

**FOR SALE
DEVELOPMENT OPPORTUNITY**



SOUTH OF BROADWAY

319 PEABODY & 504 4TH AVE S | NASHVILLE, TENNESSEE | 37210

Colliers International is pleased to offer the rare opportunity to acquire a prominent development site in Nashville's urban core. The property totals 0.96 acres in SoBro and is highly attractive for multiple product types.



319 Peabody St &
504 4th Avenue S

4TH AVE S

PEABODY ST

DEVELOPMENT OPPORTUNITY



INVESTMENT HIGHLIGHTS



ZONING

Re-zone potential to
35 stories
11 stories existing
zoning
Unlimited FAR



LAND USE

Apartments,
Condominiums, Hotel,
Office or Retail



WALKABILITY

3 min walk to
Music City
Convention Center and
Lower Broadway

4 min walk to
Bridgestone Arena



INTERSTATE

2 min drive to
I-40 and I-65 S



LOCATION

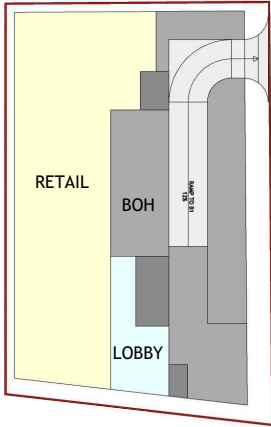
SoBro Submarket

2.4M SF of Office Space
5,800 Hotel Rooms
Home of the Country
Music Hall of Fame and
world famous Lower
Broadway

319 Peabody: Yield Study

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
 Registrant's Name: Daniel Raymond Tansey, Tennessee Registration Number: 103966

LEVEL 1 GROUND FLOOR



AREA DATA

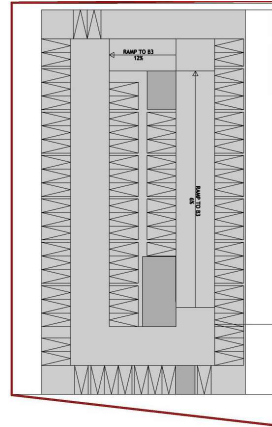
GROUND FLOOR
 RESIDENTIAL LOBBY = 2,200 SF
 RETAIL/RESTAURANT = 15,450 SF
 BOH/CORE/RAMP = 16,630 SF

TOTAL FLOORS = 20
 TOTAL UNITS = 418

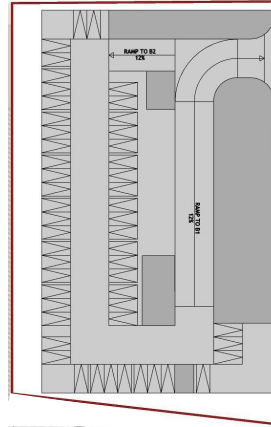
GROUND FLOOR GROSS SF = 34,250 SF
 TYPICAL FLOOR GROSS SF = 24,380 SF
 TOTAL GROSS SF = 497,470 SF

