

DOWNTOWN NASHVILLE

615 WEDGEWOOD

For Sale

PREMIER NASHVILLE INFILL DEVELOPMENT SITE

FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

±4.46 AC | WEDGEWOOD-HOUSTON | 615 WEDGEWOOD AVE, NASHVILLE, TN

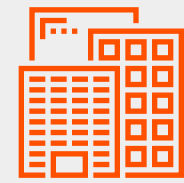
WEDGEWOOD AVE



RARE LARGE INFILL DEVELOPMENT SITE 2 MILES FROM DOWNTOWN NASHVILLE – LESS THAN 5 MIN DRIVE



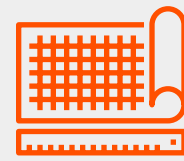
FRONTAGE ALONG WEDGEWOOD AVE NEAR I-65 INTERCHANGE – ONE OF NASHVILLE'S PREMIER GROWTH CORRIDORS



IDEAL DEVELOPMENT SITE FOR MULTI-FAMILY, TOWNHOMES/RESIDENTIAL, OR MIXED-USE



SITUATED BETWEEN WEDGEWOOD-HOUSTON, NASHVILLE'S HOTTEST URBAN NEIGHBORHOOD, & THE GEODIS STADIUM/ FAIRGROUNDS MIXED-USE DEVELOPMENT



SITE LAYOUT ALLOWS FOR MULTIPLE USES OR PHASES WITH POTENTIAL FOR MIXED DENSITIES

PROPERTY OVERVIEW

- PROPERTY SUMMARY
- SITE CHARACTERISTICS
- CURRENT ZONING
- SITE AERIAL
- PATH OF PROGRESS

PAGE 4

LOCATION OVERVIEW

- DRIVE TIMES
- AMENITY MAP
- SURROUNDING PROJECTS
- MARKET ANALYSIS

PAGE 8



PROPERTY SUMMARY

Address	615 Wedgewood Ave, Nashville, TN 37203 - see all below
Parcels	12 total
County	Davidson
Submarket	Wedgewood-Houston
District 24	Council Member Terry Vo

