

Buena Vista Pike

DEVELOPMENT OPPORTUNITY



NEWMARK

RESIDENTIAL LOTS
NASHVILLE, TN | 8.94 ACRES | ENTITLED FOR 42 HOMES

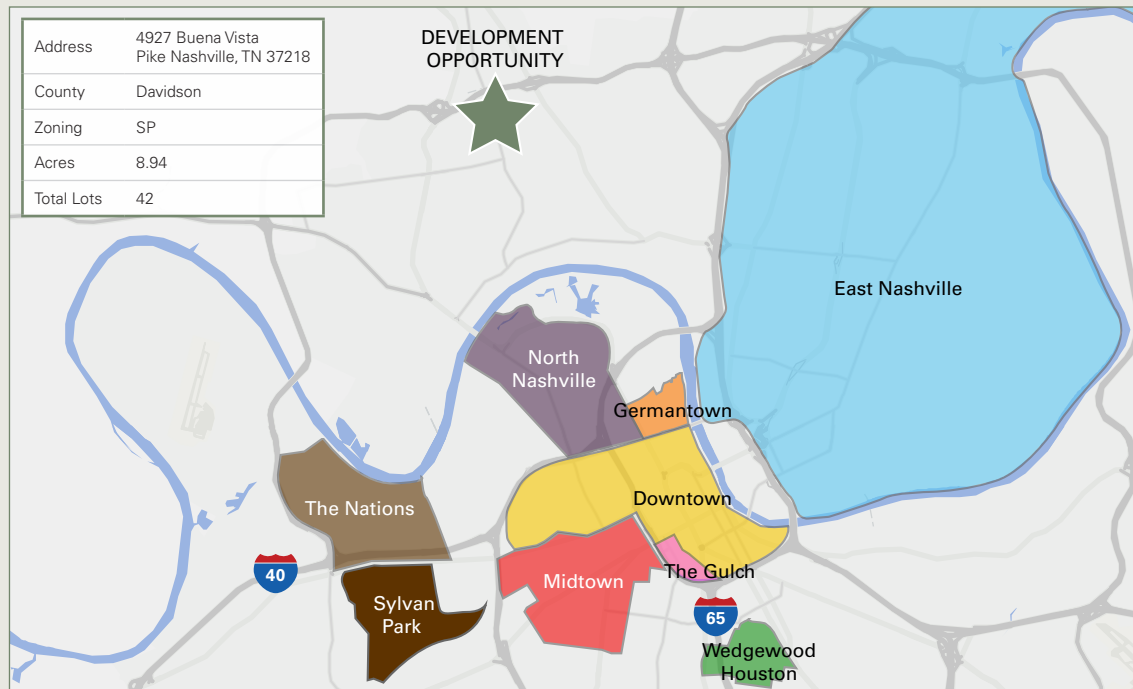
THE OFFERING

4927 Buena Vista Pike is an opportunity to acquire a “shovel-ready” site in Nashville, TN, where homes values have shot up by 35% within the last five years. Nashville has added nearly 78,000 jobs since 2022, placing it as a top tier city for job seekers.

The site, just North of Downtown Nashville, allows for fast access to primary entertainment and job centers such as Nashville Yards, Oracle’s incoming River North, HCA, and Vanderbilt Medical.

Nashville’s appeal continues to draw new residents from across the country, with recent data stating 86 people moving inbound every day.

Buena Vista Pike allows for the next owner to execute on the existing Specific Plan, and capitalize on Nashville’s stout residential demand.



