

FOR SALE

Incredible Opportunity in the Heart of Berry Hill: 1-Acre Undeveloped Land + Turnkey 5-Unit Airbnb Complex

623 & 629 W. Iris Drive, Nashville, TN 37204



HIGHLIGHTS

Incredible opportunity to acquire an acre of undeveloped land alongside a five-unit Airbnb complex built in 2019—offering immediate cash flow from proven short-term rentals and long-term development potential.

629 W. Iris: 5 Modern Airbnb Units Totaling ±13,462 SF – Cash-Flowing Asset in Nashville's Thriving Tourism Market.

623 W. Iris: ±1-Acre Undeveloped Lot – Prime for Multifamily, Mixed-Use, or Townhome Development.

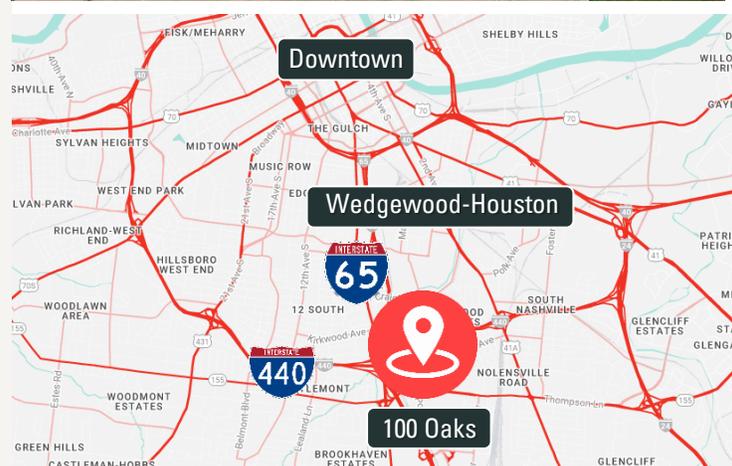
Sale Price: Contact Brokers for Confidential Pricing and Financials.

Zoning: District 6 (Bransford District) in Berry Hill – Supports Up to 20 Units/Acre, 3 Stories (45' Max Height). View Approved Uses:

<https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bidId=>

Location Perks: Just ±4.1 Miles from Downtown Nashville; Seamless Access to I-440 and I-65; Steps from 100 Oaks, Wedgewood-Houston, Melrose, the Fairgrounds, and GEODIS Park.

Market Momentum: Berry Hill's median home sale price rose 4.33% year-over-year as of late 2025, reflecting steady demand in Nashville's balanced market. Forecasts project 2-4% annual appreciation in 2026, driven by job growth and in-migration. The area is transforming into a music and entertainment hub, anchored by the advancing Universal Music Group Production Campus (209,900 SF) nearby—featuring recording studios, the central U.S.'s first scoring stage, R&D facilities, education programs, retail, and a public park—enhancing synergies for creative industries.



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Land + Airbnb

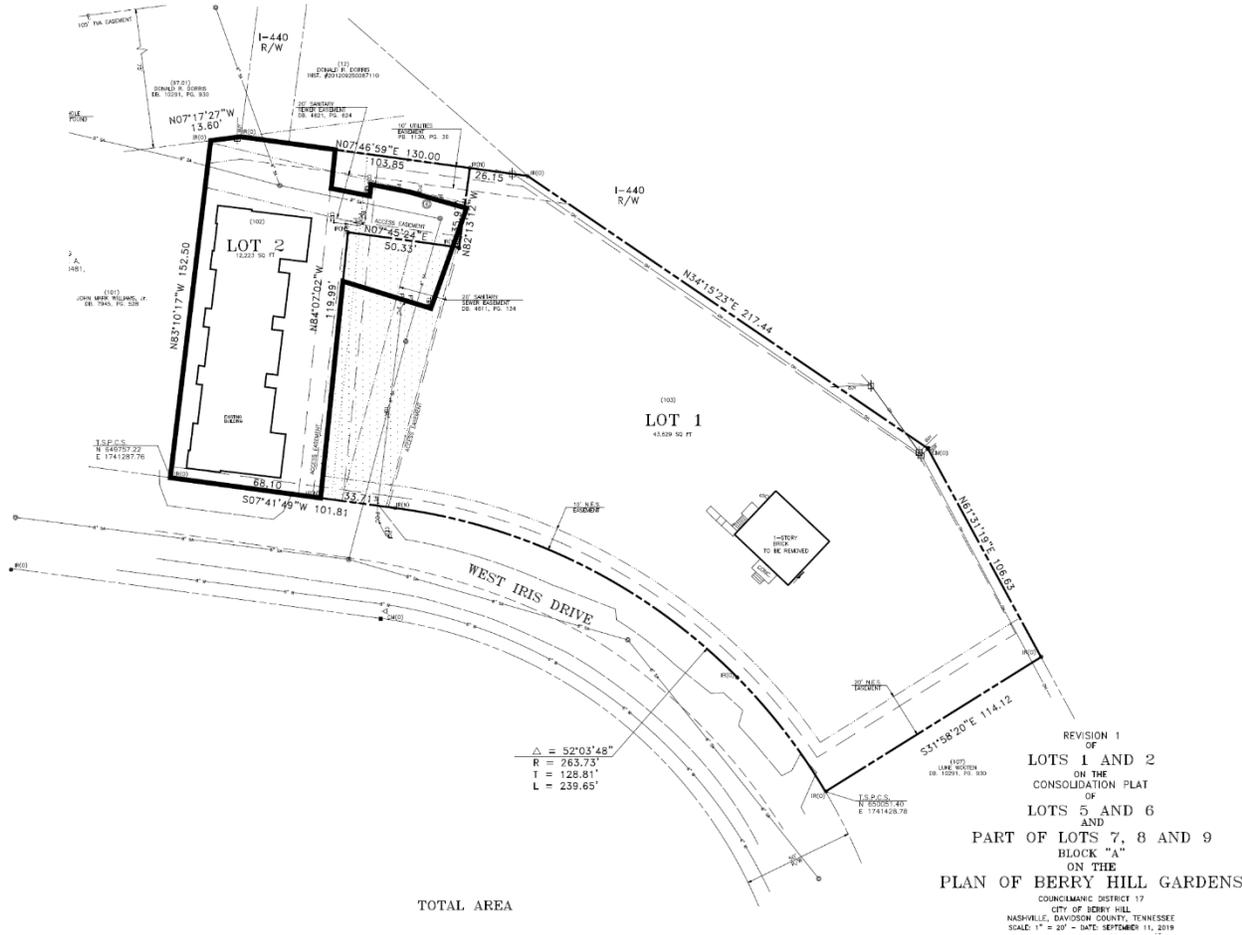
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SURVEY

