



1421 2nd Ave N

RARE OPPORTUNITY TO PURCHASE 0.92-ACRE PROPERTY
IN THE RAPIDLY GROWING GERMANTOWN DISTRICT

1411-1421 2ND AVE N, NASHVILLE, TN 37208





Developing Germantown District

1411-1421 2nd Ave N consists of 3 parcels totaling **0.92 acres**. Located around the corner from the New City's Neuhoff development and across the river from Oracle's planned Nashville campus, the property offers the rare opportunity to purchase a development site in the Germantown micromarket.

Zoning Overview

T4 MU Urban Mixed Use Neighborhood - Intended to maintain, enhance and create urban, mixed-use neighborhoods with a development pattern that contains a variety of housing along with mixed-use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

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

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.

IR - Industrial Restrictive is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

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

Germantown

(within 1 mile radius)

33

MEDIAN AGE

\$83,458

MEDIAN HOUSEHOLD INCOME

6,562

HOUSEHOLDS

AREA APPEAL

Hottest Restaurants

Dog-Friendly Coffee Shops

Walkable Streets

Historic Charm

Outdoor Movie Nights



Area Amenities

Restaurants

1. Star Rover Sound
2. The Optimist
3. O-Ku
4. E + Rose Wellness Cafe
5. The Goat Germantown
6. Pelato
7. City House
8. Germantown Cafe
9. Spread Market & Larder
10. Henrietta Red
11. Little Hats Market
12. Taco Mamacita
13. Monell's
14. Rolf & Daughters
15. 5th & Taylor
16. Butchertown Hall

Bars & Coffee Shops

1. Monday Night Brewing
2. Elegy Coffee
3. Le Loup
4. Bearded Iris Brewing
5. Steadfast Coffee
6. The Library Cafe
7. Neighborlily
8. Mother's Ruin
9. Barista Parlor
10. Red Bicycle Coffee & Crepes
11. Frankie J's
12. Sidecar Bar



Connected to the City

5 min

DOWNTOWN

5 min

EAST BANK

8 min

THE GULCH

10 min

MIDTOWN



Barista Parlor



Area Developments

1	Neuhoff Phase I	1320 Adams St	Mixed Use	542 Units 385,000 SF Office 80,000 SF Retail	Delivered (2024)	New City, JP Morgan & Cousins
2	Starling Germantown	820 4th Ave N	Mixed Use	363 Units 14,685 SF Retail	Delivered (2024)	Portman Holdings
3	Modera Germantown Phase II	1420 Adams St	Mixed Use	400 Units 14,200 SF Retail	Under Construction	Mill Creek Residential
4	Landings at River North	2200 Bowline	Mixed Use	647 Units 78,000 SF Office 71,500 SF Retail	Under Construction	Creek Lane Capital
5	Artists Lofts	1217 2nd Ave N	Multifamily	210 Units	Under Construction	Greenpointe
6	The Stockyards Phase I	900 2nd Ave N	Multifamily	339 Units	Under Construction	Proffitt Dixon
7	Oracle Campus	700 Cowan St	Office	\$1B+ Corporate Campus	Proposed	Oracle America
8	Station East	111 N 1st St	Mixed Use	2,065 Units 1,050,000 SF Office 135,000 Retail	Proposed	RMR Group
9	Neuhoff Phase II	1324 2nd Ave N	Mixed Use	Planning	Proposed	New City, JP Morgan & Cousins
10	Hill Center Germantown	416 Jefferson St	Mixed Use	110,000 SF Office 42,000 SF Retail 9 Townhomes	Proposed	H.G. Hill Realty Company
11	The Stockyards Phase II	1000 2nd Ave	Multifamily	TBD	Proposed	Proffitt Dixon
12	Stillwater East Bank	186 N 1st St	Multifamily	370 Units	Proposed	Stillwater Capital
13	RangeWater River North	201 Cowan St	Multifamily	350 Units	Proposed	Rangewater
14	Residence Inn	206 N 1st St	Hospitality	215 Units	Proposed	Emerge Hospitality
15	Hilton East Bank	611 Cowan St	Hospitality	204 Units	Proposed	Emerge Hospitality
16	2nd & Van Buren	100 Van Buren St	Multifamily	303 Units	Proposed	Toll Brothers & CB Ragland
17	3rd & Van Buren	1500 3rd Ave N	Hospitality	260 Keys 4,000 SF Retail	Proposed	Northpoint Hospitality
18	300 Jefferson	300 Jefferson St	Mixed Use	300 Units 5,000 SF Retail	Proposed	Essex Development
19	The Aster	1414 3rd Ave N	Mixed Use	100 Units	Proposed	Cottingham



