

520 Merritt Ave

FOR SALE // NASHVILLE, TN
OPPORTUNITY ZONE



520 Merritt Ave

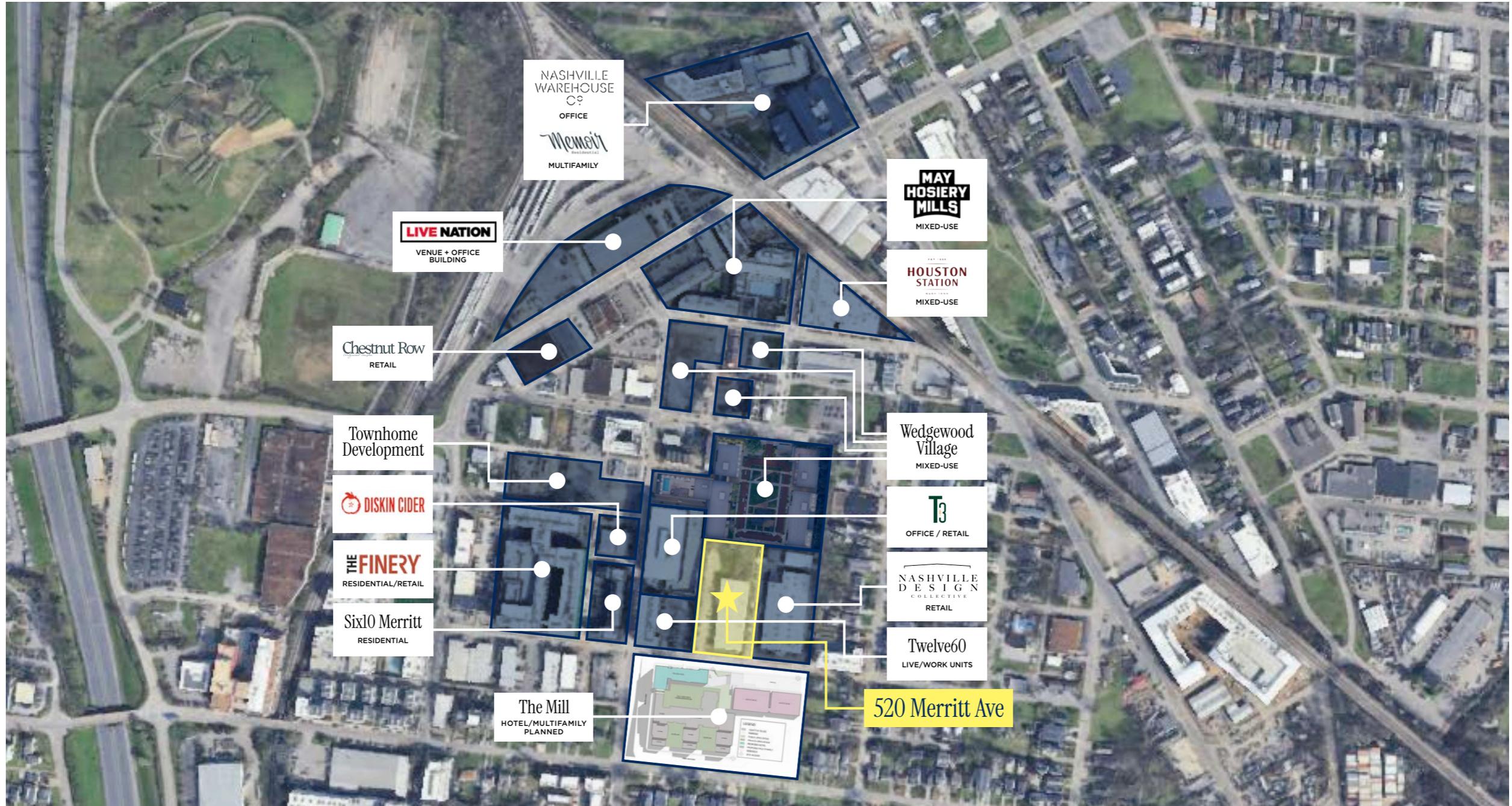
Opportunity



520 Merritt Avenue represents one of the last large-scale development opportunities in Wedgwood-Houston and is located within a federally designated Opportunity Zone, offering the potential for meaningful tax advantages to qualifying investors. The 1.75-acre site is centrally positioned among projects such as Wedgwood Village, T3/Finery, and The Mill, which have helped shape the district's growth, scale, and long-term trajectory. With much of the surrounding area already developed or held under long-term ownership, few remaining sites within the submarket offer comparable scale and flexibility.