SITE CHARACTERISTICS

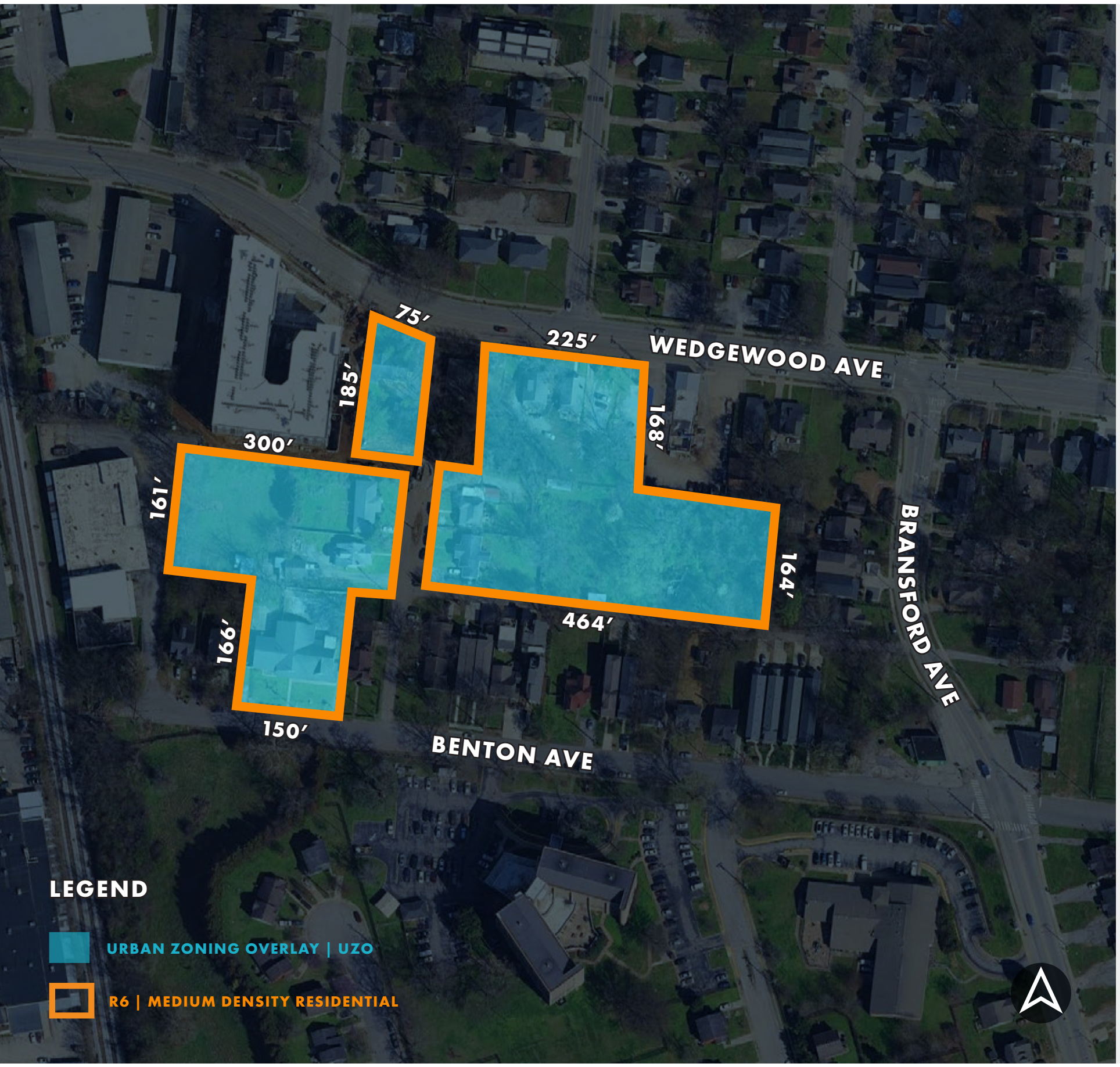
Highest & Best Use	Multi-Family, Residential, Mixed-Use
Total Acreage	±4.46 AC
Existing Use	Single Family, Vacant Land, Church
Existing Improvements	±15,000 SF; 8 Structures
Year Built	1925 - 1955
Floodplain	No
Access	0.3 miles to I-65, 1.5 miles to I-440, 2.2 miles to Downtown Nashville; Frontage on Wedgewood Ave 300'

SITE PARCELS

Parcel ID	Address	Acreage	SF	APN
1	655 Wedgewood Ave	0.31 AC	13,504 SF	10511023200
2	651 Wedgewood Ave	0.19 AC	8,276 SF	10511023400
3	617 Wedgewood Ave	0.19 AC	8,276 SF	10511023500
4	615 Wedgewood Ave	0.19 AC	8,276 SF	10511023600
5	613 Wedgewood Ave	0.29 AC	12,632 SF	10511023700
6	632 B Benton Ave	0.56 AC	24,394 SF	10511025000
7	1901 Thurman St	0.29 AC	12,632 SF	10511024900
8	1903 Thurman St	0.24 AC	10,454 SF	10511025001
9	632 Benton Ave	0.32 AC	13,939 SF	10511025200
10	630 Benton Ave	0.24 AC	10,454 SF	10511025300
11	1896 Thurman St	0.82 AC	35,719 SF	10511024800
12	1900 Thurman St	0.82 AC	35,719 SF	10511024700

Source: CRS, Metro GIS

CURRENT ZONING



LEGEND

- URBAN ZONING OVERLAY | UZO
- R6 | MEDIUM DENSITY RESIDENTIAL

CURRENT ZONING SUMMARY

URBAN ZONING OVERLAY | UZO

Intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the urban setting, and provides for the sensitive placement of open spaces in relationship to building masses manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of this title.

R6 | MEDIUM DENSITY RESIDENTIAL

Intended for medium density residential development requiring a minimum 6,000 square foot lot & intended for single & two-family dwellings at a density of 7.71 units per acre.

