



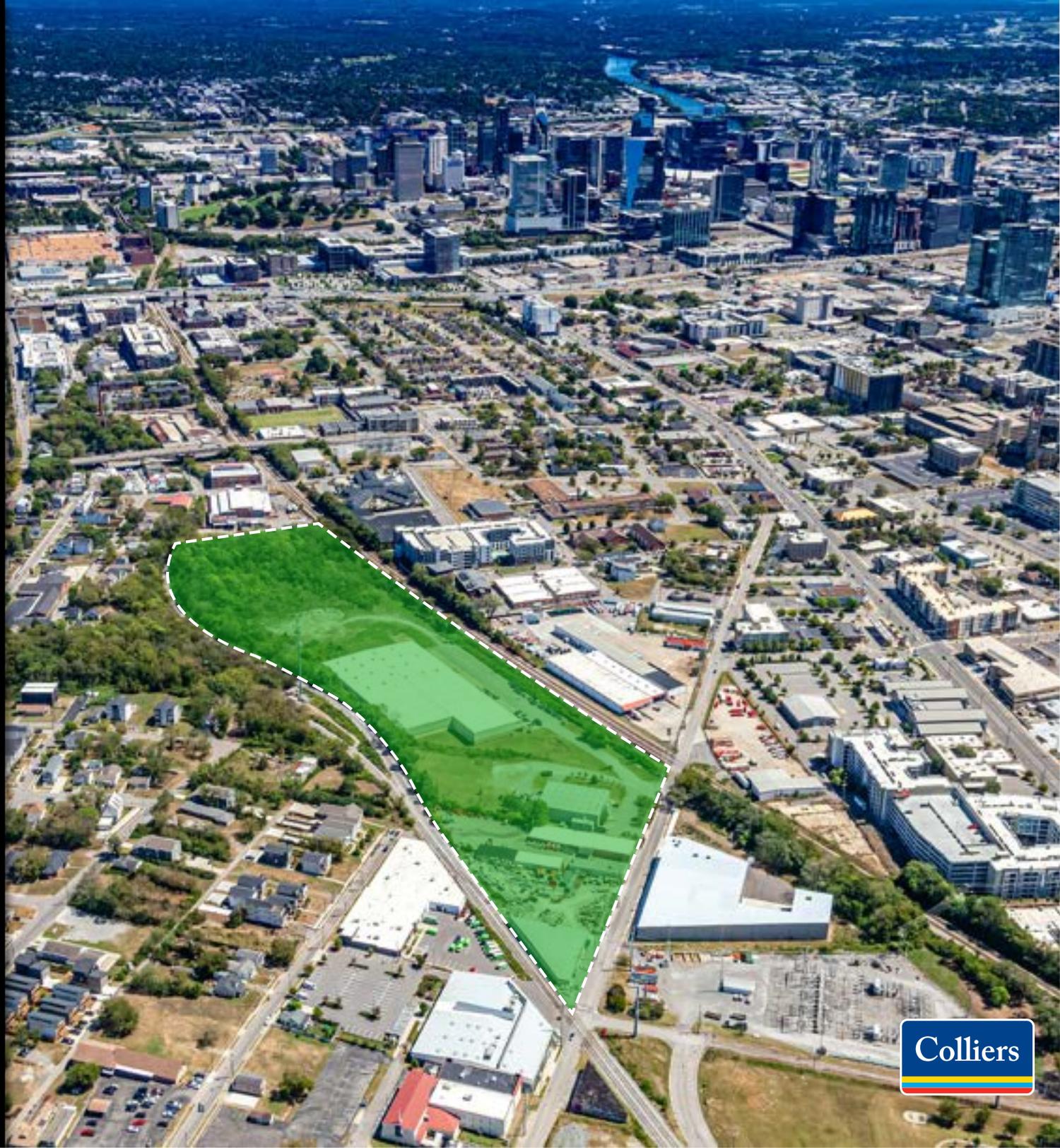
# CLIFTON

INNOVATION DISTRICT

20.35 DEVELOPABLE ACRES

1 MILE WEST OF DOWNTOWN NASHVILLE

NASHVILLE'S NEXT WALKABLE  
MIXED-USE NEIGHBORHOOD



Colliers



**CLIFTON**  
INNOVATION DISTRICT



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# INVESTMENT HIGHLIGHTS

**Rare five-parcel assemblage totaling 20.35-acres** in the urban core of Nashville, TN

**Limitless development potential** allowing the creation of a mixed-use district exceeding 2.7 MSF under MUG zoning or more of total developable area

