

CHARLES
HAWKINS CO.

VALUE-ADD MULTIFAMILY ASSET OR
REDEVELOPMENT OPPORTUNITY

WEST END

3819 West End Ave

Nashville, TN

Show Up. Care. Deliver.

FOR SALE

Value-Add Multifamily Asset

3819 West End Ave, Nashville, TN

CHARLES
HAWKINS CO.

IRREPLACEABLE LOCATION

LOCATED WITHIN MINUTES FROM VANDERBILT UNIVERSITY, MIDTOWN, I-440, BELLE MEADE, & DOWNTOWN

Charles Hawkins Co. is excited to bring to market 3819 West End Ave in the heart of West End.

The current improvements include 10 units (approximately 6,460 SF on 0.3 acres of land) – This is a serious **value-add opportunity** for multi-family buyers who want to own a 10-unit complex in one of the best locations in all of Nashville.

West End / Hillsboro Village 1BR rents range from **\$1,500 (vintage) to \$2,800+ (new construction)**, with modernized product consistently achieving **\$2,300+ and \$2.70+ / SF**. Significant upside exists for value-add renovations in a supply-constrained, high-demand submarket.



Size:
±6,460 SF



Acreage:
±0.3 Acres of Land



Zoning:
Existing zoning is RM-40, which allows for 40 units per acre of land

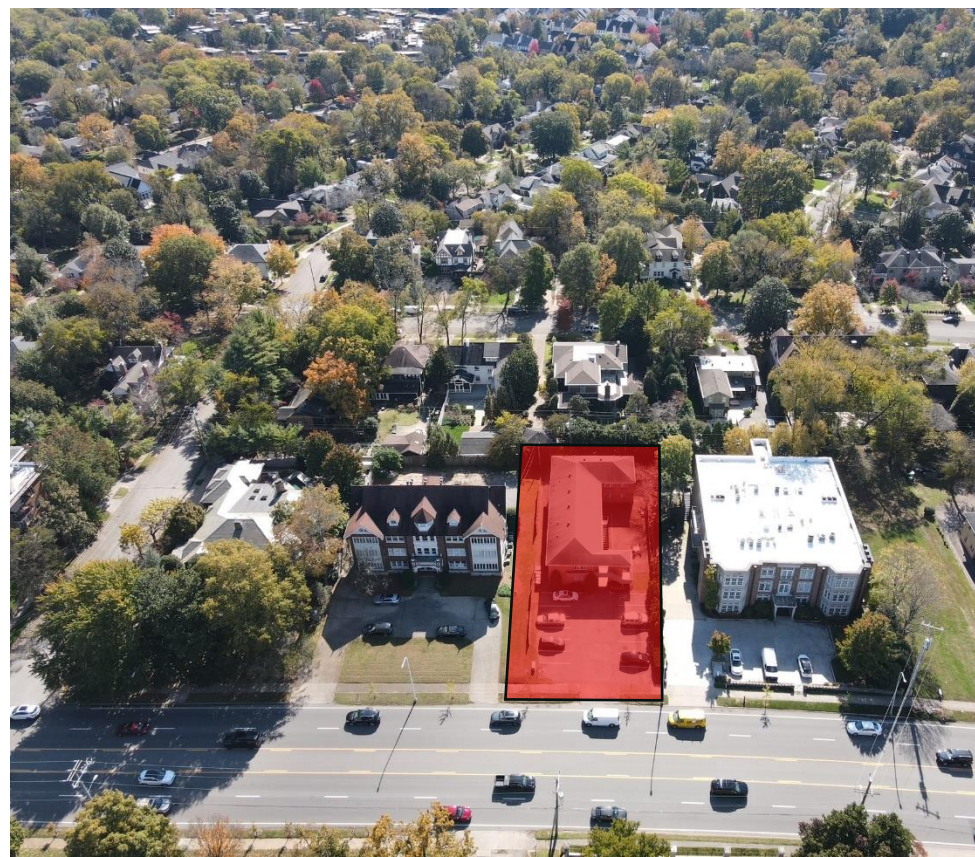


Sale Price:
Contact Brokers

ULTIMATE WEST END GEM SITUATED A FEW BLOCKS FROM \$780,000,000 BELLE MEADE VILLAGE EXPLOSION!