FAR = 12

B2 PARKING LEVEL

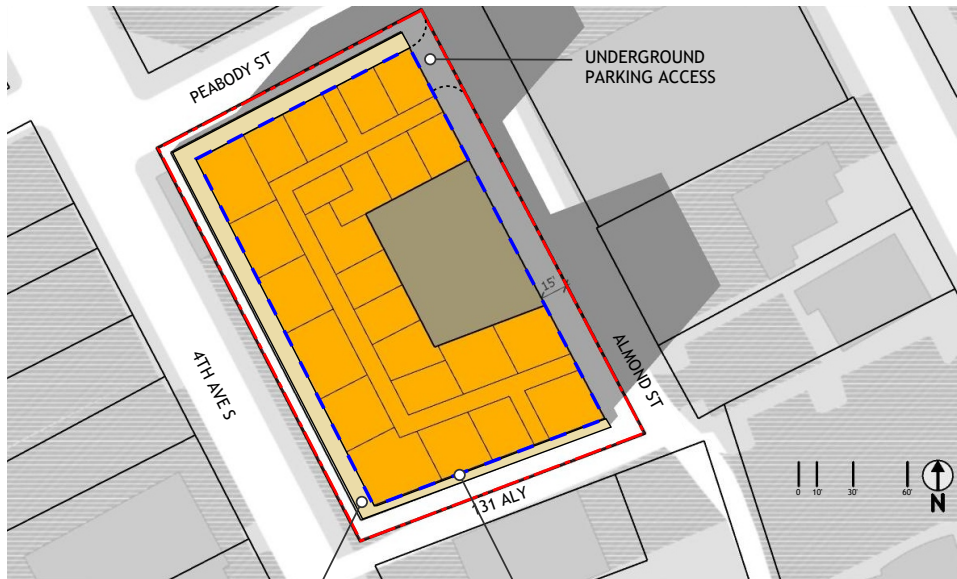


B1 PARKING LEVEL



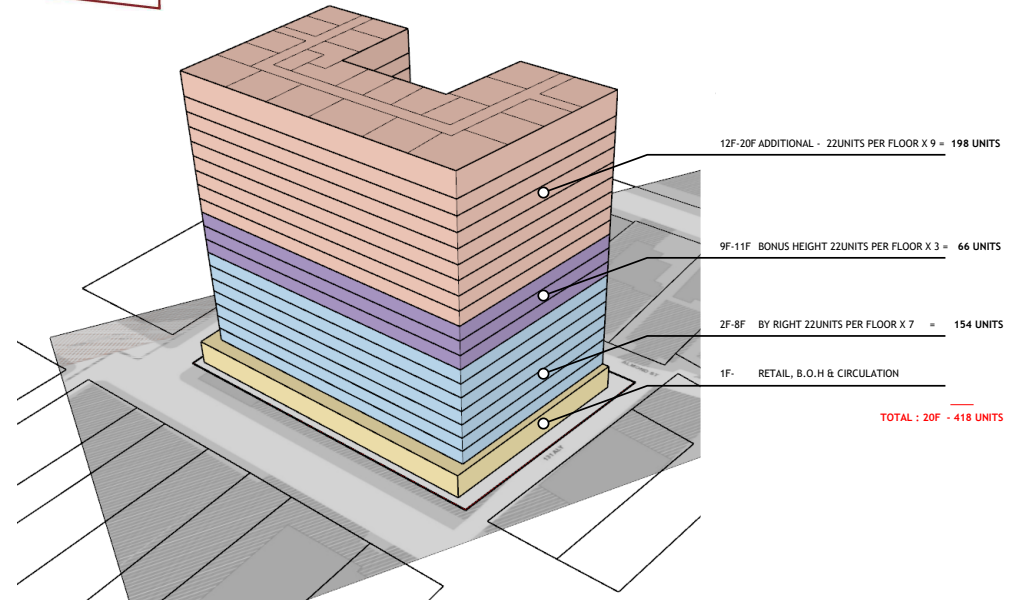
PARKING

LEVEL B1 - 53 SPACES
 LEVEL B2 - 82 SPACES
 LEVEL B3 - 82 SPACES
 LEVEL B4 - 82 SPACES
 LEVEL B5 - 82 SPACES
 LEVEL B6 - 65 SPACES
 TOTAL - 446 SPACES
 PARKING RATIO - 1.07/UNIT



FIRST FLOOR RETAIL

15' SETBACK LINE



SoBro

SUBDISTRICT ZONING INFORMATION

	Primary Street	Secondary Street	Tertiary Street
Allowed Frontage Types with Required Build-to-Zone			
Storefront Frontage	0' - 10'	0' - 10'	0' - 10'
Stoop Frontage	5' - 10'	5' - 10'	5' - 10'
Porch Frontage	N/A	10' - 15'	10' - 15'
Facade width	80% of lot frontage min.	80% of lot frontage min.	60% of lot frontage min.
Min. building depth (no street requirement)	15' from building facade		