This combined offering spans ± 1.35 acres across two contiguous parcels in Berry Hill's vibrant core. The site boasts excellent visibility and access, ideal for value-add strategies.



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MASSING STUDY

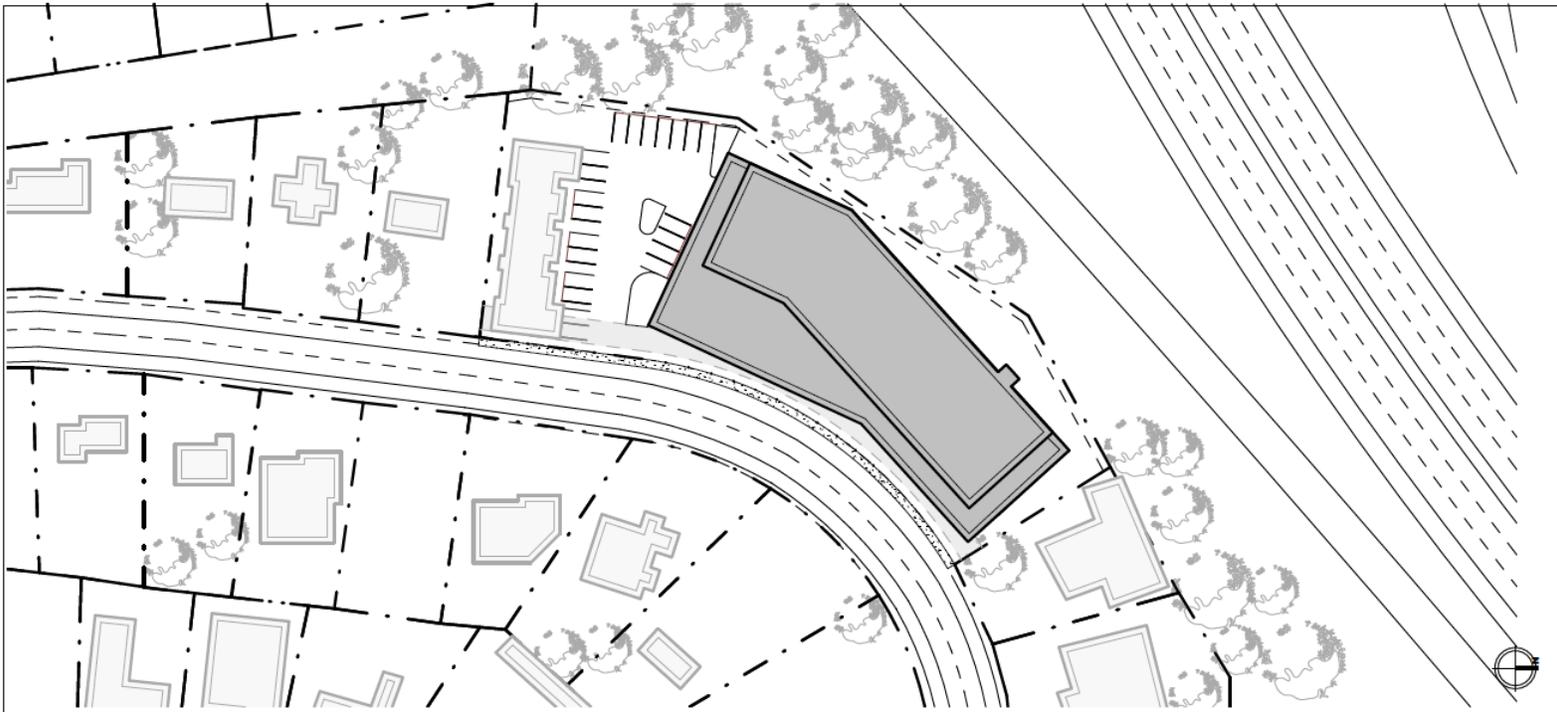
**Paradym.
STUDIO**

Site plans do not account for topography, grading, or full engineering. Consult City of Berry Hill officials prior to development.

