

OFFERING MEMORANDUM



5.17 Acre
Development Site
In West Nashville

5805-5807 CHARLOTTE PIKE

Area Development Overview



THE NATIONS
 Breeze Block
 The Arcade on Vernon
 Camden in the Nations
 Stateline
 4100 Indiana
 Modera Nations

CHARLOTTE PIKE CORRIDOR
 L'endroit
 405 40th Ave N
 40th & Charlotte
 PDG Charlotte
 Haven Charlotte Ave
 5 City Blvd

BELLE MEADE WHITE BRIDGE RD.
 The Manning
 Belle Meade Plaza
 Harding Town Center
 21 White Bridge
 Villa Maria Manor Expansion

5805-5807 Charlotte Pike

PROPERTY HIGHLIGHTS



NASHVILLE
 CITY



CHARLOTTE PIKE
 CORRIDOR



5.17
 ACREAGE



**RM20, CS,
 OV-UZO, PUD**
 EXISTING ZONING

Zoning Overview

T4 MU Urban Mixed-Use Neighborhood (T4 MU)

Intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed used, commercial, institutional, and even light industrial development.

Source - Nashville Next: A General Plan for Nashville & Davidson County

I. RM20 - Medium-high density residential, intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

II. CS - Commercial Services is intended for retail, consumer service, financials, restaurant, office, new auto sales, self-storage, light manufacturing and small warehouse uses.

III. OV-UZO - OV – UZO (overlay) Urban Zoning Overlay was created in 2000 and was designed to protect the character of portions of the city that were developed in the urban core prior to the 1950s.

Source – The Code of the Metropolitan Government of Nashville and Davidson County, Tennessee



Planned Developments

DEVELOPMENT	ADDRESS	ASSET TYPE	PROJECT DETAILS	DEVELOPER	STATUS
The Manning	120 Woodmont Blvd	Residential	36 Unit Condos	Meek + Partners	Under Construction
Belle Meade Plaza	4500 Harding Pike	Mixed Use	380 apartments, 120 condos, 120 hotel keys, 75,000 SF retail, office	AJ Capital	Proposed
Harding Town Center	109-123 Bosley Spring	Mixed Use	TBD	H.G. Hill Realty Co & Saint Thomas	Proposed
21 White Bridge	21 White Bridge Road	Mixed Use	9 story office & 8 story residential buildings	Private	Proposed
Villa Maria Manor Expansion	30 White Bridge Road	Residential	214 senior housing units	Diocese of Nashville	Proposed
Skyview	307 Susannah Ct	Residential	187 units	Trent Development Group	Proposed
Breeze Block	6100 Robertson Ave	Mixed Use	39,000 SF office/retail and 24 townhomes	Vintage South	Under Construction
The Arcade on Vernon	677 Vernon Ave	Residential	60 units	Miken Development	Under Construction
Camden in the Nations	1300 51st Ave N	Residential	400 units	Camden Communities	Proposed
Stateline	5300 Centennial	Office/Retail	92,682 SF	Vintage South	Under Construction
4100 Indiana	4020 Indiana Ave	Apartments	151 units	Toll Brothers	Proposed
Modera Nations	1650 54th Ave N.	Multi-Family	398 units	Mill Creek	Proposed
L'endroit	5915 Charlotte Pk	Mixed Use	160 condos an 9,000 SF office/retail	Guerrier Development	Proposed
405 40th Ave N	405 40th Ave N	Mixed Use	103 apartment units and 6,000 SF retail	CA South	Under Construction
40th & Charlotte	3914 Charlotte Ave	Mixed Use	300 apartments and 46,000 SF retail	CHM Development	Proposed
PDG Charlotte	3800 Charlotte Ave	Apartments	322 apartments	Price Development	Under Construction
Haven Charlotte Ave	3025 Charlotte Ave	Apartments	316 units	Guefen Development Partners	Under Construction
5 CITY Blvd	5 City Blvd	Mixed Use	360,000 SF office with 18,000 SF of retail	Convexity	Under Construction

