

FOR SALE

2-PARCEL LAND SITE

EXCELLENT DEVELOPMENT OPPORTUNITY

5106 & 5108 Louisiana Ave | Nashville, TN

CHARLES HAWKINS CO.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

P: 615.256.3189

www.charleshawkinsco.com



THE NATIONS

Show Up. Care. Deliver.

AVAILABLE FOR SALE

5106-5108 Louisiana Ave, Nashville, TN 37208

EXECUTIVE SUMMARY

The Charles Hawkins Co. is pleased to present the opportunity to purchase 5106- 5108 Louisiana Ave, a 2-parcel development site totaling 0.37 acres in the heart of the Nations.

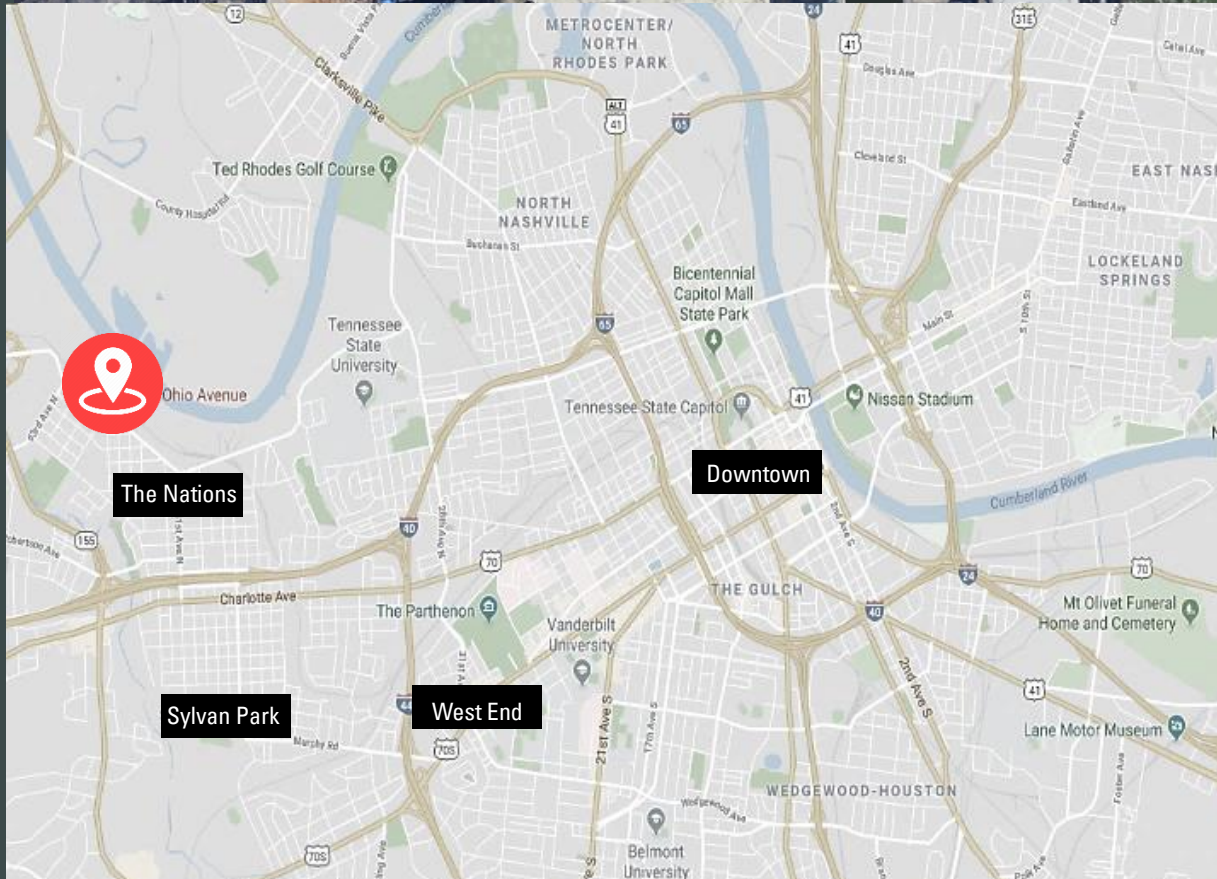
The Nations is transforming from its industrial origins into one of Nashville's rapidly expanding mixed-use districts. This area combines a vibrant urban lifestyle, considerable residential development, and progressive land use policies, all located within approximately 3 to 5 miles of Downtown Nashville.