Massing Study by Paradym Studio Below are conceptual development scenarios for the one-acre site at 623 West Iris.

These have not been approved by the City of Berry Hill and are intended solely to illustrate potential opportunities. Contact us to customize for your vision.

Scenario Intro: Explore these massing options under District 6 zoning: Max FAR 0.60, 20 Units/Acre, 3 Floors (45' Max). Parking behind facade; frontage types include balconies, stoops, shop fronts, awnings, colonnades, or arcades.



MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS
<ul style="list-style-type: none"> STUDIO ONE BEDROOM TWO BEDROOM LOBBY BUILDING SERVICES 	<p>EXISTING ZONING: BERRY HILL; DISTRICT 6 - BRANSFORD</p> <p>RESIDENTIAL DENSITY (UNITS/ACRE) 20 (MAX) FLOORS (HEIGHT) 3 FLOORS MAX (45' MAX) LOT DEPTH 120' MIN LOT WIDTH 50' MIN BUILDING FRONTAGE % REQUIRED 75% MIN BUILDING FRONTAGE FRONTAGE TYPE BALCONIES, STOOPS, SHOP FRONTS, AWNINGS, COLONNADES, ARCADES BUILDING FRONTAGE BUILDING ENTRANCE LOCATED PRIMATILY ALONG STREET 50' MAX. PARKING ACCESS 1 CURB CUT PER LOT; 24' WIDE PARKING PLACEMENT SIDE/REAR: MUST BE BEHIND FRONT FACADE PARKING STRUCTURES PERMITTED 40' BEHIND FRONT FACADE.</p>	<p>APPROX. SITE AREA: 58,806 SF / 1.35 ACRES MAX FAR: 0.60 OR 26,136 SF MAX</p> <p>BUILDING 01: MULTI-FAMILY: 29,634 SF RESTAURANT: 3,039 SF RETAIL: 2,420 SF SERVICE: 10,320 SF TOTAL BUILDING: 45,413 GSF</p> <p>PROPOSED FAR = 0.76</p> <p>APPROX. UNIT CALCULATIONS STUDIO (S) (28%): 15 UNITS 1 BED (A) (47%): 24 UNITS 2 BED (B) (24%): 12 UNITS TOTAL: 51 UNITS</p>	<p>BUILDING 01 PARKING: 30,652 SF</p> <p>RETAIL: 4 SPACES / 1000 SQFT REQUIRED: 10 PARKING SPACES</p> <p>RESTAURANT: 10 SPACE / 1000 SQFT REQUIRED: 31 PARKING SPACES</p> <p>MULTIFAMILY: STUDIO AND/OR 1 BED: 1 PER UNIT 2 BEDROOM OR MORE: 2 PER UNIT REQUIRED: 69 PARKING SPACES</p> <p>TOTAL PARKING REQ: 109 SPACES REQ. 91 SPACES REQ. (1.2 SHARING FACTOR)</p> <p>PARKING PROVIDED: BUILDING 01 PARKING GARAGE: 57 FIRST FLOOR SPACES 49 SECOND FLOOR SPACES TOTAL PROVIDED: 106 TOTAL</p>

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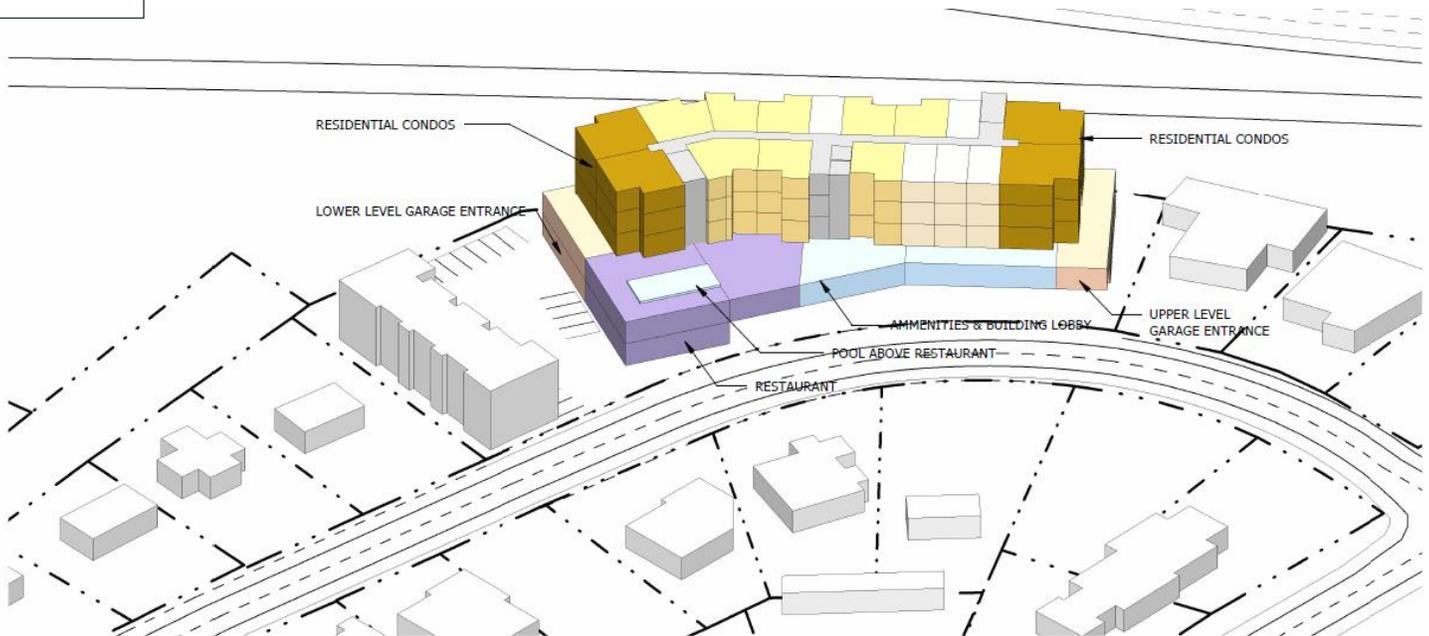
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Plan 1 & 2 Verbiage: Plan 1: Multifamily Mixed-Use