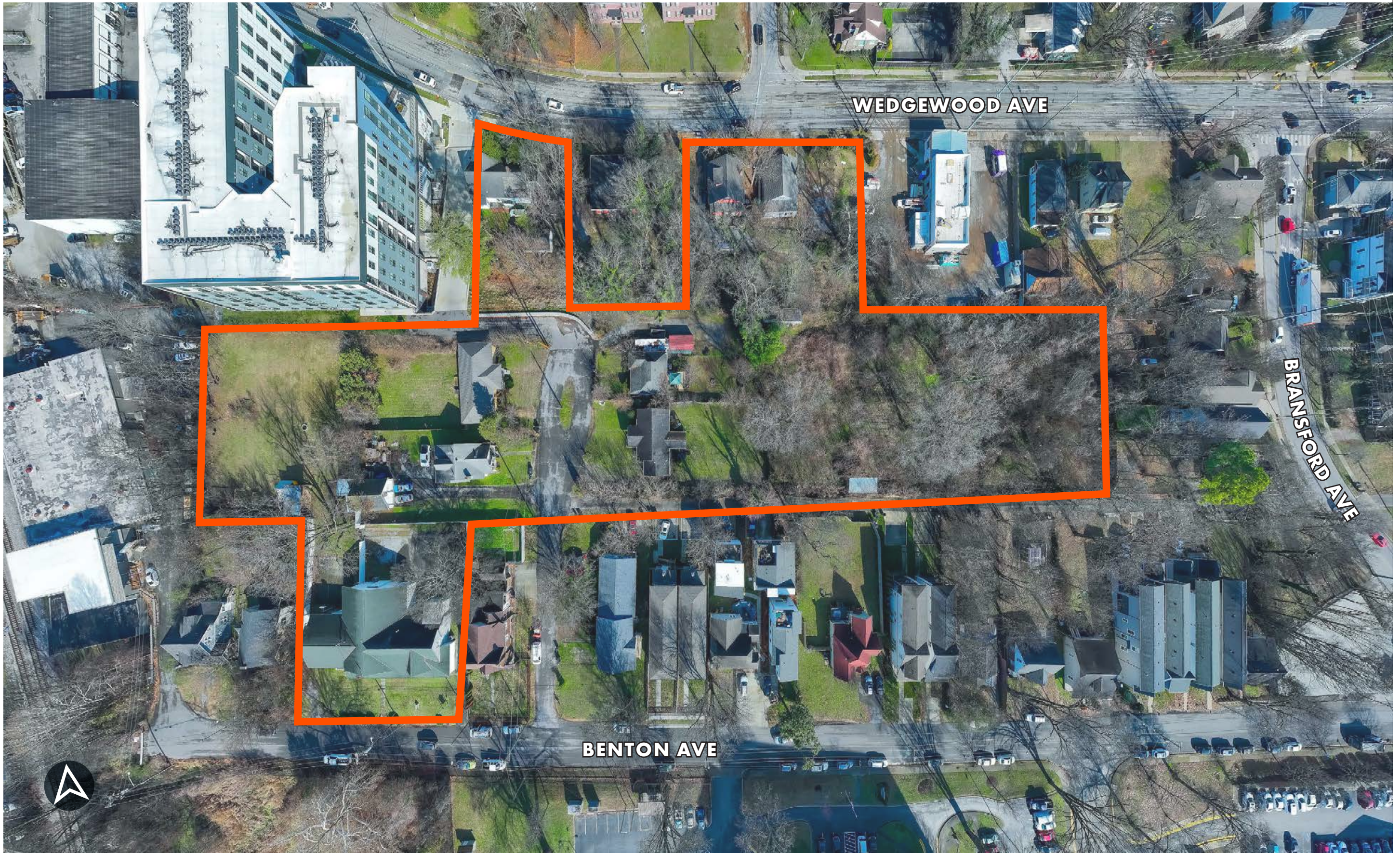
The R6 zoning designation has the following bulk regulations:

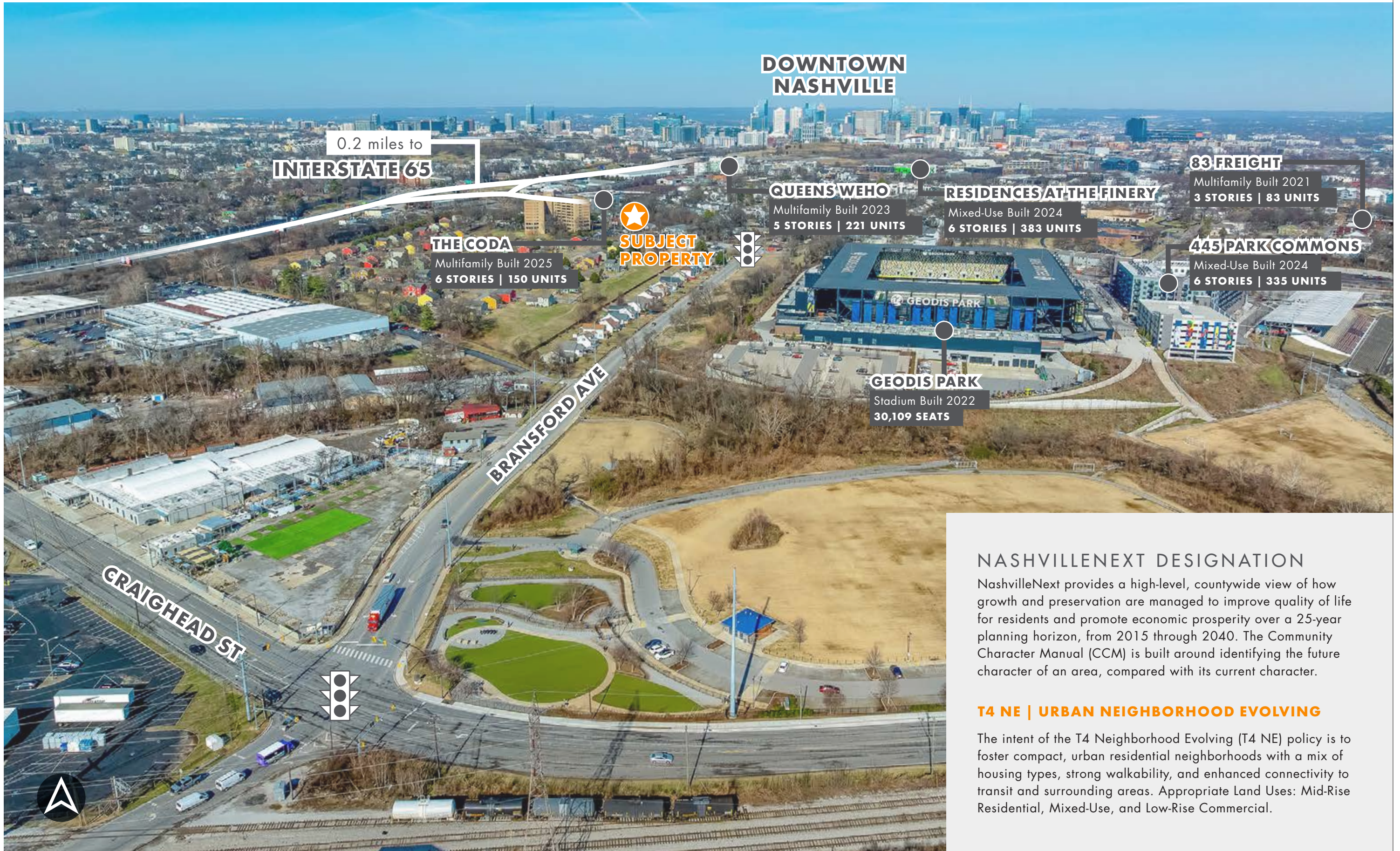
- Min. Lot Area: 6,000 SF
- Min. Side Setback: 5'
- Max Building Coverage: 0.50
- Max Height: 3 stories
- Min. Rear Setback: 20'

OPPORTUNITY ZONE

This site is located in an Opportunity Zone, potentially allowing a purchaser to defer and reduce taxes on existing capital gains while potentially achieving tax-free appreciation on the new development's future growth.

SITE AREA





NASHVILLE NEXT DESIGNATION

NashvilleNext provides a high-level, countywide view of how growth and preservation are managed to improve quality of life for residents and promote economic prosperity over a 25-year planning horizon, from 2015 through 2040. The Community Character Manual (CCM) is built around identifying the future character of an area, compared with its current character.