The property includes an existing 31,283 SF (25,543 SF 1st floor + 5,740 SF mezzanine) building that provides immediate opportunity to deliver retail, office, and/or showroom space in a neighborhood where existing available inventory remains limited. With over 70 on-site parking spaces and the ability to add more, the site offers one of the largest surface parking lots in Wedgwood-Houston, supporting near-term activation, strong tenant demand, and multiple revenue paths while preserving long-term redevelopment potential.

Wedgewood Houston Map



Property Overview

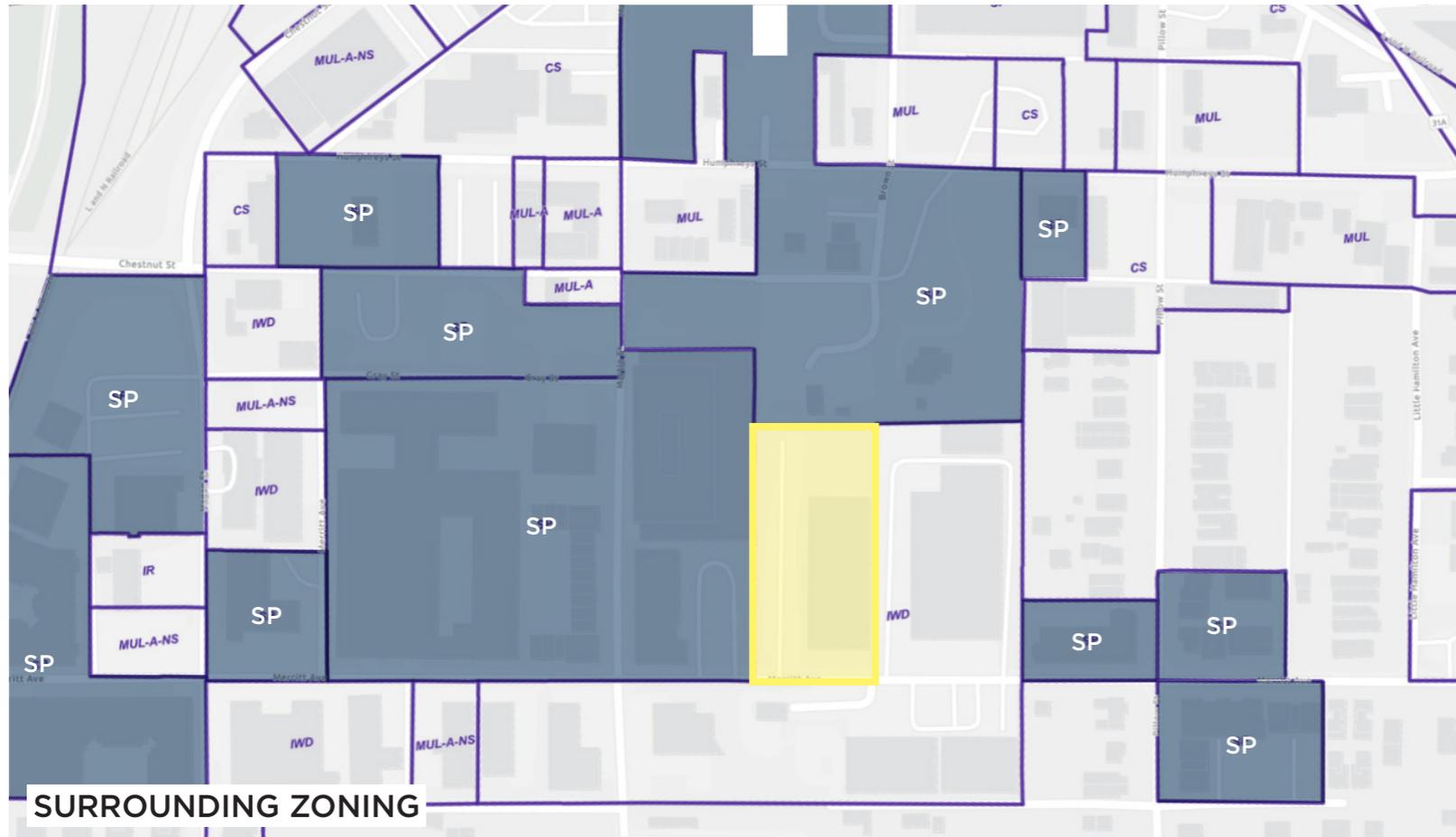
ACRES: 1.75

SF: 31,283 (25,543 SF 1st floor + 5,740 SF mezzanine)