3819 West End Avenue is located blocks from AJ Capital's \$780M Belle Meade Village project. This 15.5-acre mega-transformation breaking ground **THIS QUARTER (Q4 2025)** will include 400 ultra-luxury condos starting at \$2,500,000, 780,000 square feet of world-class retail/shops, and 60% lush green space/parks/creekfront – Completion planned for 2028.











STRATEGIC LOCATION

The West End neighborhood in Nashville extends from downtown to Belle Meade, located to the west of the city, and is distinguished by landmarks such as Vanderbilt University and Centennial Park.

Distances

Downtown Nashville	±4.0 Miles	I-440	±1.0 Mile
The Gulch	±3.7 Miles	Green Hills	±3.2 Miles
Midtown	±2.3 Miles	Bellevue	±6.0 Miles
Vanderbilt University	±1.9 Miles		
Sylvan Park	±0.8 Miles		

PROXIMITY TO SOUGHT-AFTER AMENITIES

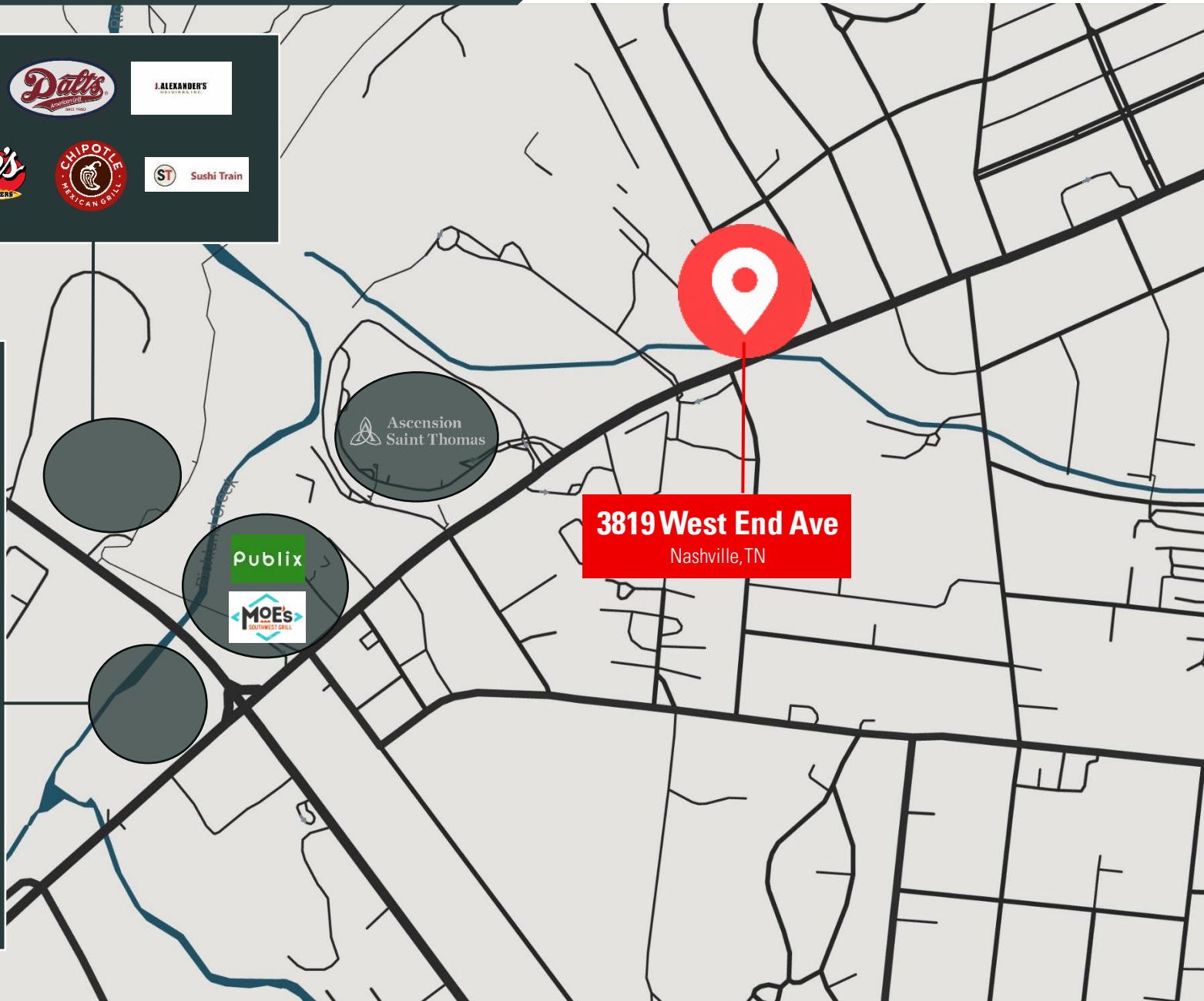
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BELLE MEADE VILLAGE MIXED-USE DEVELOPMENT