CONTACTS

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APPROVED SITE PLAN

The current SP allows for 8 single family residences & 32 townhomes



SF	COUNT	BD	BA
1844	27	3	2.5
1940	7	3	3.5
2027	2	4	3.5
2104	2	4	3.5
2241	4	4	3
2,031	42	3	3

SURROUNDING AREA HOUSING

37218 HOME VALUES AND STATISTICS

\$533,004

May 2025 Median Sale Price
(1.5% YoY Increase)

\$645,000

New Home Prices
(2.7 Miles Away)

43%

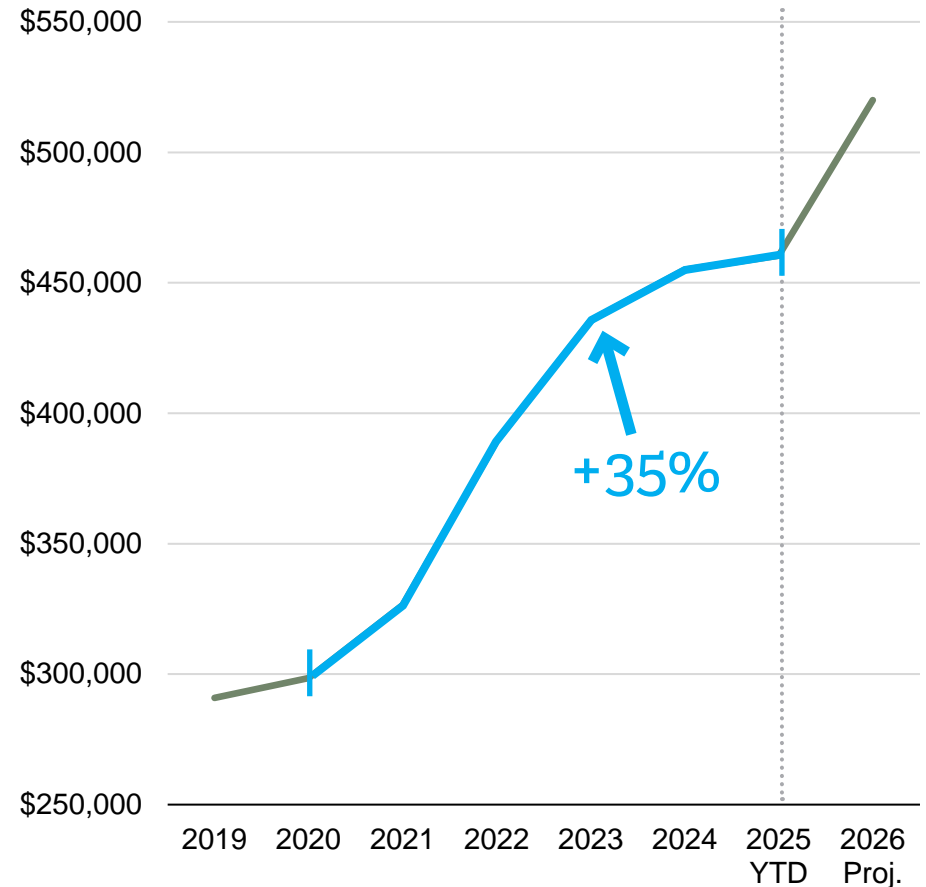
Homes Sold Above
Listing Price in 2024

1.5 Months

Average Time
on Market



NASHVILLE MEDIAN HOME VALUES



NEARBY IN-FILL NEIGHBORHOOD GENTRIFICATION PROVES PATH OF GROWTH