BUILT: 1981

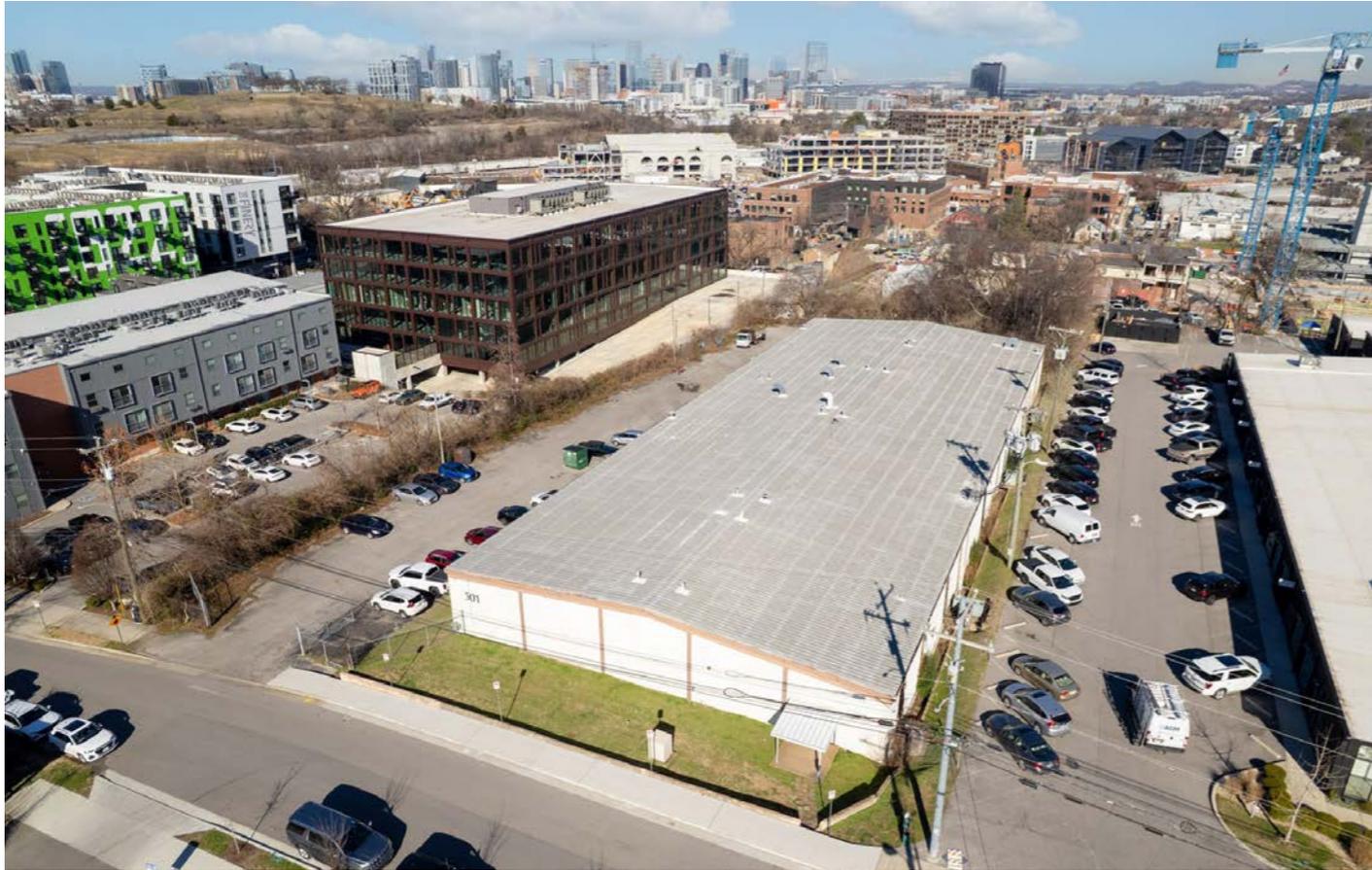
ZONING: IWD + Opportunity Zone

TENANCY: Single tenant with a lease expiration of November 2026



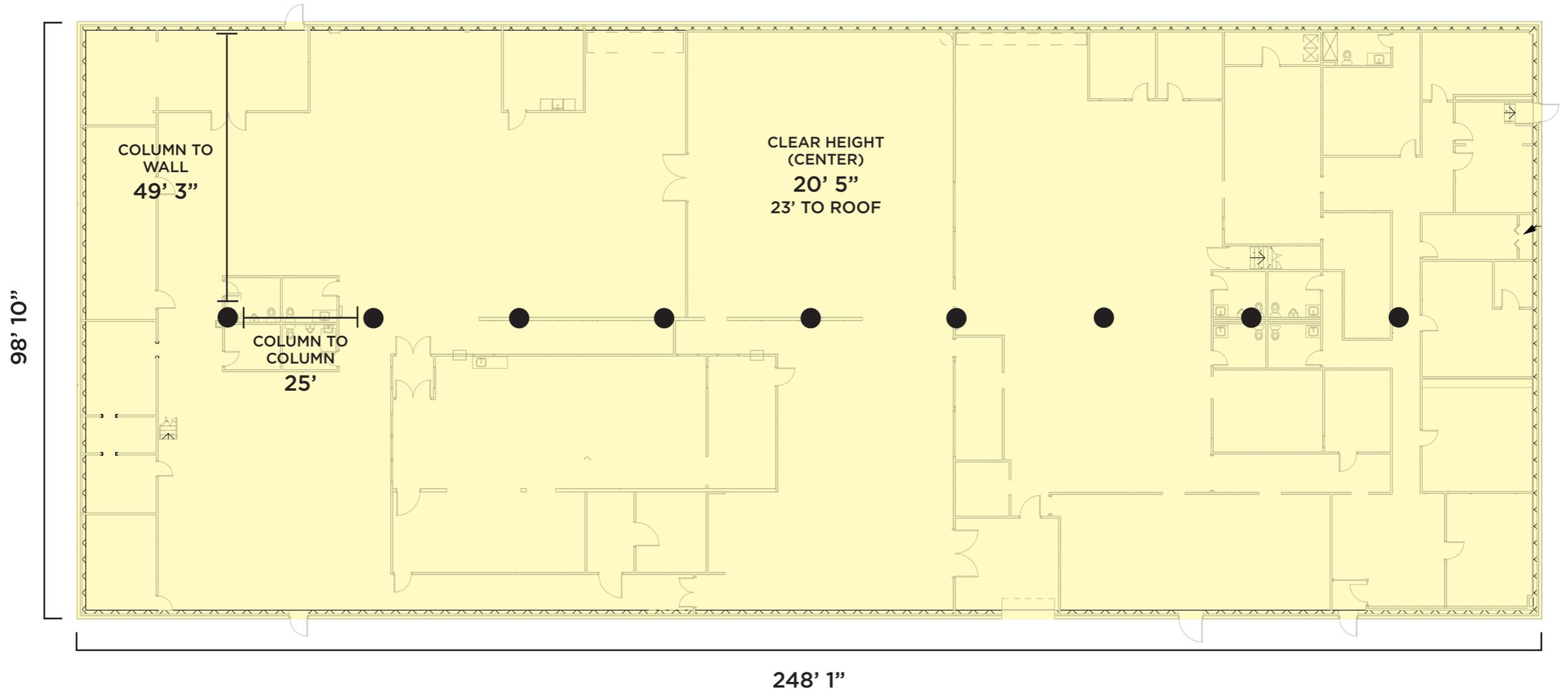
While the site is currently zoned IWD, surrounding parcels have been rezoned over time to allow higher-density and mixed-use development, reflecting the neighborhood's evolution.