HEIGHT

Minimum Height

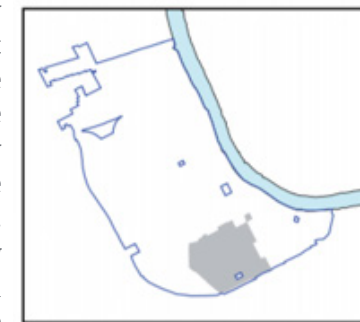
- On the roundabout: 3 stories or 35'

Maximum Height

- Subdistrict general: 11 stories

Step-back

- Step-back required for all buildings 7 stories or greater fronting public streets
- Step-back between: 4th and 7th stories
- Min. step-back depth: 15'



Legend

	Lafayette Subdistrict
	Transitional Properties
	Primary Street
	Secondary Street
	Tertiary Street
	Other Street
	Alley

The Lafayette neighborhood is currently a primarily industrial and business services environment with strong transportation connections to the Gulch, SoBro, Midtown, and South Nashville neighborhoods. This neighborhood will likely retain many of the industrial and business service uses while accommodating a greater variety of uses. The neighborhood is primarily low-rise and show act as a transition from the height of the Core and SoBro to the single-family neighborhoods to the south.



Downtown

Nashville's Downtown Neighborhood is comprised of 1.8 square mile boundaries that hold corporate headquarters, honky tonks, event and sporting venues, retail, casual to fine dining establishments, hospitality, and living accommodations.















With the famous flashing lights of the Broadway "honky tonks," which feature live music every day of the week, and the ongoing events occurring at Bridgestone, the Ryman, and Riverfront, Nashville has earned the nickname "Nashvegas." If you live or visit Downtown Nashville, you can walk everywhere in the vicinity of downtown and maybe to a few other neighborhoods such as SoBro, the Gulch, and Germantown.

Downtown Nashville has over 150 bars and restaurants, varying from local hotspots to national chains. Shopping in Downtown Nashville consists of western wear and souvenirs, upscale boutiques, and shops scattered throughout the downtown district including the 5th & Broadway development and the currently under development Nashville Yards neighborhood. As for living in Downtown Nashville, residential options include historic lofts to modern high-rise condos and apartment buildings.

AREA AMENITIES



DINING

1. Martin's BBQ 
2. Husk 
3. Listening Room 
4. Pinewood Social 
5. City Winery 
6. Ole Smoky  Moonshine Distillery
7. Michael Mina's  Bourbon Steak
8. Pancake Pantry 
9. Etch 
10. Hampton Social 
11. The Southern 
12. Palm Restaurant 
13. Eddie V's 
14. Justin Timberlake's 1230 Club 
15. Pushing Daisies 

EXISTING RETAIL + HOSPITALITY

22. 5th & Broadway:
 - Apple Store
 - Free People
 - Kendra Scott
 - Nike
 - Ray-Ban
 - Sephora
23. Whole Foods
24. Bode
25. The Joseph
26. Holiday Inn Express
27. Margaritaville
28. Tru by Hilton
29. Hyatt House
30. Omni
31. Westin
32. JW Marriott
33. Cambria
34. Embassy Suites
35. Hilton

LIVING + NEW DEVELOPMENTS

36. Olmstead (Short-Term Rental)
37. The Burnham (Short-Term Rental)
38. Sentral SoBro (Hotel)
39. LC SoBro (Apartments)
40. City Lights (Apartments)
41. 805 Lea (Apartments)
42. Haven at the Gulch (Apartments)
43. Ritz Carlton (Hotel)
44. Circle South (Mixed Use)
45. Broadstone SoBro (Apartments)
46. Paseo South Gulch (Mixed Use)
47. Albion Nashville (Apartments)
48. Modera (Apartments)
49. Aspire (Apartments)
50. Canopy by Hilton (Hotel)
51. Peabody Union (Mixed Use)
52. Edition Hotel (Hotel)
53. Gibson Apartments (Apartments)
54. Nashville Yards (Mixed Use)
55. Tempo by Hilton (Hotel)
56. Four Seasons (Apartments + Hotel)