Set for completion in 2028, Belle Meade Village will transform an underutilized 15.5-acre site into an iconic shopping and residential village creating an irreplaceable destination at the entrance to Nashville's most established residential corridor.

Green space, public walkways, and parks will comprise approximately 60% percent of the project site, including the activation of Richland Creek and connection to its namesake greenway, connecting residents to the pedestrian-friendly Sylvan Park neighborhood and McCabe Park.



NEW

SURROUNDING DEVELOPMENTS

West End Avenue powerhouse location located in the epicenter of some of the most exciting developments in Nashville:

1. **2900 West End (Mixed-Use Tower)**

- Distance: ~0.8 miles east (2100 block of West End Ave, near Vanderbilt).
- Details: 34-story, 375K SF luxury tower with 293 apartments, 50K SF retail/office, and rooftop amenities. Developer: Oliver McMillan. Ground lease sold for \$112M in 2024; full delivery Q2 2026.
- Impact: 500+ new residents = immediate absorption boost for small multifamily.

2. **West End Park / Odyssey (Residential High-Rise)**

- Distance: ~1.2 miles southeast (near 21st Ave S & Wedgewood, bordering West End/Hillsboro).
- Details: 12-story, 280-unit luxury condo/apartment complex with ground-floor retail and green space. Developer: The Howard Companies. Under construction since Q1 2024; Phase 1 opens Spring 2026.
- Impact: Floods submarket with high-wage tenants (average \$110,000 Oracle jobs spillover), elevating per-unit values.

3. **The Printing House (Boutique Hotel & Residences)**

- Distance: ~1.5 miles east (3rd Ave N & Peabody St, edge of West End/Midtown).
- Details: 11-story, 187-room Tapestry Collection hotel with rooftop bar, cafe, and 20 luxury condos. Developer: AJ Capital (non-Village project). Reservations open July 2025; full ops Q4 2025.
- Impact: Adds 200+ transient/high-end renters; boosts short-term rental viability