Transformative Development

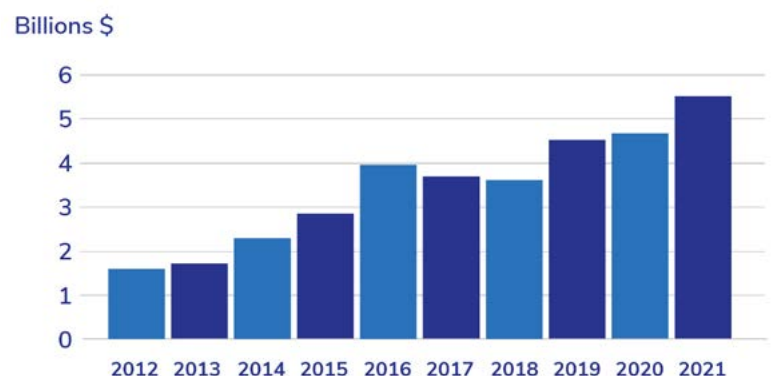
\$6.5B

PUBLIC AND PRIVATE INVESTMENT
IN PAST FIVE YEARS

\$10.1B

PUBLIC AND PRIVATE INVESTMENT
UNDER CONSTRUCTION OR PLANNED IN
NEXT FIVE YEARS

BUILDING PERMITS ISSUED IN NASHVILLE



Source: Metro Codes

Nashville's Employment

TOP DOWNTOWN NASHVILLE EMPLOYERS

(by number of local employees)



