETS

Globally celebrated as "Music City USA," Nashville beautifully blends a rich cultural heritage with impressive economic growth. The city's vibrant music scene, rapidly growing industries, and welcoming southern hospitality have positioned it as one of the most exciting cities for investment in the United States.

PERSISTENT GROWTH

Nashville is experiencing a sustained, rapid boom, with the metropolitan statistical area (MSA) population surpassing 2.1 million as of late 2025, having grown by over 6.4% since 2020. The city is adding roughly 86 people per day to its population.

Downtown population surged in 2025. According to the Nashville Business Journal, 1,400 residential units were delivered, bringing the downtown population to over 22,000, with a 93% occupancy rate. Millennials account for the majority of residents, at 30%, followed by baby boomers, 29%, and Gen X, 26%.

Looking ahead, there are 2,975 units under construction and 10,193 units planned.

Nashville has transformed into a premier business hub, ranking No. 1 for corporate headquarters growth relative to its population.

Major Relocations/Expansions: Since 2018, at least 35 companies have relocated their corporate headquarters to the region. Major employers expanding or moving to the area include **Oracle** (building a 8,500-job tech hub/world HQ), **Amazon** (operations hub), **Nissan North America**, **Bridgestone Americas**, and **Tractor Supply**.

DEVELOPMENT SURGE

About 70% of the city's skyline has appeared since 2014. With \$8.6 billion in public-private investments over the last 10 years and another \$16 billion under construction or in-progress development projects, downtown Nashville is truly the epicenter of a city.

DOWNTOWN RETAIL ACHIEVES RECORD-BREAKING NUMBERS

Downtown Retail Achieves Unprecedented Growth with 140 New Businesses. As 2025 came to a close, downtown boasted 125 shopping venues, 393 dining establishments, and 191 nightlife spots, with an impressive 70% of all retail businesses being locally owned.

MARKET RANKINGS

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#6 CITY TO
WATCH

Urban Land Institute, 2025

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 2025

#6 TOP US
DESTINATIONS

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024



RECORD SETTING TOURISM

According to Visitmusiccity.com, 2025 visitor spending was estimated at **\$669** per visitor at \$313 per day.

Nashville tourism reached record highs in 2024 with approximately **16.9 million visitors** and over **\$11.2 billion** in visitor spending, a 4.17% increase year-over-year, driving significant tax revenue.

As reported by the Nashville Business Journal, Davidson County sold **10.244 million hotel rooms** in 2025, surpassing the previous record of 10.018 million rooms set in 2023 and the 9.9 million rooms sold in 2024.

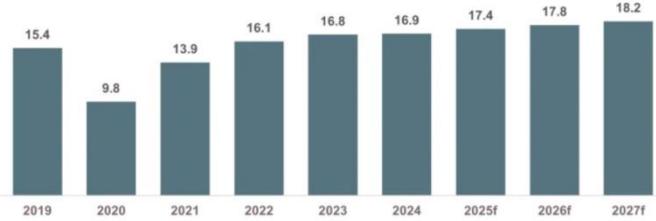
Heading into 2026, Greater Nashville ranks fifth for hotel construction with 2,765 rooms under construction.

From CMA Fest to Savannah Bananas games and the upcoming 2026 FIFA Club World Cup matches, Nashville continues to draw massive crowds.

Nashville Int'l Airport (BNA) is one of the fastest-growing airports in North America. It served a record **24.5 million** passengers in 2024. Up **7.5% YOY**.

ANNUAL VISITORS (MILLIONS)

Source: Tourism Economics



*The NCVC now uses a model developed by Tourism Economics to estimate visitation numbers; therefore, comparing current visitation numbers to NCVC visitation figures from past years under the old model would not be an accurate comparison.

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STATE-OF-THE-ART NEW STADIUM

Nashville's newly constructed Nissan Stadium is poised to become a significant attraction for tourists, offering year-round events and engaging tours of the state-of-the-art facility—complete with locker room access, field tours, and stunning rooftop views. Additionally, it will serve as a gateway to downtown attractions, such as Broadway. With its innovative covered design, community spaces, and plans for high-profile events like the Super Bowl, the stadium's allure extends far beyond just Titans games.

NOTABLE EVENTS IN NASHVILLE 2026

- Geodis Park hosting the U.S. Women's National Team for the She Believes Cup
- Opening of Dolly Parton's SongTeller Hotel and Life of Many Colors Museum
- America 250 and CVENT Connect bringing more than 3,000 meeting planners to the city
- CMA Fest

1501

CHURCH STREET

URBAN INFILL
DEVELOPMENT SITE
MIDTOWN CORRIDOR

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