- Building: 45,413 GSF (Multifamily: 28,634 SF | Restaurant: 3,039 SF | Retail: 2,420 SF | Services: 19,320 SF)
- Units: 51 (15 Studios | 24 One-Bed | 12 Two-Bed)
- Parking: 106 Spaces Provided (Meets Requirements with 1.2 Sharing Factor)
- Proposed FAR: 0.75 – Ideal for urban infill with ground-floor activation.

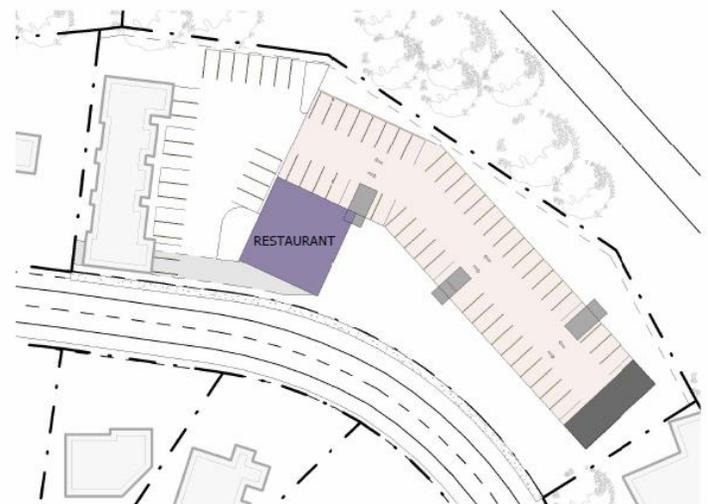
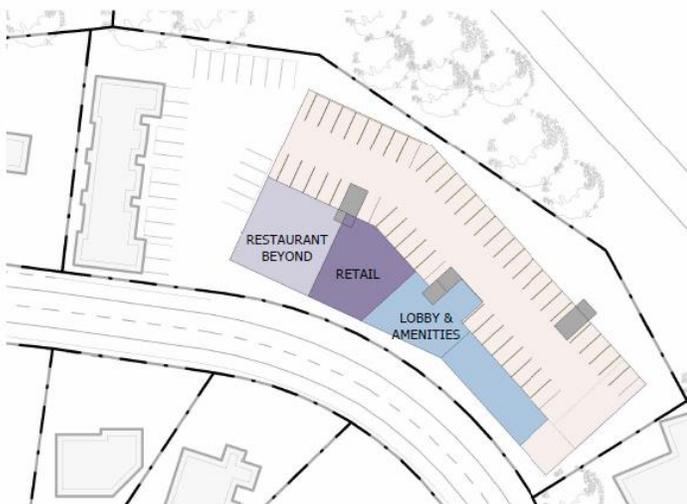
PLAN 1



PLAN 2

Plan 2: Retail-Focused with Amenities

- Compact layout emphasizing restaurant/retail frontage and lobby amenities.
- Flexible for hospitality tie-in with existing Airbnb.



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PLAN 3

Plan 3 & 4 Verbiage: Plan 3: Stacked Townhomes with Amenities

18 Units (3 Stories) Totaling 27,345 GSF
Parking: 27 Spaces Provided
Proposed FAR: 0.94 – Efficient design with pool/rooftop amenities for premium rentals.



PLAN 4

Plan 4: Row Townhomes

- Residential-focused with private entries.
- Low-density option for quick entitlements.
- Note (Small Font): Site plans do not account for topography, grading, or full engineering. Consult City of Berry Hill officials prior to development.