EAST NASHVILLE

\$121,747

Avg. HH Income

\$630,347

Avg. Home Value

66%

% Change in Home Value

GERMANTOWN

\$144,799

Avg. HH Income

\$637,000

Avg. Home Value

36%

% Change in Home Value

THE GULCH, WEHO, DOWNTOWN, MIDTOWN, MUSIC ROW

\$104,628

Avg. HH Income

\$669,131

Avg. Home Value

42%

% Change in Home Value

WEST NASHVILLE

\$109,235

Avg. HH Income

\$573,724

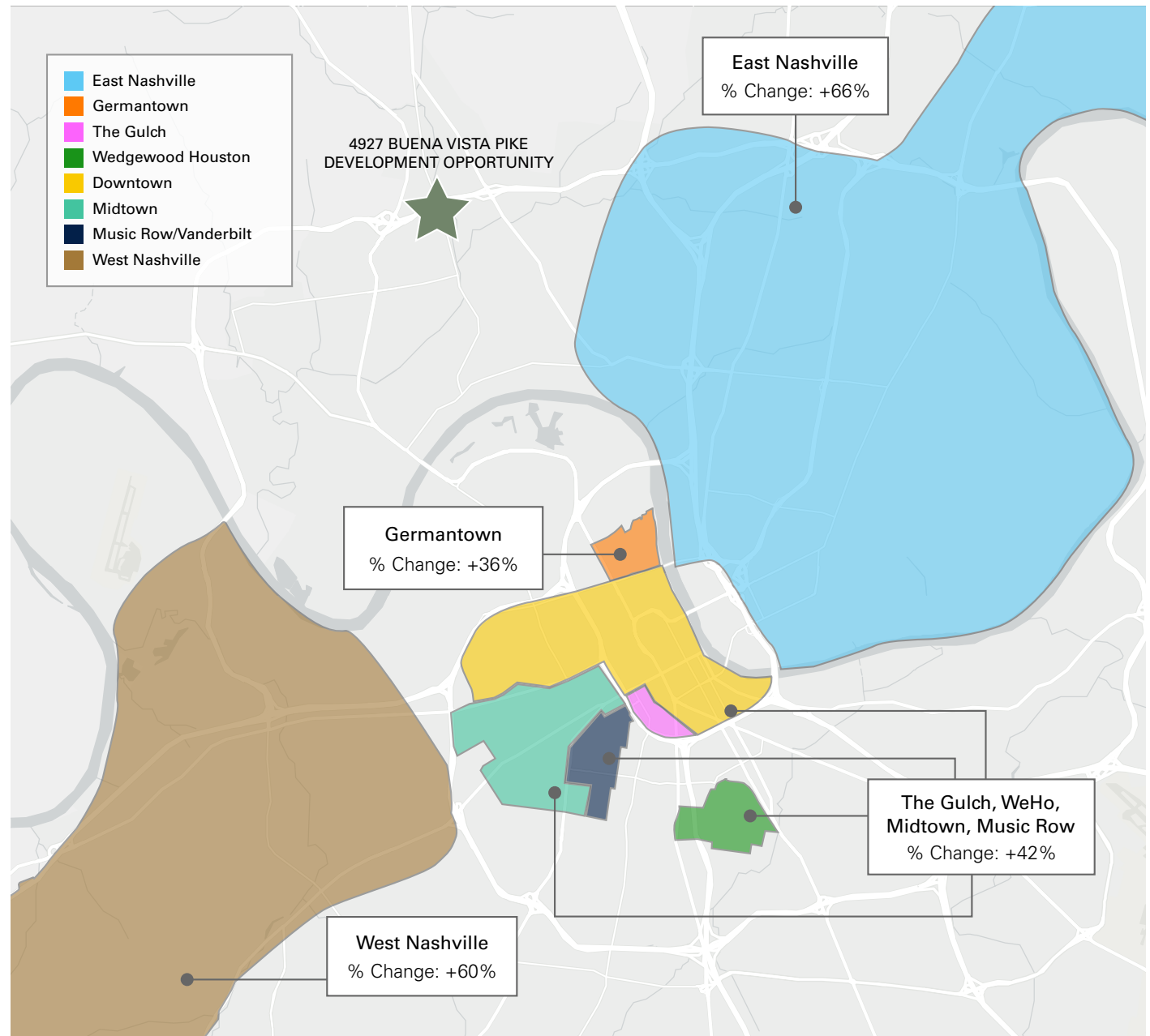
Avg. Home Value

60%

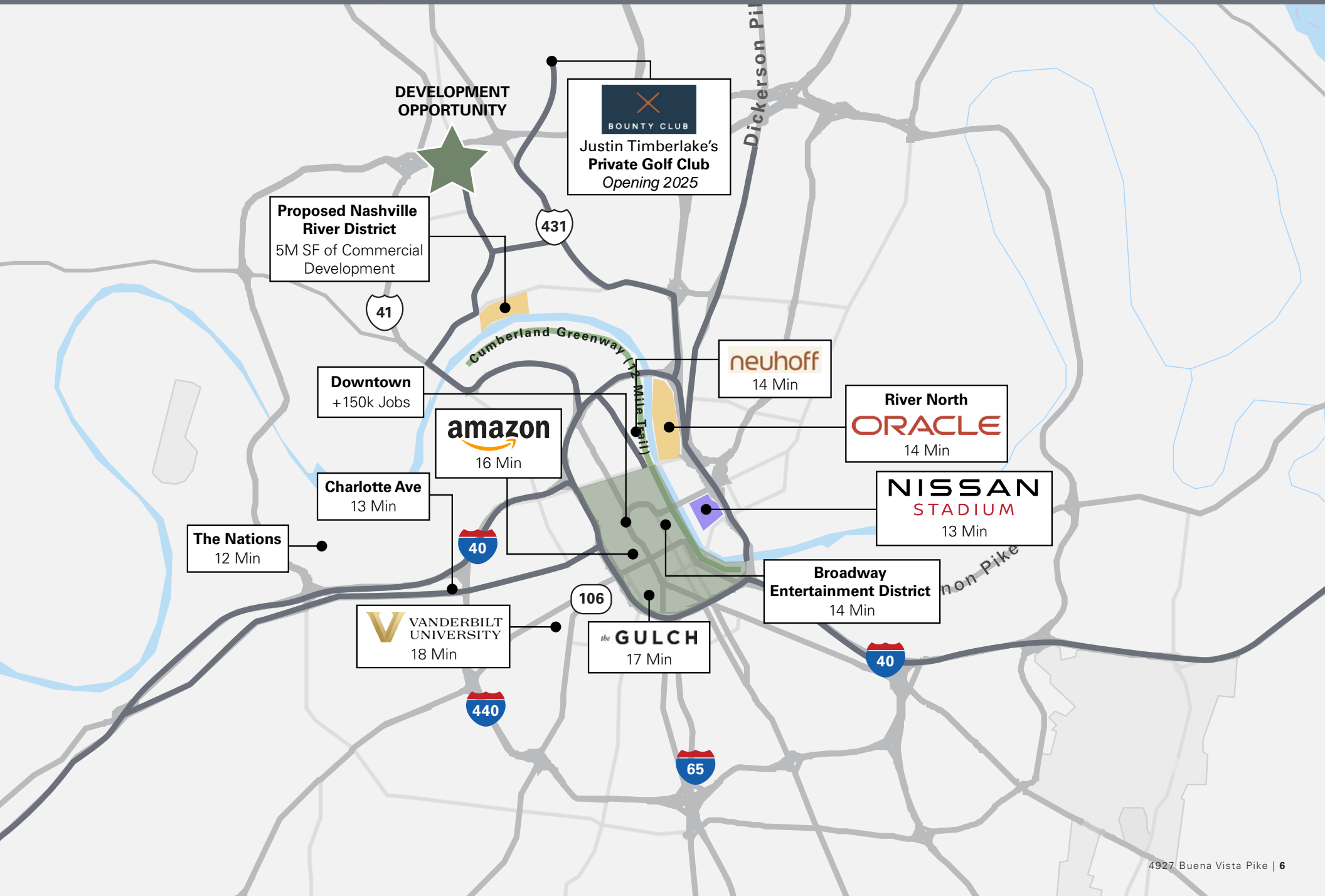
% Change in Home Value

Note: % change in Home Values since 2017

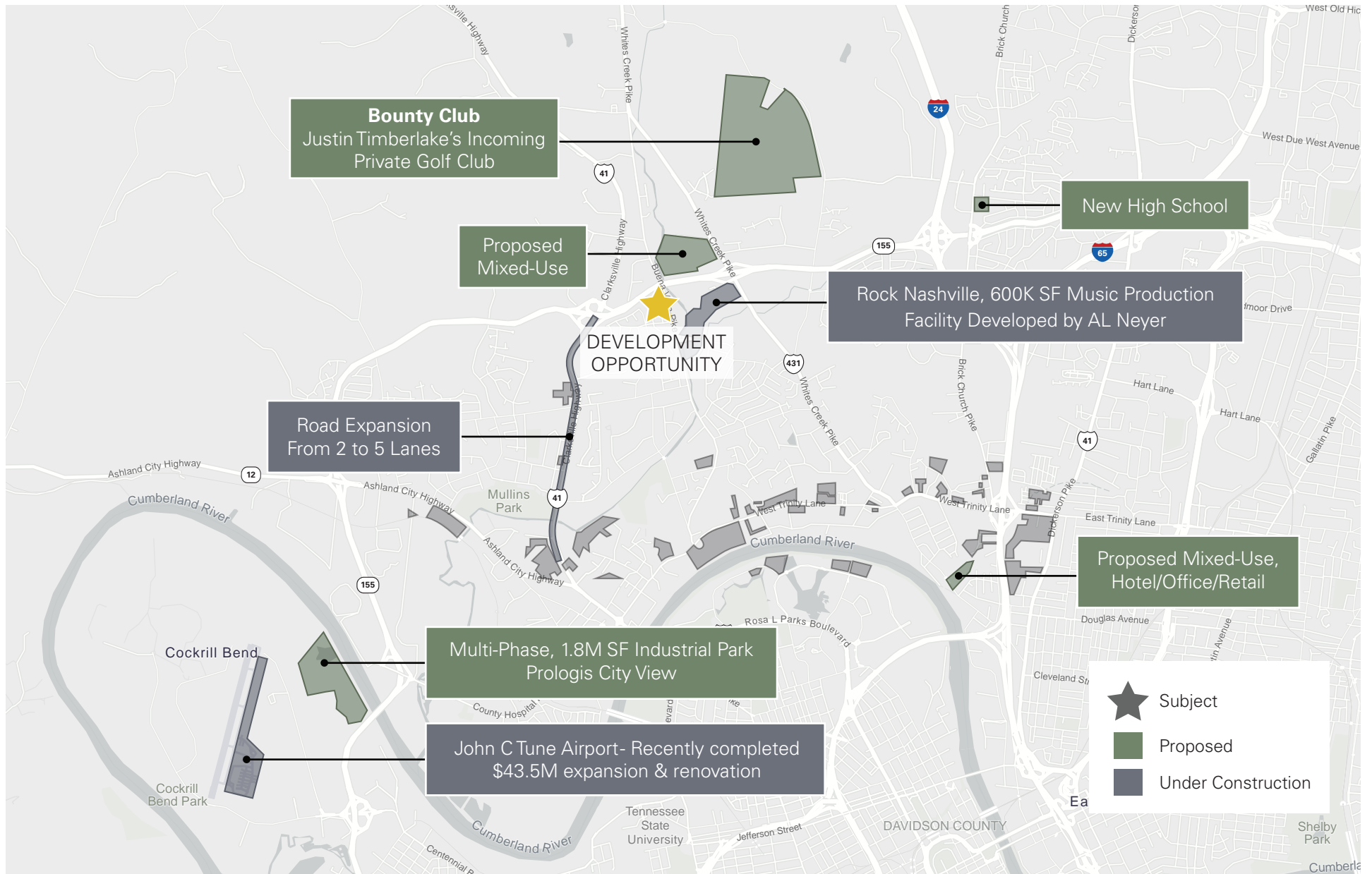