Site Gallery



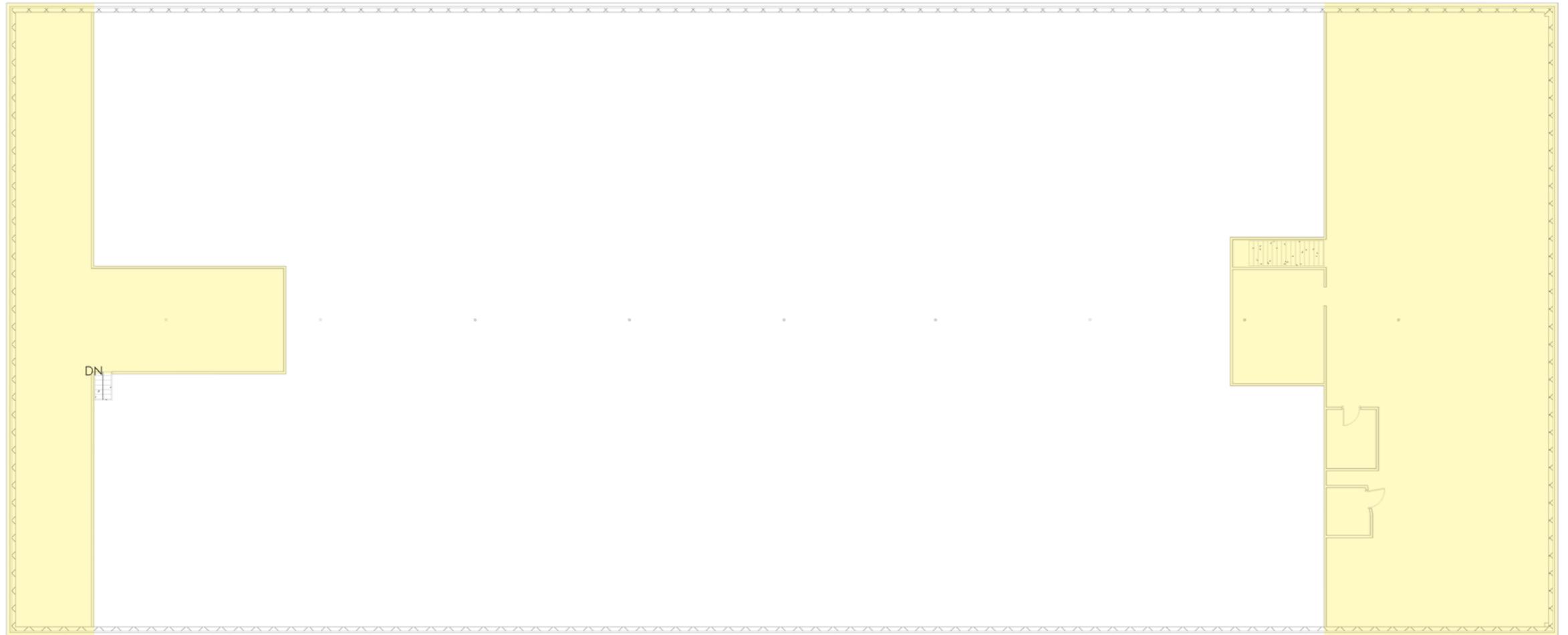
Floor Plan - 1st Floor

25,543 SF



Floor Plan – Mezzanine

5,740 SF



Wedgewood Houston Neighborhood Overview

Over the past five years, the Wedgewood Houston (“WeHo”) neighborhood has experienced a dramatic transformation marked by significant growth and evolution. The neighborhood’s designation as an Opportunity Zone has played a major role in attracting investment, spurring the development of multifamily housing, office spaces, and retail projects by both local and national developers. These changes have created a unique, vibrant hub for retail and dining, with a variety of new restaurants and shops contributing to the area’s dynamic energy.

Major landmarks like Geodis Park, Nashville’s new soccer stadium, the exclusive Soho House, and Apple Music’s presence have further elevated the area’s appeal. Adding to this momentum, Hermès has announced the