14,700



8,500*



7,000



4,024



2,966



1,000+



2,316



2,250



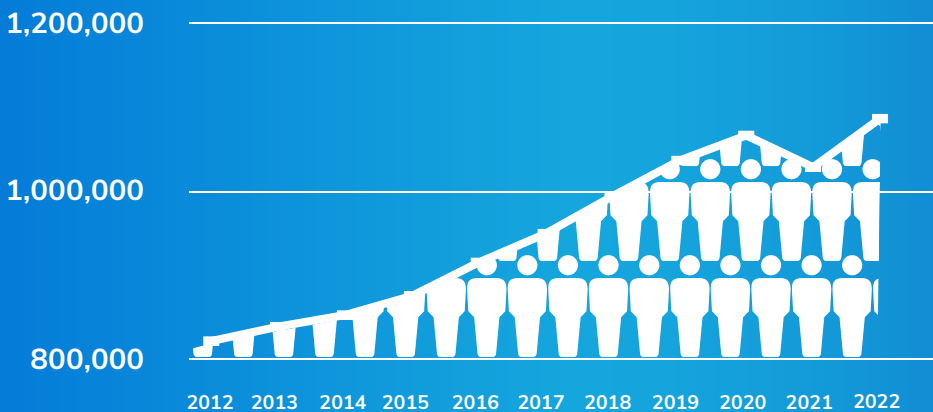
1,821



1,524

Source: Nashville Business Journal's Book of Lists 2022-2023
* by 2031

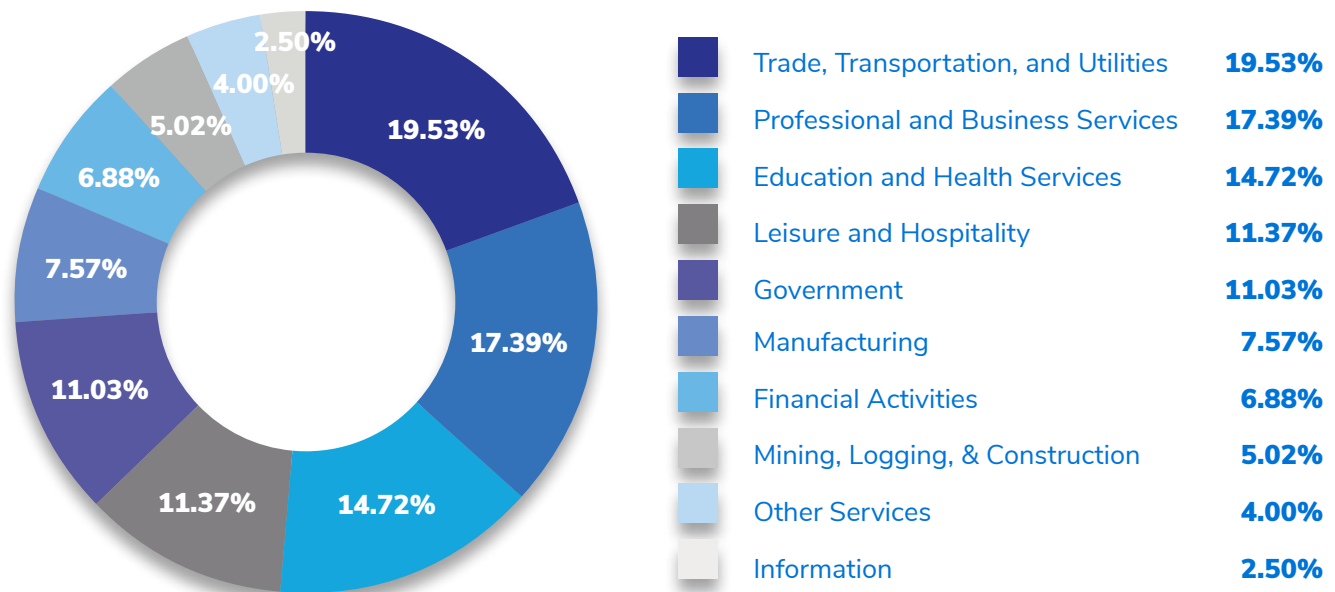
NASHVILLE MSA EMPLOYMENT GROWTH



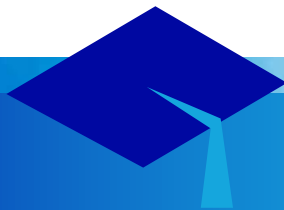


Nashville's Employment Diversity & Pipeline

EMPLOYMENT DIVERSITY



Source: U.S. Bureau of Labor Statistics



Projected growth rate for tech jobs in Middle Tennessee (2019-2024) is **16.0%** compared to 9.0% projected statewide job growth, and 10.0% growth across all occupations in Middle Tennessee.



- State of Middle Tennessee Tech 2020, Middle Tennessee State University

Nashville has **13** accredited and postgrad institutions, plus **7** 2-year institutions and tech schools.

More than **122,000** students attend the area's colleges and universities.

60% of college graduates remain to work in the region.

24,990 degrees and certificates awarded to graduates of Nashville-area colleges and universities in 2019.

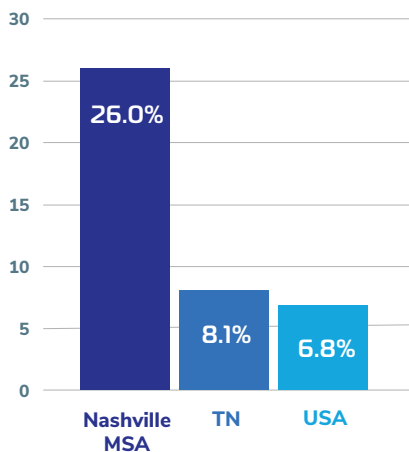
Source: Nashville Chamber Economic Development Guide