Sources: US Census Bureau, Zillow



15-20 MINUTE COMMUTE TO MAJOR EMPLOYERS AND AMENITIES



NEW DEVELOPMENT TRACKS NORTHERN EXPANSION



ORACLE | FORTUNE 100 COMPANY

8,500
ORACLE
JOBS

11,500
ANCILLARY
JOBS

\$1.2B
INVESTMENT

10,000
CONSTRUCTION
JOBS

\$175M
CONTRIBUTION IN
INFRASTRUCTURE
COSTS

60
ACRE
CAMPUS

ORACLE'S NASHVILLE CAMPUS RENDERING



2019

ORACLE'S
INTEREST IN
NASHVILLE FIRST
REPORTED



2021

NASHVILLE
APPROVES THE
\$1.2B ORACLE
PLAN



APR 2024

LARRY ELLISON
ANNOUNCES
NASHVILLE AS
WORLD HQ



FEB 2025

ORACLE'S
SUBLEASED
OFFICE SPACE
TOTALS 200K SF

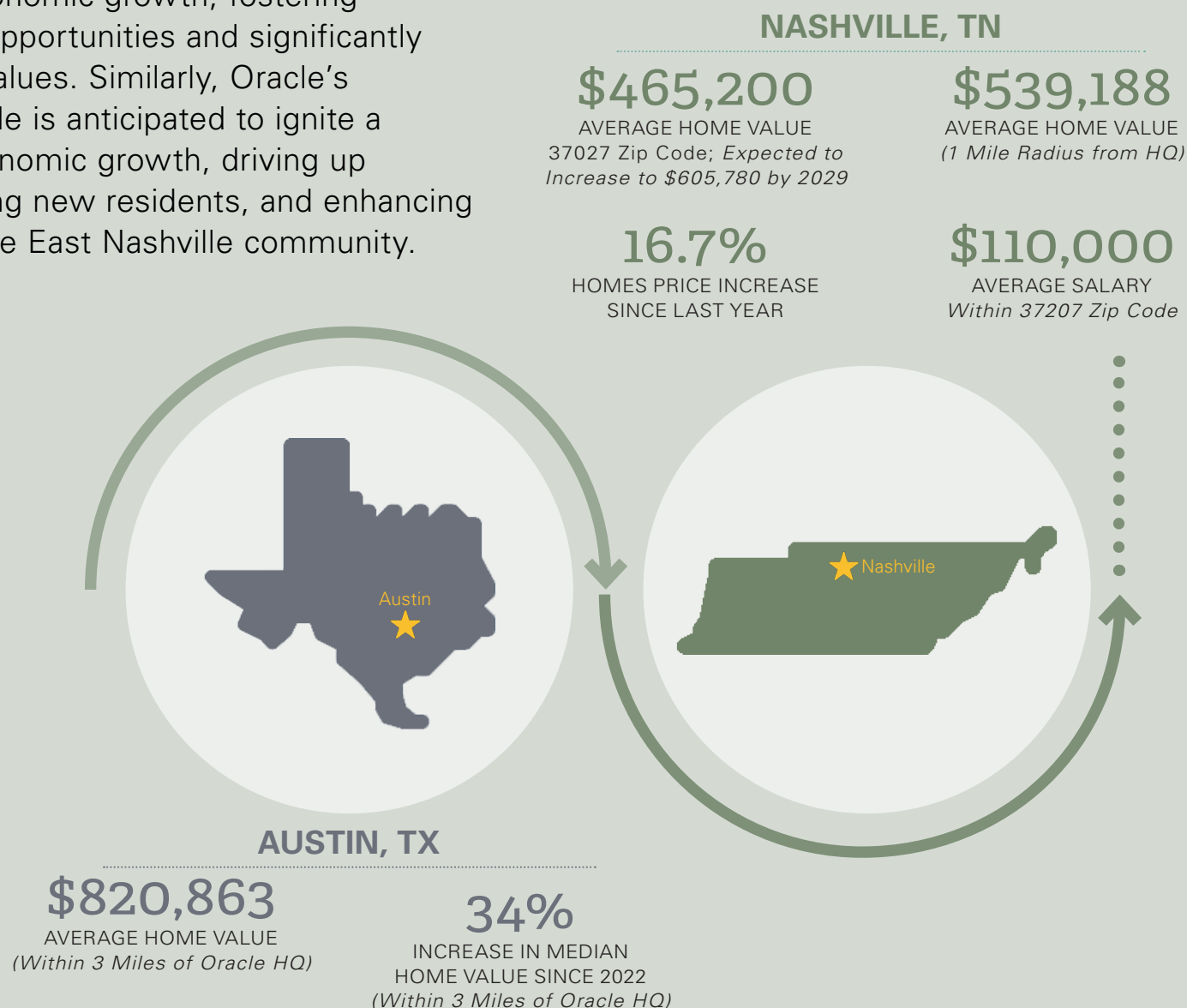


MAR 2025