opening of a new store just down the street, signaling the neighborhood’s growing prominence as a destination for high-end retail. The arrival of NYC’s legendary Pastis and nationally acclaimed Iggy’s are among many new culinary offerings. This fusion of residential and commercial expansion has transformed Wedgewood Houston into a thriving, multi-dimensional community that seamlessly integrates contemporary living with its storied industrial past.

A common element of Wedgewood Houston’s recent development has been the adaptive repurposing of historic industrial structures into creative spaces and residences, highlighting the area’s commitment to preserving its industrial heritage while embracing modern development.

Wedgewood Houston by the Numbers

3,328 MULTIFAMILY UNITS

(TOTAL EXISTING, UNDER CONSTRUCTION, AND PLANNED)

750,000 SF CLASS A OFFICE

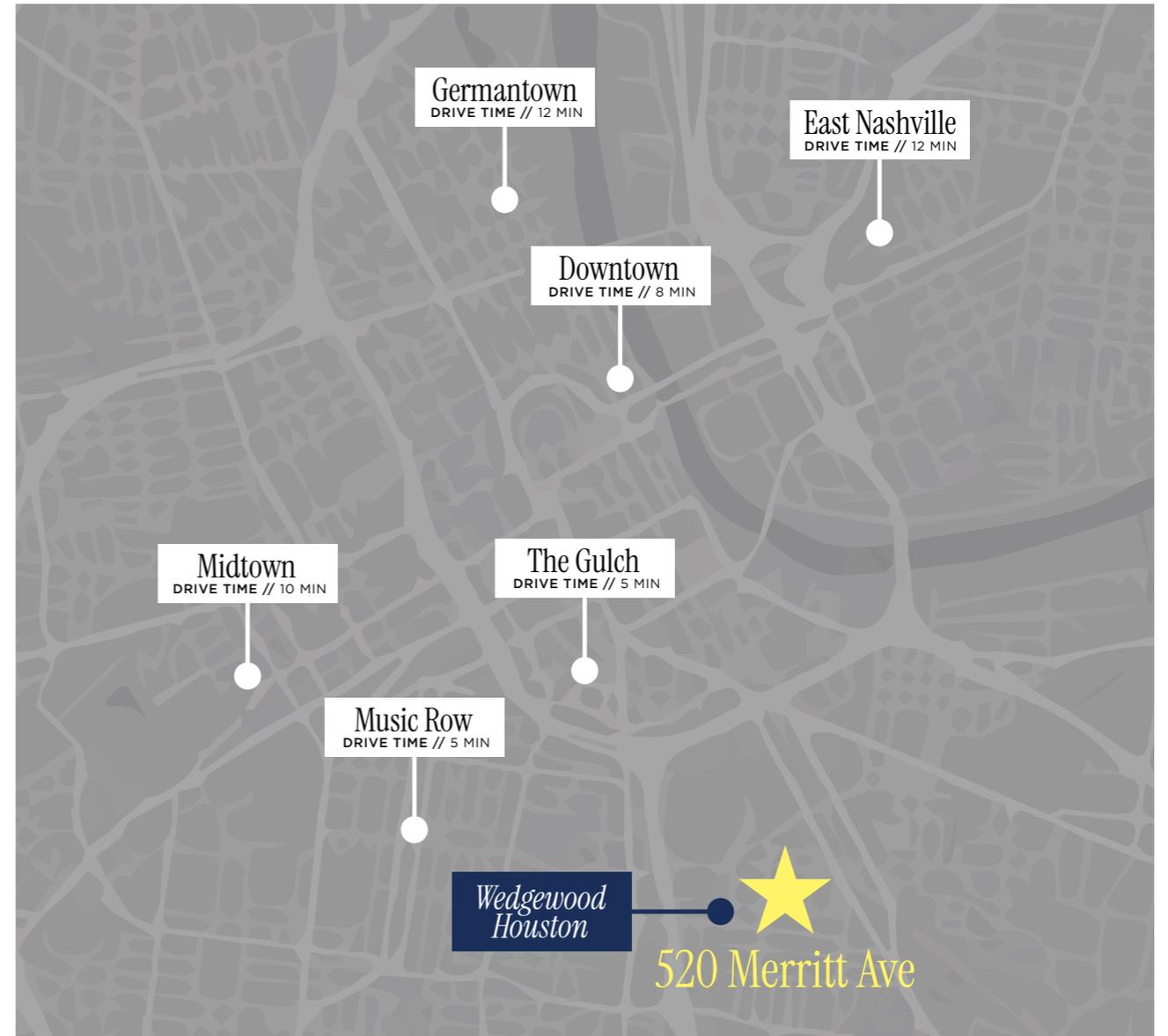
(EXISTING AND PLANNED)