SOBRO DEVELOPMENT OVERVIEW



RITZ CARLTON
240 Rooms + 150 Condos



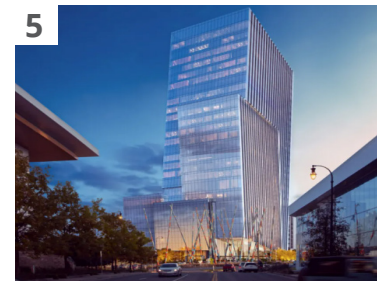
PEABODY UNION
Mixed-use



200 10TH AVENUE NORTH
500,000 SF Office



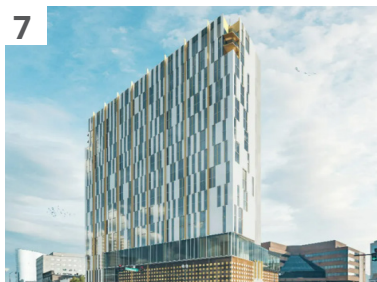
BROADSTONE SOBRO
200+ Units



CIRCLE SOUTH
30-Story Office Tower

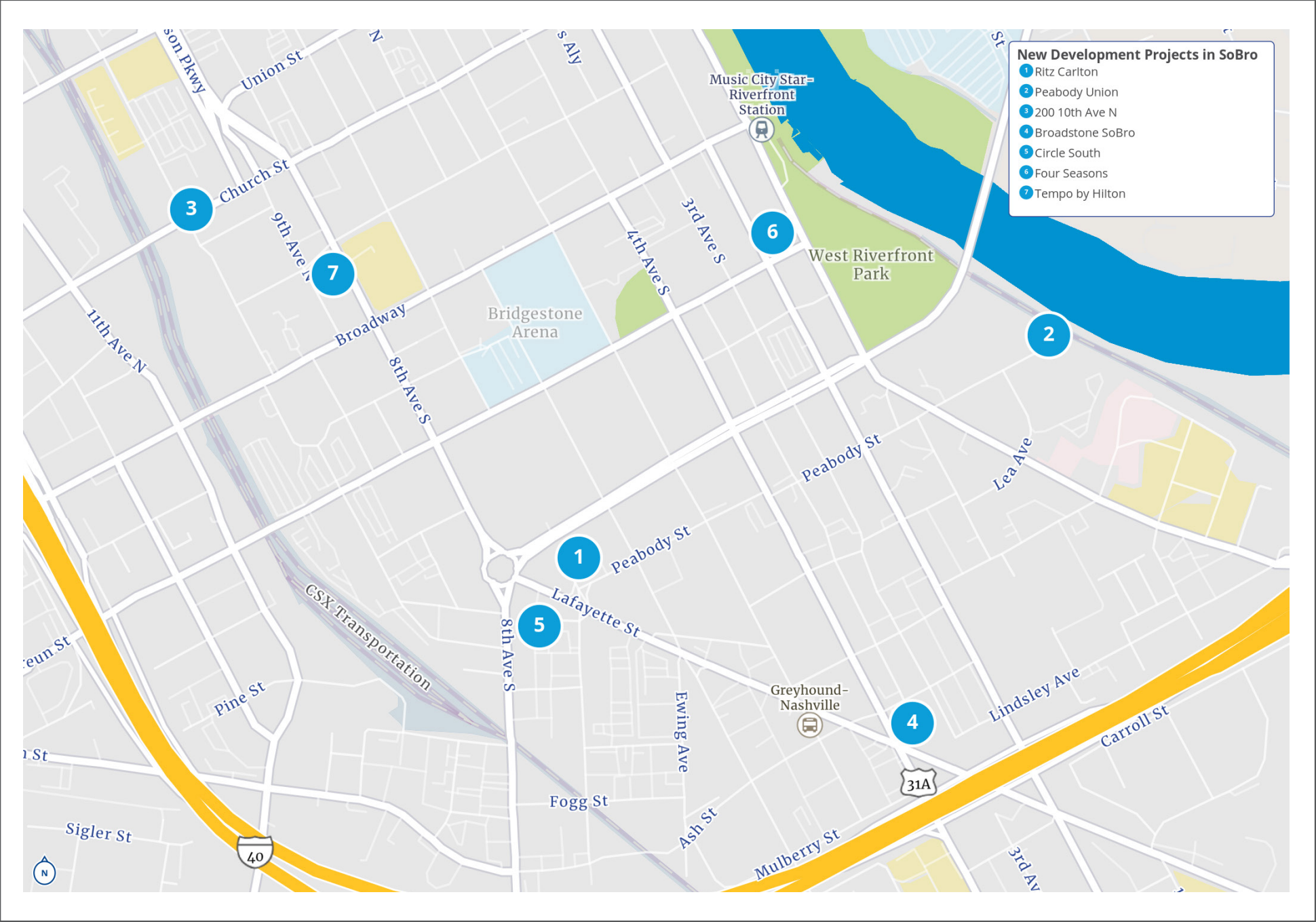


FOUR SEASONS
232 Rooms + 142 Condos



TEMPO BY HILTON
Hotel + Apartments + Retail

SOBRO DEVELOPMENT OVERVIEW MAP



WHY NASHVILLE

Top 10 City to Live After the Pandemic



#1 in Metropolitan Economic Strength

POLICOM.COM

#5 Best City for Jobs this Fall



#4 Friendliest US City

Condé Nast
Traveler

Top 10 City for Creatives

smartasset™

RECENT RANKINGS

TRAVEL+
LEISURE

#11 Best City in America



Top 20 City for Best & Most Improved Housing Markets in US

smartasset™

#3 Best City for Young Professionals

Inc.

Top 10 Best Places to Start a Business

Forbes

Top 10 Cities Americans are Moving to

#1 U.S. Market to Watch in 2022

(Urban Land Institute & PricewaterhouseCooper)

#1 Metro for Economic Strength

(Policom, 2020)

#1 City for Job Seekers

(MoneyGeek, 2020)

#1 City for Economic Growth

(Stessa, 2021)

#2 hottest job market in U.S.
(The Wall Street Journal, 2020)

Record \$4.6 billion in construction value from 2020 to 2021

#4 'Trending Hot Spots for Corporate HQ Relocations' (DeWittmove.com, 2021)

- **723,325** population (15% growth from 2010)
- **594,623** labor force
- **\$65,488** median HH income