ORACLE BUYS
4 ACRES
FOR \$60M

THE ORACLE EFFECT

The establishment of Oracle's campus in Austin catalyzed substantial economic growth, fostering increased employment opportunities and significantly boosting local housing values. Similarly, Oracle's new presence in Nashville is anticipated to ignite a comparable wave of economic growth, driving up property values, attracting new residents, and enhancing the overall vibrancy of the East Nashville community.



RIVER NORTH MIXED-USE DEVELOPMENT



River North is a new urban waterfront district, comprising 104 acres with over one mile of downtown riverfront. Located directly across the Cumberland River from the Central Business District, River North is planned for approximately 12 million square feet of office, hospitality, civic, retail, and residential uses, with a focus on purposeful open space and access to a new, active riverfront park system.



CURRENT COMMITTED RETAIL TENANTS



SILICON VALLEY TECH FIRM SIGNS FIRST MAJOR LEASE

"The new lease marks a milestone for the area that is expected to attract tourists, residents and new tenants."



-3/13/2025

NEW TENNESSEE TITANS STADIUM BREAKS GROUND

Located less than eight miles from the new Tennessee Titans stadium, 4927 Buena Vista Pike benefits from the area's growing prominence as an entertainment hub. This state-of-the-art venue is set to attract high-profile national events, driving foot traffic and economic growth.

"THE BIG EVENTS ARE COMING"

NASHVILLE
BUSINESS JOURNAL

—2/21/2025

\$2.1B

PROJECT

1.7M

SF STADIUM

5,000

JOBS

30

YEAR IMPACT

\$34B

ECONOMIC IMPACT

60,000

SEAT CAPACITY

2027

OPENING SEASON



ONE-TIME ECONOMIC IMPACTS
OF DEVELOPMENT OF A NEW
ENCLOSED STADIUM

\$3B

Total Economic
Impact

19,063

Total Jobs
Generated

ECONOMIC IMPACTS OF THE
TITANS & ENCLOSED STADIUM FOR
DURATION OF LEASE (2022-2051)