350,000+ SF RETAIL

13 ART GALLERIES

20 RESTAURANTS

72 WALK SCORE



Wedgewood Houston Highlights



Wedgewood-Houston, Nashville

Startups, creatives, and entertainment companies like Apple Music and Live Nation have established headquarters in Nashville's Wedgewood-Houston, also called "WeHo." Studios, breweries, coffee houses, and art galleries, not to mention a hipster outpost of SoHo, the global members' club and hotel group – exist side by side in this rapidly changing neighborhood just south of downtown.

Part of WeHo's allure is the diversity of things to do. Nashville's Major League Soccer team, Nashville SC, plays at Geodis Park, and a farmers market and various events happen at The Outfield, an acre-sized green space. On every first Saturday, galleries and art collectives stay open late for the WeHo Art Crawl. On the boozy side, Nashville Craft Distillery produces whiskey and sorghum spirits and gives guests an up-close look at the distilling process through tours, tastings, cocktails, and bottles to go.

#FINERY



GARDEN GUN



475 Humphreys St Development

Chicago-based Japanese concept slated for AJ Capital's Wedgewood-Houston project



426-464 Chestnut St Development



Nashville Leather Goes Hollywood

The Music City's maven of menswear takes Melrose Avenue

By CAROLINE SANDERS CLEMENTS
February/March 2023



TRAVELMAG

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FEATURE

The 16 Most Up-and-Coming Neighborhoods in the U.S.

BY TRACY KALER | PUBLISHED JULY 23, 2024

From the North to the South to America's heartland and across the country, the USA has no shortage of hip, up-and-coming neighborhoods.

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Molly Davis
Nashville Tennessean



NASHVILLE
WAREHOUSE
CO.



Wedgewood Houston Highlights



They serve crispy, thin-crust pizzas in a fun space—the '70s-styled dining room/patio hybrid is a really comfy place to chat with friends over a pie.

-*The Infatuation* 99



Dicey's



PASTIS



LIVE NATION



BATHHOUSE



SOHO HOUSE
NASHVILLE



aba

Every dish is packed with a fusion of flavors, and the portions are perfect for sharing!

-*Spoon University* 99



iggy's

A much-needed Italian eatery in the city that will please everyone at the table.

-*Savory Traveler* 99



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