- **\$9.34 billion** annual household retail expenditure
- **2.7%** unemployment rate
- **43.1%** 4-year degree or more
- **51%** tech job growth (2015–20)
- **46,000+** students enrolled in 9 colleges & universities
- **11,482** building permits (2020)



Major employers:

Vanderbilt University Medical Center & Monroe Carell Jr. Children's Hospital: 28,300
HCA Healthcare, Inc.: 10,600
Vanderbilt University: 9,107

Ascension Saint Thomas: 8,335
Amazon.com: 5,000
Asurion: 4,260
Bridgestone Americas, Inc.: 4,110



4,430+ residential units & 2,600+ hotel rooms planned/proposed for 2022–2024

Recent Economic Development

- **DEC 2021:** Asurion opens new \$285M HQ in the North Gulch
- **OCT 2021:** "The Riverside" 65-acre, \$2.5B mixed-use neighborhood planned development announced
- **OCT 2021:** Groundbreaking of River North 13-acre, 1.3M SF mixed-use project
- **JULY 2021:** Amazon Operations Center of Excellence Tower I completed at Nashville Yards. Once Tower II is completed in 2023, Amazon Nashville will provide 1M+ SF of collaborative office space and 5,000+ jobs
- **JULY 2021:** Construction loan secured for Giarratana's \$315M, 34- and 38-story Church Street towers adding 706 new apartment units to downtown
- **APR 2021:** Oracle Corporation announced plans for its \$1.2B campus bringing 8,500 new jobs
- **MAR 2021:** Fifth + Broadway opens — Nashville's largest mixed-use development also housing relocated AllianceBernstein HQ



Lance Bloom

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