



THE COURTYARD at COCKRELL POINTE
2501 BRICK CHURCH PIKE

THE COURTYARD at COCKRELL POINTE

On the corner of Brick Church Pike and Dennis Drive, is a multi-functional green space called The Courtyard at Cockrell Pointe - a once encumbered commercial lot just 10 minutes north of Downtown Nashville given 'new life' in a rapidly growing area. Just 10 minutes north from Downtown Nashville, the project envisions hosting great local food trucks and creating an EV charging hub. The site is also located within a half mile of the I-24/I-65 on-ramp. The I-24 Corridor alone has 176,000 vehicles per day passing through.



CULINARY OUTDOOR EXPERIENCE

The property has the unique opportunity of capturing customers from the new neighboring development Novello, Nashville's first luxury hotel townhome development. Local commercial offices are also a great potential customer for lunch traffic.



6 EV CHARGING STATIONS (DC FAST CHARGING) LEVEL 3

Capitalize on the surrounding roadway network (I-24 176,000 VPD and Brick Church Pike 14,000 VPD) and rapidly growing residential communities. 300 Townhomes are slated for this area!

LEVEL 
120 VOLT
\$600



LEVEL 
240 VOLT
\$7200



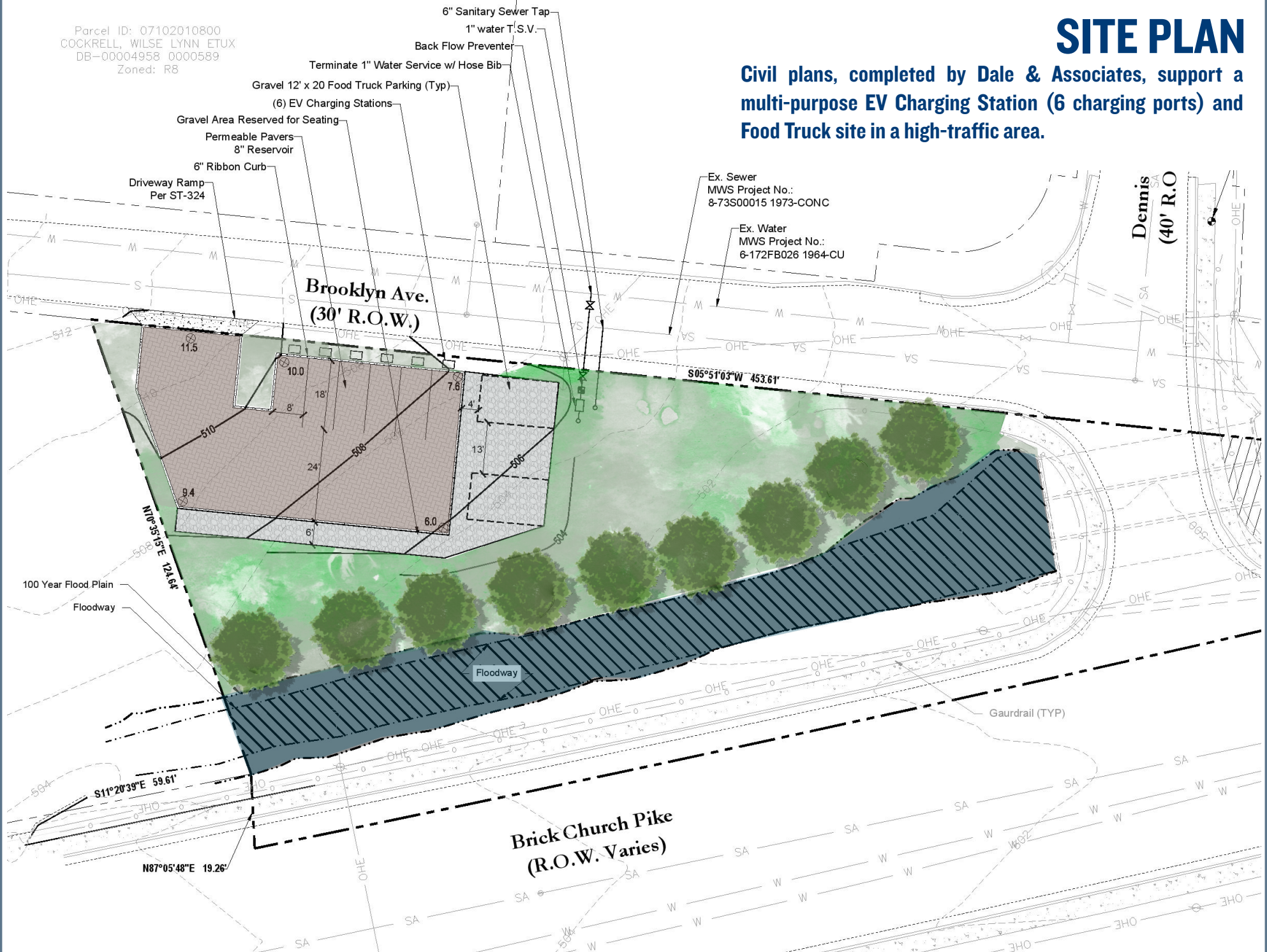
LEVEL 
480 VOLT DC FAST CHARGING
\$50,000



Parcel ID: 07102010800
COCKRELL, WILSE LYNN ETUX
DB-00004958 0000589
Zoned: R8

SITE PLAN

Civil plans, completed by Dale & Associates, support a multi-purpose EV Charging Station (6 charging ports) and Food Truck site in a high-traffic area.



SITE LOCATION

The Courtyard at Cockrell Pointe is located directly adjacent to the Novello, a brand new 63 unit townhome and 3 condo hotel development priced in the \$900s. These units will be available spring 2025. There are multiple other multi-family developments in the surrounding area: Trinity Summit with 25 units, Hampton Corner with 37 units. To the north of the property, a new southern style restaurant called Meridian Street Cafe is being developed.



The Courtyard at Cockrell Pointe



Meridian Street Cafe

Brooklyn Ave.

Roger Williams Avenue

Deppie Drive

Listed for \$1.7M

Novello

Trinity Summit

Hampton Corner

King's Inn Conversion
Luxury Apartments

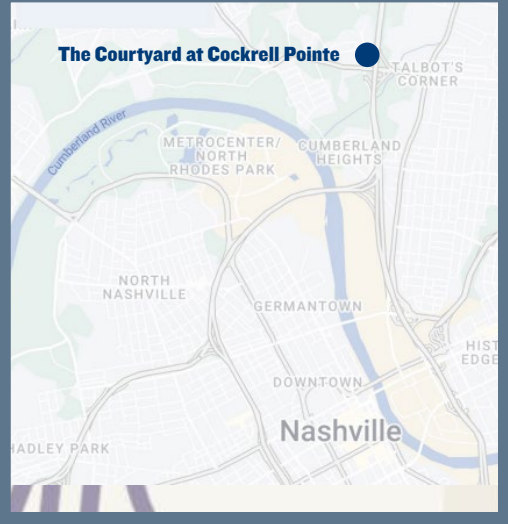
Hampton Cottages

Super 8 Conversion
Luxury Apartments

North Avondale Circle

Avondale Circle

Hampton Street



The Courtyard at Cockrell Pointe

TALBOT'S CORNER

METROCENTER/
NORTH RHODES PARK

CUMBERLAND HEIGHTS

NORTH NASHVILLE

GERMANTOWN

DOWNTOWN

Nashville

HADLEY PARK

HIST. EDGE

Monticello Drive

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