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<p> TOWNHOME</p> <p> EXISTING BUILDING</p>	<p>EXISTING ZONING: BERRY HILL, DISTRICT 6 - BRANSFORD</p> <p>RESIDENTIAL DENSITY (UNITS/ACRE) 20 (MAX) FLOORS (HEIGHT) 3 FLOORS MAX (45' MAX) LOT DEPTH 120' MIN LOT WIDTH 50' MIN BUILDING FRONTAGE 75% MIN BUILDING FRONTAGE % REQUIRED BUILDING FRONTAGE FRONTAGE TYPE BUILDING FRONTAGE BUILDING ENTRANCE PARKING ACCESS PARKING PLACEMENT PARKING STRUCTURES</p> <p>BALCONIES, STOOPS, SHOP FRONTS, AWNINGS, COLONNADES, ARCADES LOCATED PRIMARILY ALONG STREET 50' MAX. 1 CURB CUT PER LOT, 24' WIDE SIDE/REAR: MUST BE BEHIND FRONT FACADE PERMITTED 40' BEHIND FRONT FACADE.</p>	<p>APPROX. SITE AREA: 43,620 SF / 1.1 ACRES MAX FAR: 0.90 OR 39,266 SF MAX</p> <p>PROPOSED FAR = 0.94</p> <p>TOWNHOMES (3 STORIES): A (6 UNITS): 3,105 SF TOTAL: 27,945 GSF</p> <p><small>*SITE PLAN DOES NOT SHOW ANY TOPOGRAPHY, GRADING, OR OTHER CIVIL ELEMENTS. FINAL SITE PLAN TO BE COORDINATED WITH A LICENSED CIVIL ENGINEER. *THIS SITE PLAN HAS NOT BEEN REVIEWED BY THE CITY OF BERRY HILL. PRIOR TO COMPLETING SITE PLAN DRAWINGS, PERIODIC REQUIREMENTS SHALL BE COORDINATED WITH</small></p>	<p>RESIDENTIAL: 1 SPOT PER BEDROOM UP TO 2 BEDS 5 SPOT PER BEDROOM THEREAFTER 4 BEDROOMS = 2 SPACES / UNIT</p> <p>REQUIRED: 9 UNITS X 3 SPACES = 27 PARKING SPACES</p> <p>PARKING PROVIDED: 27 SPACES TOTAL</p>

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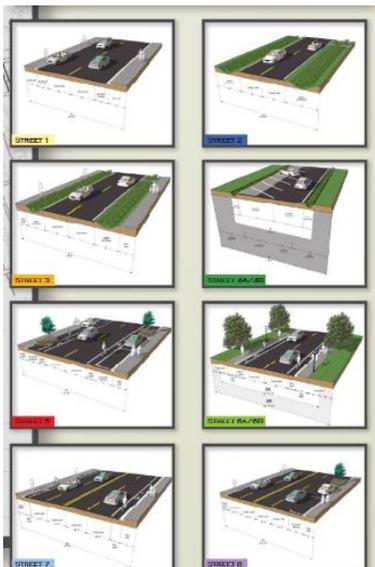
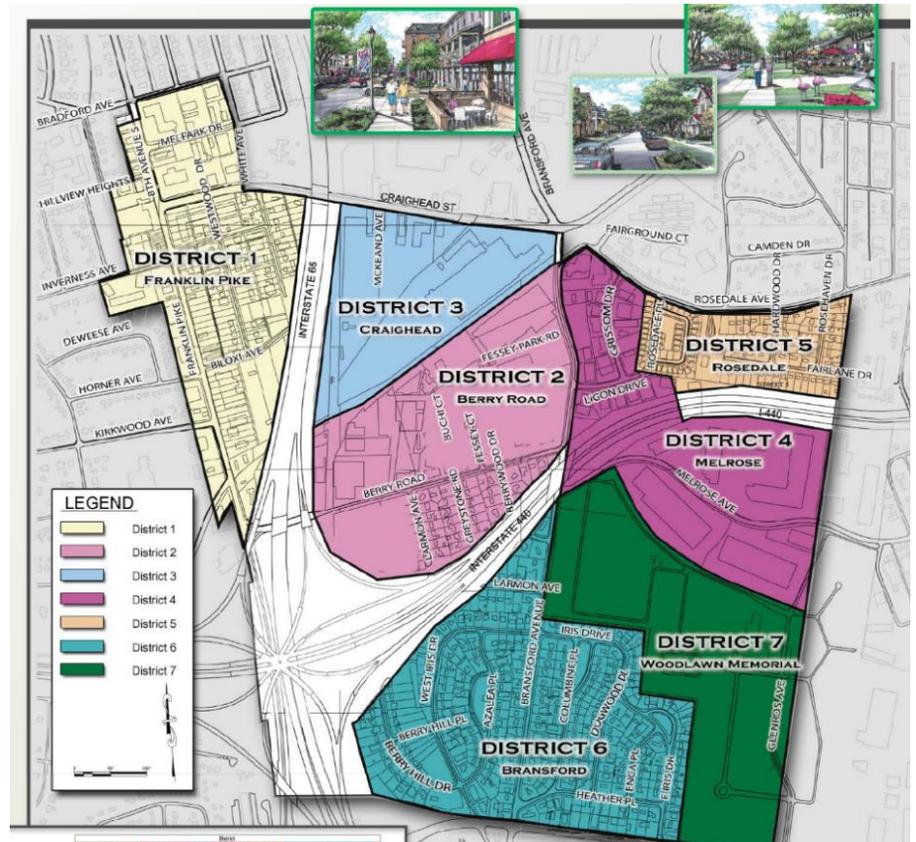
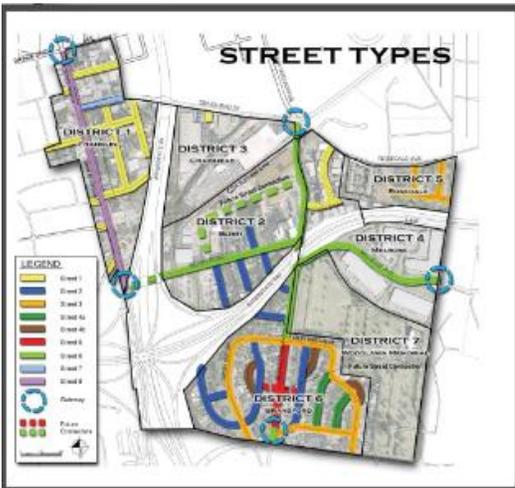
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ZONING INFORMATION