The site is positioned near several prominent new mixed-use developments: **Silo Bend & Silo House, Stocking 51, and Modera Nations.**

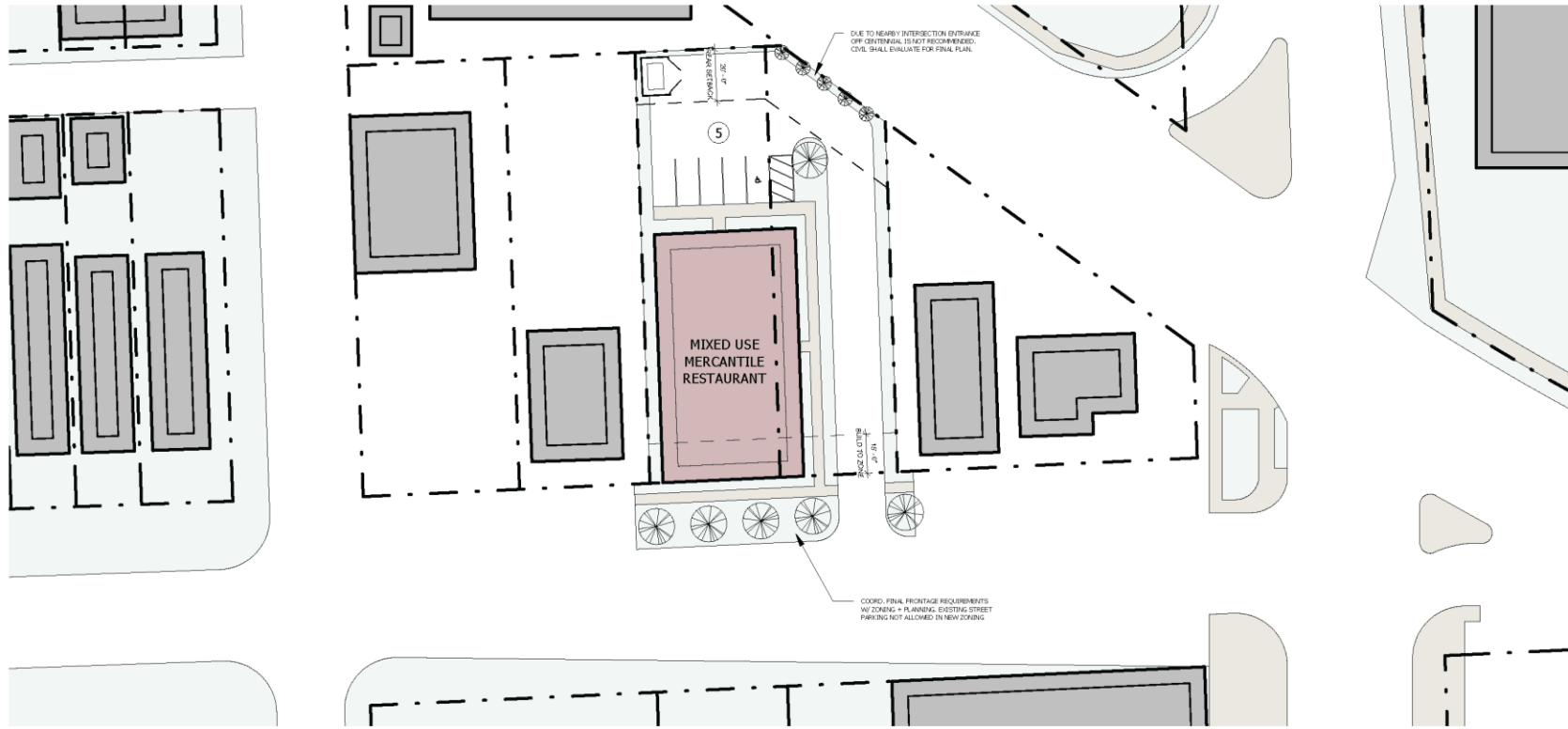
This is an excellent chance for developers eager to take advantage of a swiftly expanding submarket that continues to densify and attract trendy restaurants, breweries, cafés, and residential & mixed-use developments.

