



WHITES CREEK PIKE

 **COLDWELL BANKER
COMMERCIAL** | **LEGACY
GROUP**



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Summary

5 STR Townhomes

2236, 2238, 2242, 2244, 2246 Whites Creek Pike

2246 is fully furnished.

- NON OWNER OCCUPIED SHORT TERM RENTAL (NOO STR) opportunity.
- New construction. Each 4 Beds / 4 Baths/ 2500SF
- The property offers convenient access to Downtown Nashville, Germantown, The Nations, Midtown, and major interstates
- Downtown Nashville skyline views.



Map



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WHITES CREEK 5 UNITS



HAYNES AREA

2236

TALBOT'S
CORNER

Grand Ole Opry

Cornelia Fort Airpark
at Shelby Bottoms

NEELYS BEND

Ravenwood
Park

Tennessee
State
University

NORTH
NASHVILLE

LOCKELAND
SPRINGS

Shelby Park

Nashville

THE NATIONS
WEST NASHVILLE

MERRY OAKS

Holiday Inn Express
Nashville W I40/Whitebr...

The Parthenon

MUSIC ROW

VILLAGES OF
LARCHWOOD

SYLVAN PARK

Ascension St Thomas
Hospital West

Nashville
International
Airport

HILLWOOD

12 SOUTH

SOUTH
NASHVILLE

WOODLAND
POINT

WEST MEADE

Berry Hill



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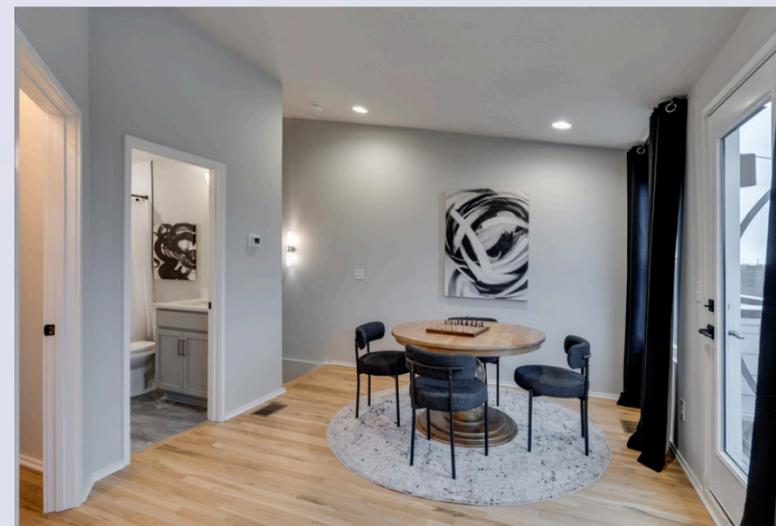
RENDERINGS OF POTENTIAL CHANGES





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PHOTOS OF FURNISHED UNIT





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PHOTOS OF EMPTY UNITS





Nashville Economy

Diverse Economy

Nashville isn't just about music. It's a hub for healthcare, technology, finance, education, and manufacturing.

- **Healthcare Powerhouse**
- **Home to over 500 healthcare companies**, including HCA Healthcare, Nashville's healthcare sector contributes \$67 billion to the local economy annually.
- **Job Growth Leader**
- **Nashville consistently ranks in the top 10 U.S.** cities for job growth, with strong demand in tech, logistics, construction, and hospitality.
- **Business-Friendly Environment**
- **Low taxes, affordable cost of living**, and strong infrastructure attract both startups and Fortune 500 companies.
- **Music & Tourism Industry**
- **The music and entertainment sectors**, along with tourism, bring in millions of visitors each year, generating billions in revenue