3

7

16

17

15

19

4

9

1

5

10

18

13

14

6

11

12

2

8

Oracle Campus

Said by CEO Larry Ellison to become Oracle's World Headquarters, the new Oracle campus in Nashville marks a significant milestone in the city's growth as a tech hub. Oracle expects to bring 8,500 high-quality jobs to the campus by 2030, driving economic growth and attracting top talent to the region. Oracle's presence will bolster Nashville's reputation in the tech industry, encouraging further investments and partnerships, and contributing to the city's dynamic and diversified economy.



Neuhoff

The redevelopment of the historic Neuhoff site in Nashville signifies a pivotal moment in the city's ongoing transformation. The project revitalizes the former meatpacking district into a vibrant mixed-use community, blending residential, commercial, and cultural spaces. With its unique blend of historic preservation and modern amenities, the Neuhoff redevelopment is expected to attract businesses, residents, and tourists alike, further enhancing Nashville's reputation as a dynamic and forward-thinking city. This project will not only preserve an important piece of the city's history but also contribute significantly to its future economic growth and urban revitalization efforts.

Pedestrian Bridge

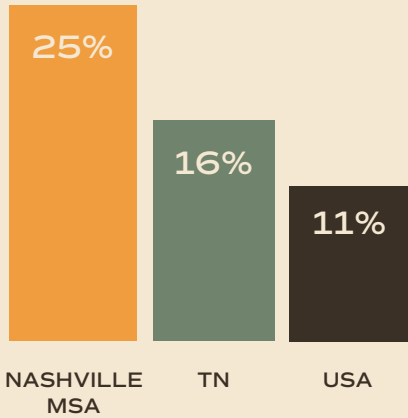
The upcoming pedestrian bridge in Nashville represents a transformative addition to the city's infrastructure, symbolizing its commitment to creating a more connected and accessible urban environment. This innovative project will provide a vital link between Germantown and the East Bank, enhancing walkability and encouraging alternative transportation options.