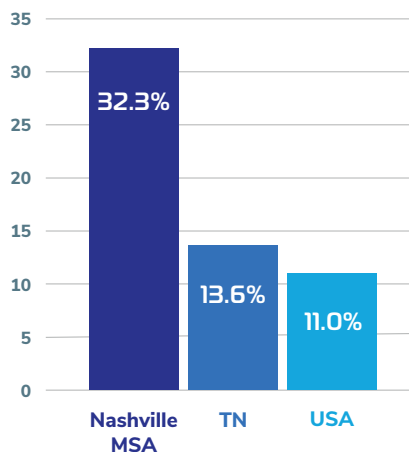
Nashville's Unprecedented Growth

2012-2022

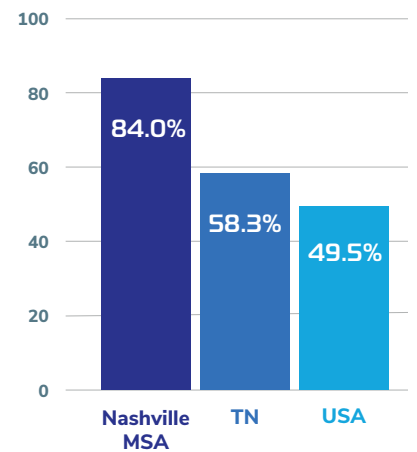
POPULATION GROWTH



2012-2022 JOB GROWTH



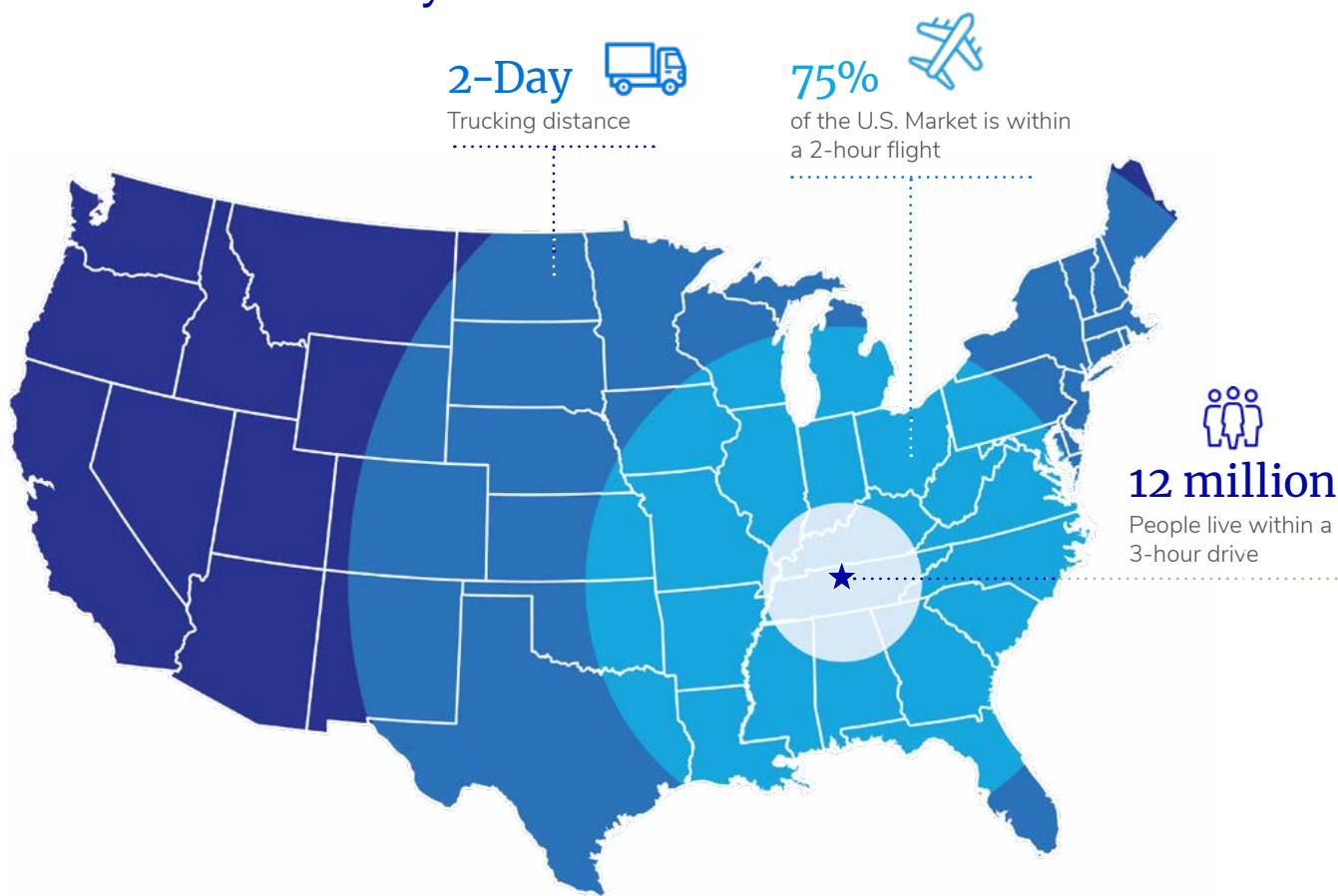
GDP GROWTH*



Source: U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis
*2011-2021 Data

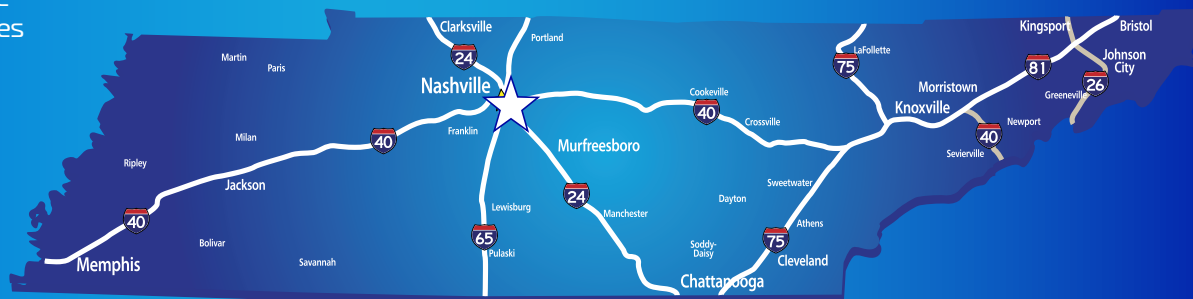


Location and Accessibility



3 Major Interstates

1 of 6 U.S. cities that have a convergence of 3 major interstates



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