Nashville Entertainment

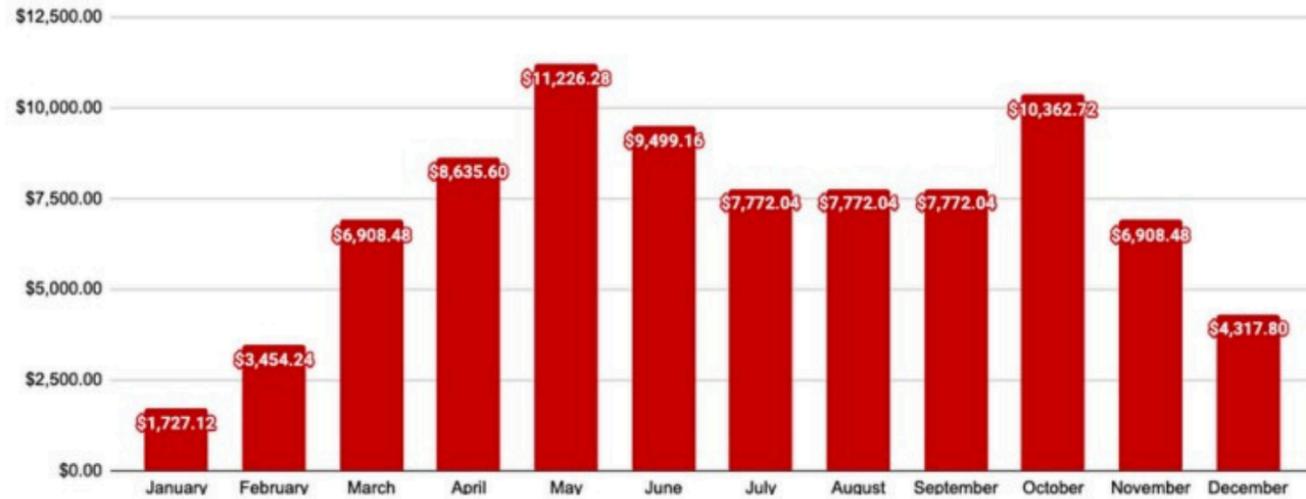
- **Music Capital of the World**
 - Home to the legendary Grand Ole Opry, Ryman Auditorium, and the Country Music Hall of Fame.
 - Dozens of live music venues nightly across Broadway, Midtown, East Nashville, and The Gulch.
 - Annual festivals like CMA Fest and AmericanaFest attract global audiences.
- **Broadway & Downtown Nightlife**
 - Famous honky-tonks and rooftop bars drive record tourism.
 - Vibrant mix of country, rock, pop, and jazz entertainment.
 - Over 15 million annual visitors fueling local economy.
- **Professional Sports & Events**
 - Tennessee Titans (NFL), Nashville Predators (NHL), Nashville SC (MLS).
 - Bridgestone Arena and Nissan Stadium host concerts, sports, and national events.
 - New entertainment district developments further enhancing demand.
- **Arts & Culture**
 - Frist Art Museum, TPAC (Tennessee Performing Arts Center), Nashville Symphony.
 - Street art, murals, and creative hubs add to the city's cultural brand.
 - Strong film and media presence with growing production activity.
- **Culinary & Lifestyle Scene**
 - Award-winning chefs, iconic Nashville hot chicken, and diverse dining.
 - Growing craft brewery and distillery market.
 - Strong tourism spend on food and beverage.



PROFORMA

SINGLE UNIT

1 YEAR PROJECTION: \$86,356.00



YEARS 2-3 PROJECTIONS: \$90,673.80

2236 Whites Creek Pike

Nashville, TN 37207

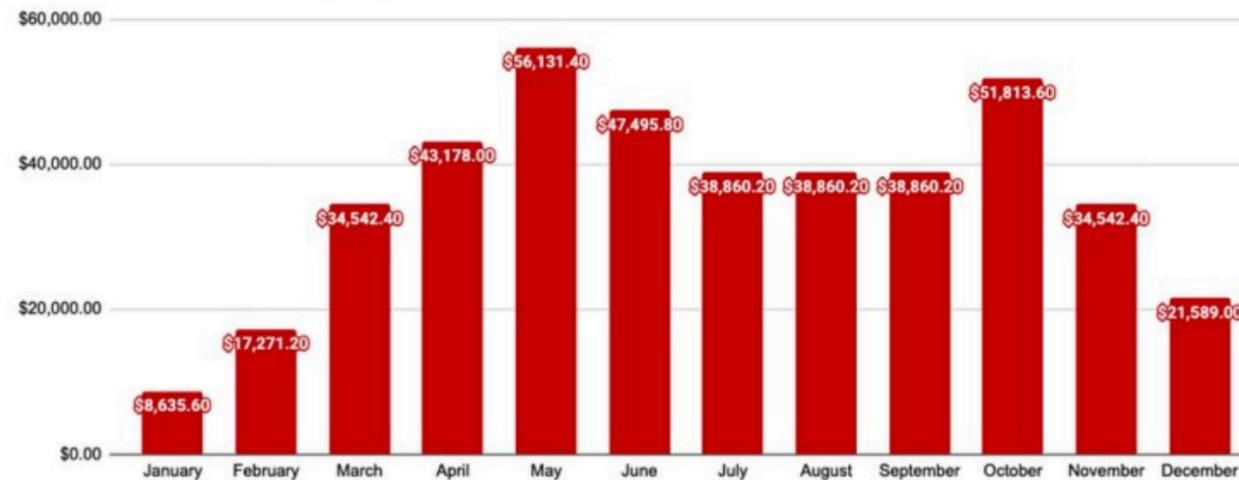
MLS# 3131346 | Listed at \$675,000

\$675,000 List Price	4 BD / 4 BA Bedrooms / Baths	2,497 Sq Ft Living Area	2023 Year Built
\$48,400 Projected Annual Revenue*	\$316 Average Daily Rate*	47% Adjusted Occupancy*	12 Max Guests

**Revenue projections powered by market data. See full analysis inside.*

ALL FIVE UNITS

1 YEAR PROJECTION: \$431,780.00



YEARS 2-3 PROJECTIONS: \$453,369.00

TO LEARN MORE, CONNECT!



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✓ **OVER \$1 BILLION SOLD!**



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YOUR FULL-SERVICE RESIDENTIAL + COMMERCIAL REAL ESTATE FIRM!