HIGHLIGHTS

- ±0.37 Acres Total | 2-Parcel Site
- Pricing: Contact Broker
- Zoned MUL-A, OV-UDO
- Prominent location near the corner of 51st Ave N and Centennial Blvd
- Adjacent to Stocking 51 and Silo Bend mixed-use developments
- Recent revitalization has made the Nations one of Nashville's hottest communities
- Within walking distance to several prominent restaurants and retail stores
- Excellent access to Briley Pkwy (less than 1 mile)
- Located less than 10 miles from downtown Nashville



MASSING STUDY



DRAWING
SITE PLAN
PRS01

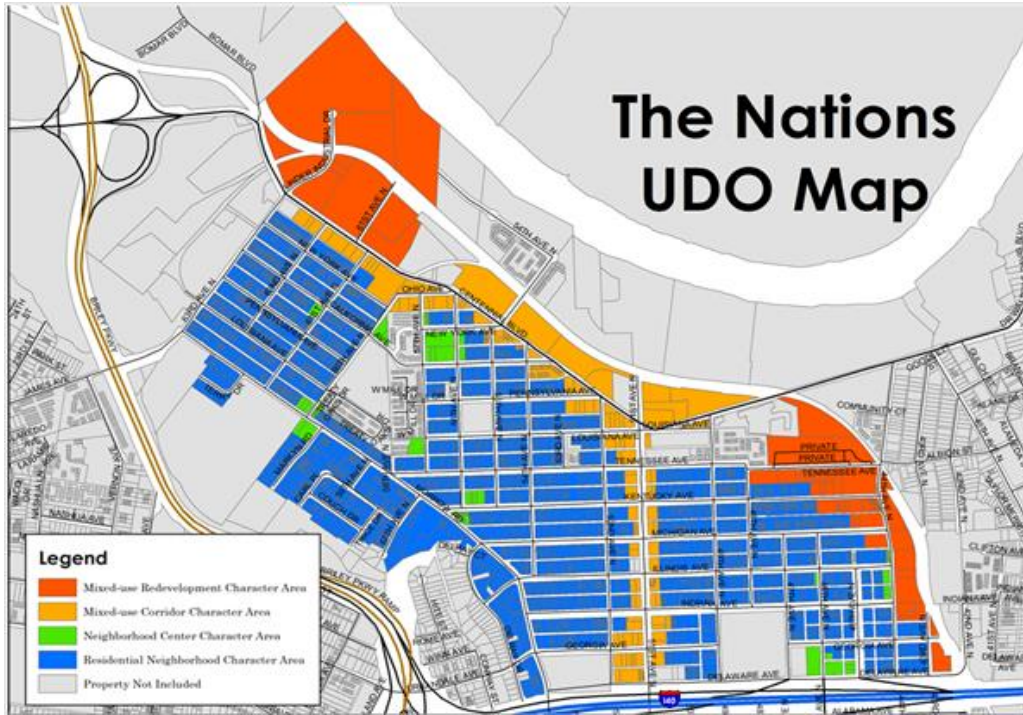
PROJECT NUMBER:
28000.01
DATE:
01/13/26

CHARLES HAWKINS - LOUISIANA AVE
51088 + 5106 LOUISIANA AVE.
NASHVILLE TN, 37209

MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	PARKING REQUIREMENTS (MAXIMUM)
<p>■ COMMERCIAL</p>	<p>EXISTING ZONING: C-2</p> <p>MIN. LOT AREA: N/A</p> <p>MAX FAR: 1.0</p> <p>BUILD TO ZONE: 0-15'</p> <p>MIN. REAR SETBACK: 20 FEET</p> <p>MIN. SIDE SETBACK: 0 FEET</p> <p>MAX HEIGHT: 60 FEET</p> <p>1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING AND SITE CONDITIONS</p> <p>2. FINAL SITE LANDSCAPING REQUIREMENTS TO BE COORDINATED WITH THE CITY.</p> <p>3. WATER QUALITY REQUIREMENTS TO BE COORDINATED WITH THE CITY AND A REGISTERED CIVIL ENGINEER IN THE STATE OF TENNESSEE.</p> <p>4. FINAL SITE TO BE DESIGNED AND STAMPED BY CIVIL ENGINEER</p> <p>5. SITE TO BE REVIEWED BY FIRE MARSHAL FOR FIRE ACCESS REQUIREMENTS</p>	<p>APPROX. TOTAL SITE AREA: 15,071 SF / 0.35 ACRES</p> <p>MAX FAR*: 15,071 SF</p> <p>FIRST FLOOR MERCANTILE/RESTAURANT 5,130 SF</p> <p>SECOND FLOOR BUSINESS 5,130 SF</p> <p>TOTAL BUILDING: 10,260 GSF</p> <p>*FAR MAY INCREASE WHEN ALLOWED BY ZONING. BONUS OPPORTUNITIES FOR MIXED USE AND RESIDENTIAL USES.</p>	<p>BUSINESS RESTAURANT MERCANTILE</p> <p>TOTAL PARKING MAXIMUM: 190 SPACES</p> <p>TOTAL PARKING PROVIDED: 5 SPACES</p> <p>1 SPACE PER 200 SF 1 SPACE PER 100 SF 1 SPACE PER 200 SF</p>

Paradym.
STUDIO

761 OLD HICKORY BLVD. STE 301
BRENTWOOD, TN 37021



Over the past decade, the Nations has undergone a dramatic transformation. What once was predominantly an industrial corridor has evolved into a vibrant and sought-after neighborhood filled with high-value residential development, newly delivered mixed-use projects, and an expanding base of next-generation retail and restaurant concept. Momentum in the area shows no signs of slowing.