T4 NE | URBAN NEIGHBORHOOD EVOLVING

The intent of the T4 Neighborhood Evolving (T4 NE) policy is to foster compact, urban residential neighborhoods with a mix of housing types, strong walkability, and enhanced connectivity to transit and surrounding areas. Appropriate Land Uses: Mid-Rise Residential, Mixed-Use, and Low-Rise Commercial.

LOCATION OVERVIEW

Wedgewood-Houston, once a historic industrial district, has transformed into one of Nashville’s most vibrant and design-forward neighborhoods. Due to its close proximity to Downtown Nashville, The Gulch, 12 South, Music Row, and Berry Hill, the sub-market benefits from strong surrounding density and consistent growth across multiple asset classes. Proximity to the I-440 loop, I-65, I-40, and I-24 provides seamless regional accessibility, while Wedgewood Avenue functions as a key east-west connector with strong daily traffic counts and neighborhood visibility. Supported by ongoing infrastructure improvements and sustained development momentum, Wedgewood-Houston continues to solidify its position as one of Nashville’s most sought-after urban corridors.

THE NATIONS

GERMANTOWN

DOWNTOWN NASHVILLE

MIDTOWN

MUSIC ROW

SYLVAN PARK

WEDGEWOOD AVE

WEDGEWOOD-HOUSTON

615 WEDGEWOOD AVE

12 SOUTH

GREEN HILLS

INTERSTATE 65

+124K daily traffic count
Source: 2024 TDOT

BERRY HILL

NASHVILLE INTERNATIONAL AIRPORT (BNA)

DRIVE TIMES

- 1 MINUTE TO **I-65 WEDGEWOOD-HOUSTON**
- 2 MINUTES TO **I-440**
- 3 MINUTES TO **I-40**
- 5 MINUTES TO **I-24 12 SOUTH MUSIC ROW MIDTOWN DOWNTOWN NASHVILLE BERRY HILL**
- 8 MINUTES TO **GERMANTOWN GREEN HILLS**
- 10 MINUTES TO **SYLVAN PARK THE NATIONS NASHVILLE INTERNATIONAL AIRPORT**