\$33.7B

Total Economic
Impact

4,927

Total Annualized
Jobs Generated

Source: Nashville Business Journal

NEUHOFF

\$550M

FIRST PHASE
INVESTMENT

14 ACRES

MIXED-USE
SPACE

542

APARTMENT UNITS
NOW LEASING

447K SF

FIRST PHASE OFFICE
& RETAIL SPACE



RETAIL TENANTS

MONDAY NIGHT
BREWING

salt
PILATES STUDIO

Gin & Luck

VanLeeuwen

E+ROSE
WELLNESS COMPANY

**SID
MASHBURN
& ANN
MASHBURN**

sensa

**SECOND
daughter**

Pt
PENINSULA
HOSPITALITY GROUP

FISHMONGER

OFFICE TENANTS

BUTLER | SNOW

BCG BOSTON
CONSULTING
GROUP

FD
FRAZIER & DEETER

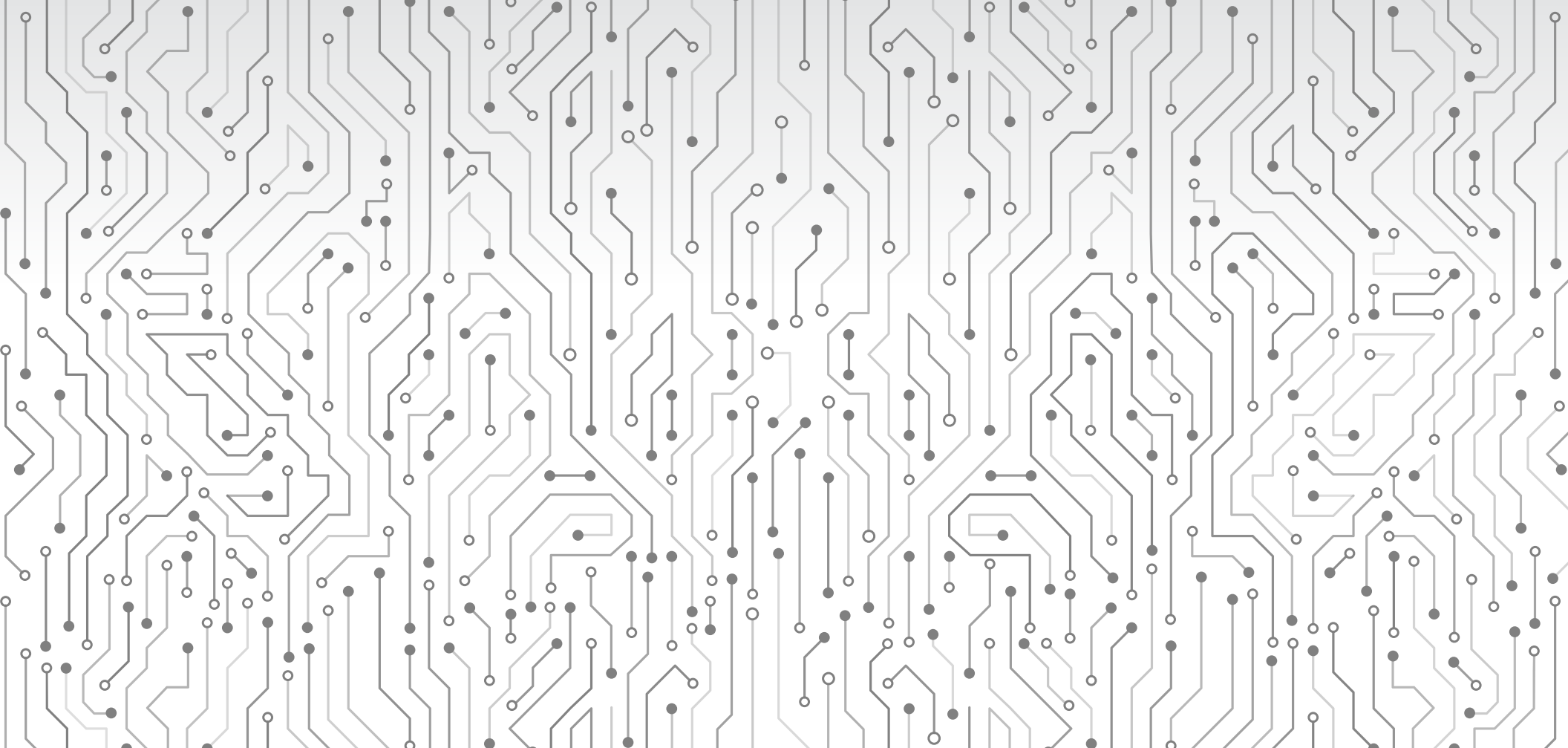
5/3
FIFTH THIRD

INDUSTRIOUS

R RUBICON
FOUNDERS

dalton.

JEDUNN
CONSTRUCTION



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