4. **Giarratana/YMCATower (Mixed-Use Vertical Campus)**

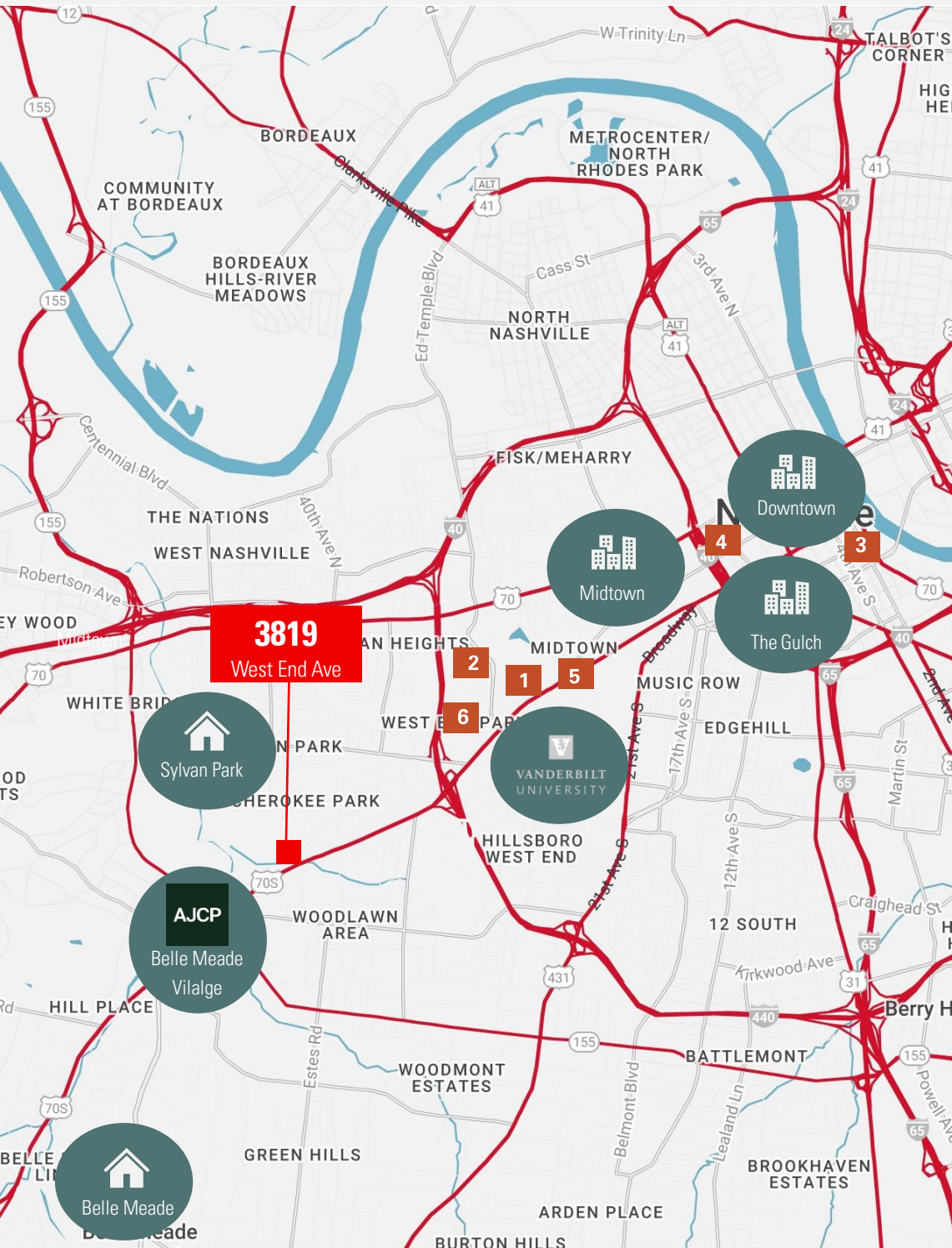
- Distance: ~1.0 mile east (21st Ave N & Broadway, Vanderbilt-adjacent).
- Details: 30-story tower with 140 luxury condos, 17-story YMCA addition (fitness/aquatics), and 300-space garage. Developer: Tony Giarratana. Topped out Q3 2025; opens Summer 2026.
- Impact: 500+ affluent residents; comps indicate +15% rent growth in vicinity (target \$2,000+/1BR post-upgrades).

5. **West End Avenue Bus Rapid Transit (BRT) Pilot**

- Distance: Directly along West End Ave (0–1 mile corridor).
- Details: Curbside dedicated bus lane + transit upgrades from Vanderbilt to downtown. Part of \$100M+ Choose How You Move program; planning/design funded Oct 2025, pilot launch Q4 2026.
- Impact: Reduces vacancy (submarket at 92% occ); positions 3819 West End Avenue as “transit-oriented” for 1031 buyers eyeing 6.5% cap rates.

6. **Beacon Row (Townhome/Retail Infill)**

- Distance: ~1.8 miles southwest (Richland/West End Park area).
- Details: 40 luxury townhomes + 10K SF retail on 2-acre site. Developer: McCaffrey Homes. Construction started Q2 2025; delivery Fall 2026.
- Impact: Family/hybrid workforce draw



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WEST END

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