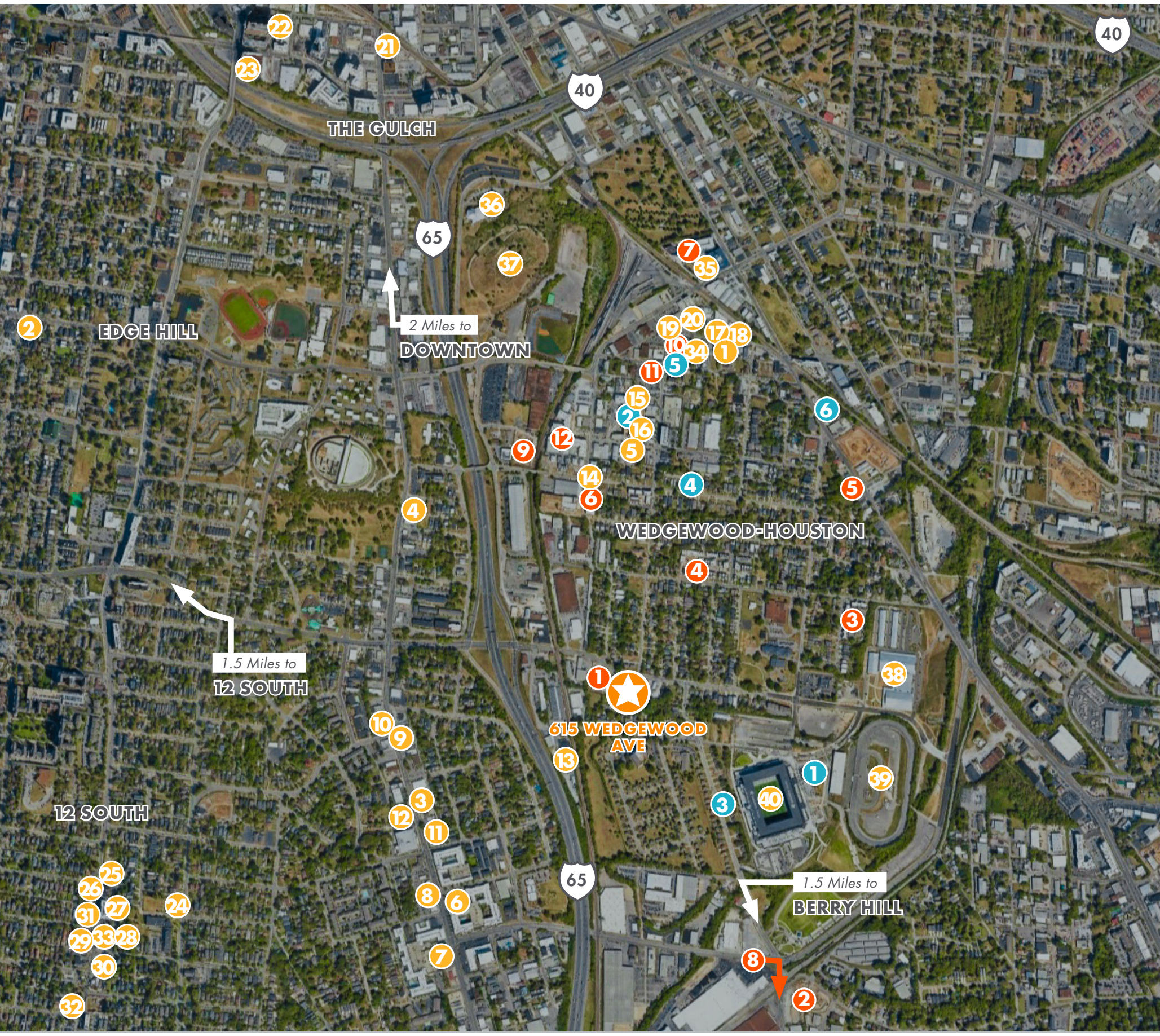
5 MINUTES

10 MINUTES

+34K daily traffic count
Source: 2024 TDOT



AMENITY MAP



NEARBY APARTMENTS

- | | |
|--|---|
| 1. CODA Nashville
150 Units | 7. Memoir WeHo
273 Units |
| 2. Broadstone Berry Hill
302 Units | 8. 8th & Berry
314 Units |
| 3. 83 Freight
83 Units | 9. Westerly House
246 Units |
| 4. Southgate Flats
43 Units | 10. Memoir May Hoisery
109 Units (Under Construction) |
| 5. Modernest WeHo
131 Units (Under Construction) | 11. Martin Flats
150 Units |
| 6. Queens
221 Units | 12. Standard Assembly
310 Units |

NEARBY MIXED-USE DEVELOPMENTS

- | | |
|--|---|
| 1. 445 Park Commons
Residential & Retail | 5. Wedgewood Village
Residential, Office & Retail
(Under Construction) |
| 2. The Finery
Residential, Office & Retail | 6. Delux WeHo
Residential & Retail (Under Construction) |
| 3. 2100 Brandsford Ave
Residential & Retail (Proposed) | |
| 4. The Mill
Residential, Hotel & Retail
(Proposed) | |

RETAIL/DINING/ENTERTAINMENT

- | | |
|-----------------------------------|----------------------------------|
| 1. Aba | 21. Two Hands |
| 2. SADIE's | 22. Superica |
| 3. Urban Juicer | 23. STK Steakhouse |
| 4. Baked on 8th | 24. Lady Bird Taco |
| 5. iggy's | 25. La La Land |
| 6. Cilantro Mexican Grill | 26. Locust |
| 7. Maple Street Biscuit Co | 27. Jeni's Ice Creams |
| 8. First Watch | 28. Five Daughters Bakery |
| 9. 8th & Roast | 29. Butter Milk Ranch |
| 10. Zanie's Comedy Club | 30. Urbangrub |
| 11. Hattie B's | 31. Faherty |
| 12. The Smiling Elephant | 32. imogene + willie |
| 13. The Wedge | 33. White's Mercantile |
| 14. Mercado | 34. Hermès Nashville |
| 15. Silician Butcher | 35. WeHo Farmers Market |
| 16. E+ROSE | 36. Adventure Science |
| 17. Americano | 37. Fort Negley |
| 18. Bastion | 38. Nashville Fairgrounds |
| 19. Pastis | 39. Fairgrounds Speedway |
| 20. Soho House | 40. Geodis Park |