Zoning Information Properties are located in District 6 of the Berry Hill Zoning Code. Verbiage: District 6 supports a mix of residential, retail, restaurant, and office uses—perfect for creative redevelopment. For full details, view the ordinance poster linked above. Berry Hill's zoning encourages walkable, mixed-use projects, aligning with Nashville's 3-5% projected multifamily rent growth in 2026.

Zoning Aspect	Details
Residential Density	20 Units/Acre Max
Height	3 Floors (45' Max)
Lot Depth/Width	120' Min Depth / 50' Min Width
Building Frontage	75% Min
Frontage Types	Balconies, Stoops, Shop Fronts, Awnings, Colonnades, Arcades
Building Entrance	Primarily Along Street (50' Max)
Parking Access	1 Curb Cut Per Lot (24' Wide)
Parking Placement	Behind Front Facade; Structures Permitted 40' Back



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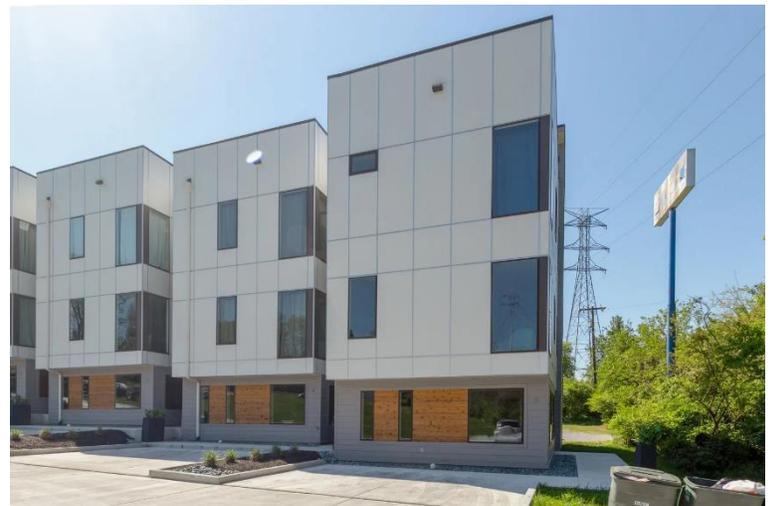
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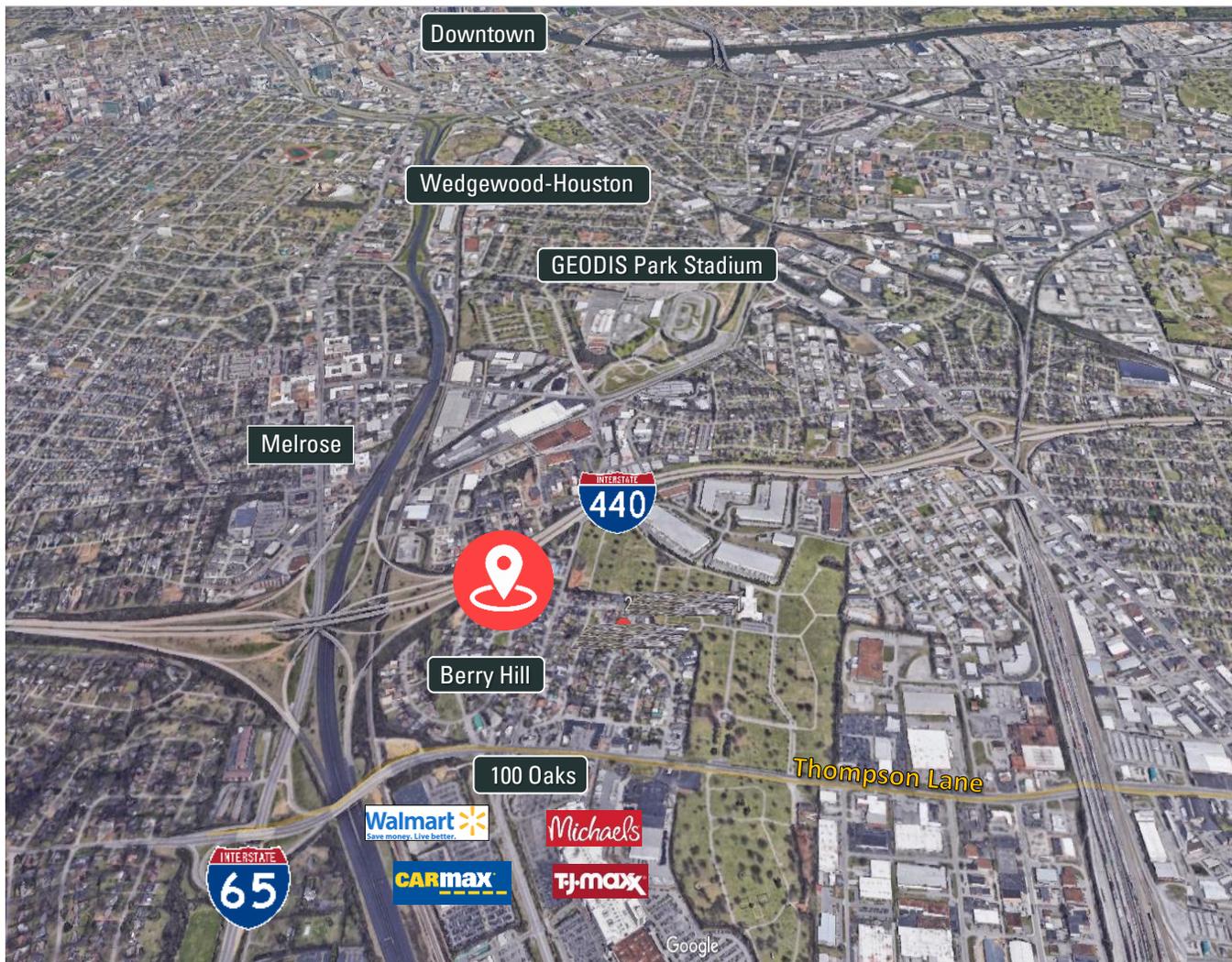
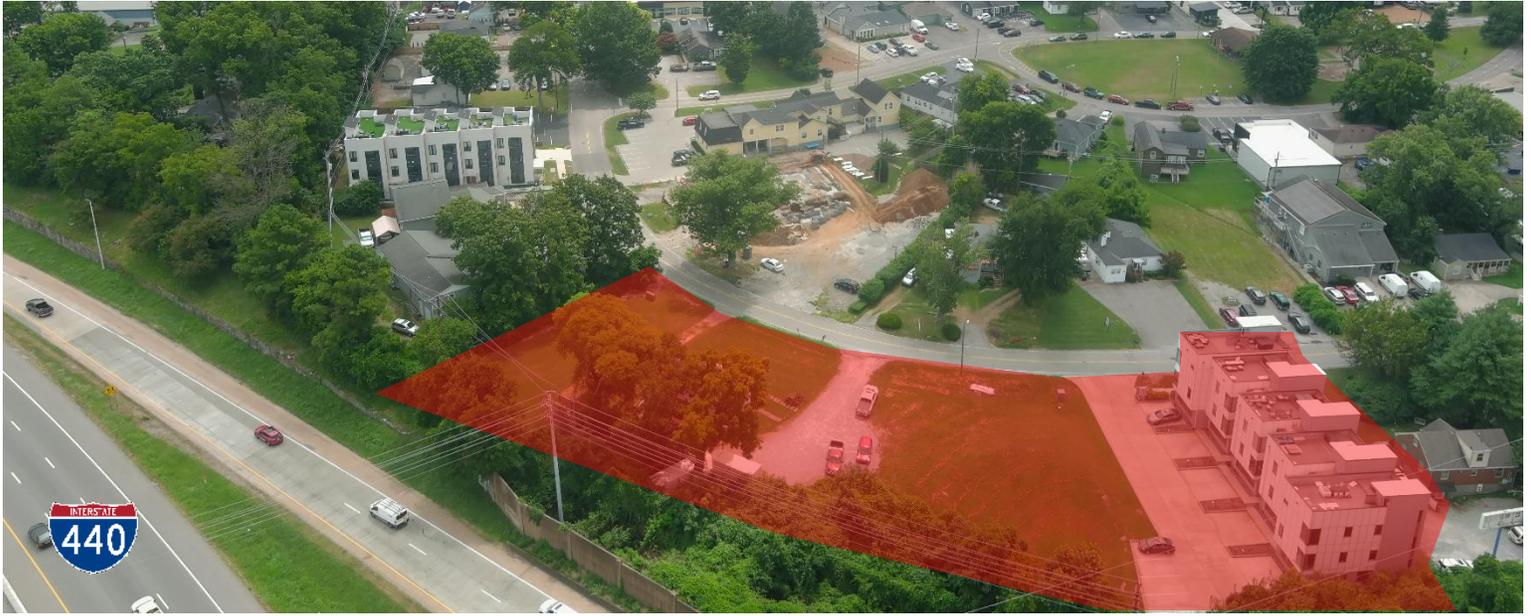
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DRONE PHOTOS