In 2025, Metro proposed a new “Nations Urban Design Overlay (UDO)”. The purpose of this overlay and its associated rezoning is to “expand housing options within the Nations and encourage the redevelopment of industrial areas while maintaining and enhancing the neighborhood’s distinct character. The overlay consists of four distinct Character Areas: Mixed-Use Redevelopment, Mixed-Use Corridor, Neighborhood Center, and Residential Neighborhood.

Mixed-use Corridor Character Area Standards

The standards below apply to all parcels within the Neighborhood Center Character Area. They shall be used in combination with the general standards.

Bulk Standards

Maximum Impervious Surface Ratio (ISR)	<ul style="list-style-type: none"> Single-family: 0.50 Two-family: 0.60 Multi-family: 0.90 Mixed-use/Non-residential: 0.90
Minimum Required Setbacks	<ul style="list-style-type: none"> Side: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 0 ft except when adjacent to a Single-family, two-family, and detached multi-family use where a 5 ft. setback is required. Rear: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 20 ft.
Build-to Zone	<ul style="list-style-type: none"> All principal structures shall have a build-to zone of 0 to 15 ft.
Height	<ul style="list-style-type: none"> Single-family: 35 ft. Two-family: 45 ft. Detached multi-family and townhomes: 45 ft. Stacked flats multi-family and mixed-use/non-residential: 60 ft.

Development Bonuses

Height	<ul style="list-style-type: none"> A stacked flats multi-family or mixed-use development is entitled to an additional 15 ft. of height if a minimum of 25% of the residential units within the development are 3 or more bedrooms or a minimum of 50% of the residential units within the development are 2 or more bedrooms. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register’s office covenanting that the multi-bedroom units utilized to obtain eligibility for this bonus shall be maintained for the life of the building.
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Any mixed use or residential development shall be eligible for the FAR bonus granted by Subsection 17.12.070.B of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection. The preservation of any traditionally industrial structure already present on a property, such as a silo, water tower, or storage tank, that is at least 50 years old shall result in a bonus floor area of 3 sq. ft. per 1 sq. ft. of the footprint of the structure being preserved. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register’s office covenanting that the structure(s) shall be preserved and maintained for perpetuity. Properties incorporating grocery store, day care center, or daycare home uses shall receive a bonus floor area of 1 sq. ft. per 1 sq. ft. of the eligible use provided. Portions of the property demarcated for such eligible uses on the site shall only be used for those uses for a period of 10 years. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register’s office covenanting that the portion of the property delineated for use as a grocery store or day care center shall only be used for such uses for a period of 10 years beginning with the issuance of a use and occupancy permit.





THE NATIONS

DOWNTOWN

WEST END

L&L
MARKET

- Culture + Co.
- Honest Coffee
- Bold Patriot Brewing
- PennePazze
- Vinnie Louise
- Five Daughters Bakery
- Judith Bright
- Taco Chela
- Thai Ni Yom
- Gracie's Milkshake Bar

SYLVAN
SUPPLY

- Red Perch
- Another Broken Egg
- Barista Parlor
- Black Dynasty
- Double Dogs
- Greys Fine Cheese
- ElaMar
- Radish Kitchen
- Etc.

Silo Bend Development
Multi-phase development;
600+ residential units with

Silo Studios
65,000 SF Creative Office,
Restaurant & Retail Space

Stocking 51
Redevelopment and expansion of
former Belle Meade Hosiery Mill

Modera Apartments
3-building mixed use
project with as many
as 398 units

THE NATIONS

A TRUE FRONT-YARD NEIGHBORHOOD

Situated southwest of downtown Nashville, the Nations has quickly become one of Nashville's most sought-after locations and is truly a hyper-local experience. Part of the appeal is the revitalization and transformation of numerous existing industrial buildings with distinctive architectural features into unique mixed-use developments, attracting various trendy and hip businesses such as craft breweries, neighborhood bars, fast-casual eateries, chef-driven restaurants, art galleries, etc.

LIVE = WORK = PLAY



CHARLES
HAWKINS CO.

THE NATIONS

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