Nashville's Unprecedented Growth

GDP Growth

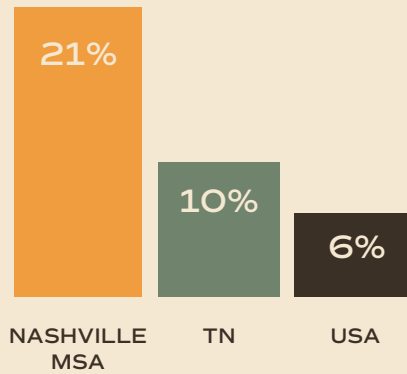
2017-2022



U.S. Bureau of Labor Statistics

Population Growth

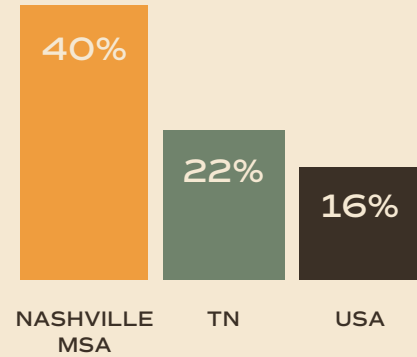
2013-2023



U.S. Census Bureau

Job Growth

2013-2023



U.S. Bureau of Labor Statistics

#1

For Metropolitan
Economic Strength

Policom, 2023

#3

America's Top States
for Business

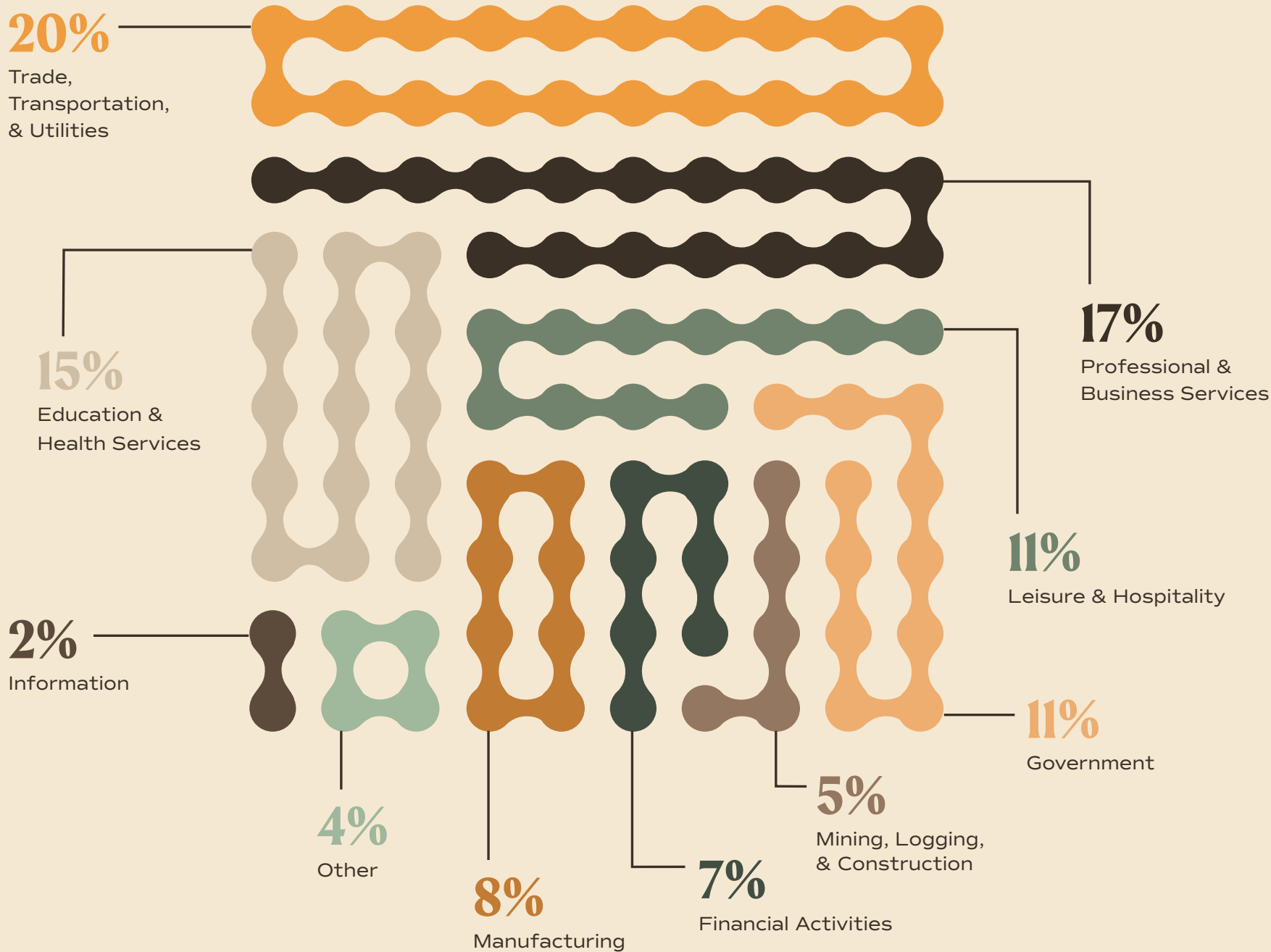
CNBC, 2023

86

People moved to Nashville MSA
per day in 2023

Nashville Chamber of Commerce, 2024

Nashville's Diverse Economy



Top Employers

VANDERBILT  UNIVERSITY

MEDICAL CENTER

30,324

 HCA
Healthcare

27,694

 NISSAN

11,000

 Ascension

10,700

 amazon

10,000

 VANDERBILT
UNIVERSITY

8,822

 ORACLE®

8,500 by 2031

Employment Pipeline

13

accredited & postgrad institutions

Nashville Chamber of Commerce

120K+

students attend the area's
colleges & universities

Nashville Chamber of Commerce

60%

of college graduates remain
to work in Nashville MSA

Nashville Chamber of Commerce

7

2-year institutions & tech schools

Nashville Chamber of Commerce

#3

Best City to Launch a Career

Bankrate, 2023





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