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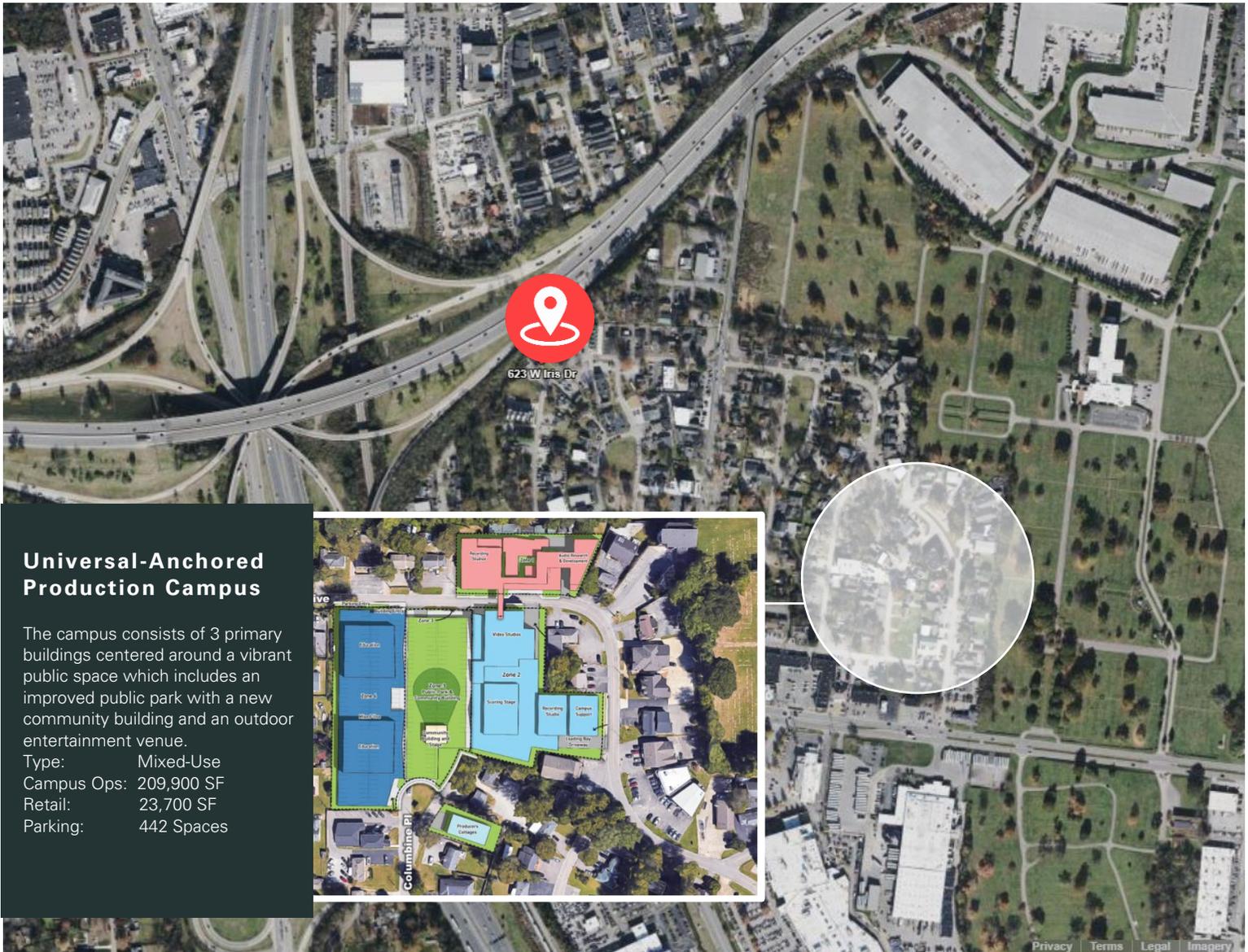
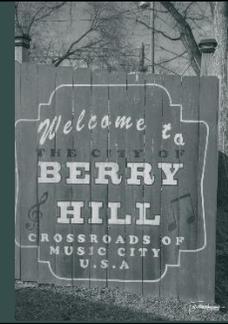
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Berry Hill Boom:

Surround yourself with growth. Recent and planned developments include over 1,000 new units along Franklin Pike, plus Class A office at The Boot Factory (100,000 SF redeveloped). Highlighting the area's music evolution: the Universal Music Group-anchored Entertainment Production & Education Campus (209,900 SF + 23,700 SF retail), approved conceptually in 2024, with studios, scoring stage, education facilities, and public amenities—positioning Berry Hill as Nashville's creative epicenter. Nearby amenities like 100 Oaks Mall and GEODIS Park fuel demand—perfect for residential or mixed-use projects. With Nashville's market forecasting 2-4% price growth in 2026, this location positions investors for strong returns.



**Universal-Anchored
Production Campus**

The campus consists of 3 primary buildings centered around a vibrant public space which includes an improved public park with a new community building and an outdoor entertainment venue.

Type: Mixed-Use
Campus Ops: 209,900 SF
Retail: 23,700 SF
Parking: 442 Spaces



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