WEDGEWOOD VILLAGE | 18 AC MIXED-USE PROJECT

Building on Wedgewood-Houston's industrial roots, Wedgewood Village re-imagines warehouse-inspired spaces as a destination for retail, dining, office, and residential uses, anchored by the historic Merritt Mansion and a new town square. The project will introduce six new buildings featuring over 30 retail storefronts, 35k SF of restaurants, 148k SF of Class A office space and over 400 residential units.



THE FINERY | 700K SF MIXED-USE PROJECT

As part of Wedgewood-Houston's ongoing revitalization, The Finery is a 700,000-square-foot mixed-use campus delivering 200,000 SF of heavy-timber T3 office and 383 luxury multifamily units, alongside curated retail, dining, and entertainment.



445 PARK COMMONS | 2.6 AC 19K SF COMMERCIAL & 335 UNIT MIXED-USE PROPERTY

As part of a coordinated public- and private-sector effort to revitalize the area around The Fairgrounds Nashville, the six-story 445 Park Commons will deliver 335 mixed-income residences, ground-floor retail, a micro-business incubator, and an approximately 500-space parking garage.



2100 BRANSFORD AVE | 4.3 AC 12K SF RETAIL & 700 UNIT MIXED-USE PROPERTY

Sold March 2023 for \$15,850,000 (\$3.69M Per Acre)
A former pocket of 1950s-era townhomes boarding Geodis Park will be repositioned into a mixed-use project, further revitalizing the area around Nashville's Fairgrounds.

WEDGEWOOD-HOUSTON DOWNTOWN NASHVILLE SUBMARKET

Wedgewood-Houston’s proximity to Downtown and The Gulch, quick access to major interstates, and emerging creative scene have attracted many new renters. Historically a mix of light industrial space, artist studios, and older housing stock, the neighborhood has seen an influx of new residential and mixed-use projects that have increased its appeal to renters seeking an urban, walkable environment. This has led to more market-rate apartment development, driven by demographics that align with apartment demand, including young professionals, creatives, and medical staff from nearby hospitals and universities.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population (2024)	13,394	115,859	258,039
Projected Population (2029)	13,705	118,040	260,353
HOUSEHOLDS			
Estimated Households (2024)	6,565	54,566	116,024
Projected Households (2029)	6,672	55,795	117,356
Estimated Average HHI (2023)	\$94,541	\$98,279	\$100,162

NASHVILLE MULTI-FAMILY MARKET

KEY METRICS | AS OF Q1 2026

Total Inventory	187,499 Units	Avg. Market Sale Price	\$245,000 Per Unit
Under Construction	10,529 Units	Avg. Market Cap Rate	5.5%
12 Mo. Absorption	8,718 Units	5 YR Population Growth	8.9%
Avg. Market Asking Rent	\$1,693 Per Unit	Vacancy Rate	11.5%
Avg. Asking Rent PSF	\$1.79/SF		

Source: CoStar



CONTACT

ANDREW MAXWELL, SIOR

Partner

ANDREW.MAXWELL@FOUNDRYCOMMERCIAL.COM

615.324.0793

RICK HELTON

Partner, Managing Director

RICK.HELTON@FOUNDRYCOMMERCIAL.COM

615.324.0785

ALLY LANAHAN

Senior Vice President

ALLY.LANAHAN@FOUNDRYCOMMERCIAL.COM

831.238.1131

ANDREW HOWARD

Senior Analyst

ANDREW.HOWARD@FOUNDRYCOMMERCIAL.COM

615.828.5624

MADI DULON

Analyst

MADI.DULON@FOUNDRYCOMMERCIAL.COM

715.716.0885

The information on 4301 Charlotte Ave, Nashville, TN 37209 (the "Property") provided by Foundry Commercial, LLC may be used only by parties approved by Foundry Commercial, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Foundry Commercial, LLC immediately upon request of Foundry Commercial, LLC or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Foundry Commercial, LLC or the Owner.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.

FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

WEDGEWOOD AVE