Nashville remains one of Top 3 investment markets per ULI/PWC for 4th year in a row

**Limitless potential** for seamless integration of multiple functions in a cohesive mixed-use destination environment

Site is located < 1.5 miles from six major universities including Vanderbilt, Fisk University, Meharry Medical College, Belmont University, TSU and Lipscomb University and major employers HCA, Amazon, Oracle, Vanderbilt University Medical Center, Ascension Saint Thomas Health, Community Health Systems, and others

**Planned Nashville Greenway extension** will link Midtown/Centennial Park to North Gulch and Downtown and will extend along north side of Site, further enhancing connectivity and multimodal access



CLIFTON INNOVATION DISTRICT	
<b>ADDRESS</b>	2300, 2302, 2312, 2314 & 2318 Clifton Avenue, Nashville, TN 37209
<b>LOCATION</b>	1 mile west of Downtown and roughly 2 blocks north of Charlotte Pike at 22nd Ave. 5 major universities within 1.5 miles of site, as well as numerous major employers including HCA, Amazon, Oracle, Ascension, TriStar, Centennial
<b>ZONING POTENTIAL</b>	Initial support for change in community character policy from long-range planning to T4 CC (Urban Commercial Center) or greater.  Mixed-use rezoning potential could yield between 2.7MSF (MUG or MUG-A) to 4.4 MSF (MUI) of developable area.
<b>PERMITTED USES</b>	By-right zoning permits office, medical office/lab and a wide range of industrial uses among others. Multifamily permitted with Special Exception (SE) under current zoning. Other uses including add'l density potentially achievable via Specific Plan (SP) process.

# DEVELOPMENT ACTIVITY

- PROPOSED

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- UNDER CONSTRUCTION

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- DELIVERED

**Nashville Yards**  
 3+ MSF Office Space  
 2,000+ Residential Units  
 365K SF Retail Space  
 1,000 Hotel Rooms  
 Entertainment Venue  
 SVP/Streetlights/AEG

**1401 Church St. (The Motley)**  
 26 Stories, Residential  
 Hastings

**Broadwest**  
 2 Towers - 21 & 34 Stories  
 510K SF Office Space  
 196-Key Convent Hotel  
 237 Luxury Condos  
 125K SF Retail Space  
 Propt

**310 17th Ave S (.8 AC)**  
 15 Stories, Residential  
 Patterson St Partners

**1805 Church St.**  
 16 Stories, 383 Units  
 Ascend RE

**1601 State St.**  
 14 Stories, 304 Units  
 Chartwell Residential

**1808 Patterson St.**  
 7 Stories, 210 Units  
 Elk Development

**801 12th Ave N**  
 383 Residential Units  
 4,000 SF Retail  
 Chartwell

**1301 Herman St.**  
 445 Residential Units  
 Retail Space  
 Leftbank Holdings

**800 16th Ave N**  
 The Scottie  
 202 Residential Units  
 Rangewater

**1700 Pearl St. (The Pearl)**  
 3 Stories, 108 Units

**2200 Elliston Pl.**  
 17 Stories, 334 Units  
 1400 SF Retail  
 Giarrantana

**640 21st Ave N (Abberly Foundry)**  
 231 Units

**CHARLOTTE CORRIDOR  
 RAIL-WITH-GREENWAY**  
 CONNECTING THE  
 GULCH & 440 GREENWAYS

**20.35 AC**



# AREA MAP

MAJOR EMPLOYERS  
& UNIVERSITIES

AMENITIES



# WHY NASHVILLE?



**ULI'S #1** RANKED MARKET  
FOR REAL ESTATE INVESTMENT  
FOR A THIRD YEAR IN A ROW.

**NASHVILLE IS NOW THE FIRST**  
METROPOLITAN AREA SINCE SAN FRANCISCO IN 2014 TO  
REPEAT #1 RANK THREE YEARS IN A ROW

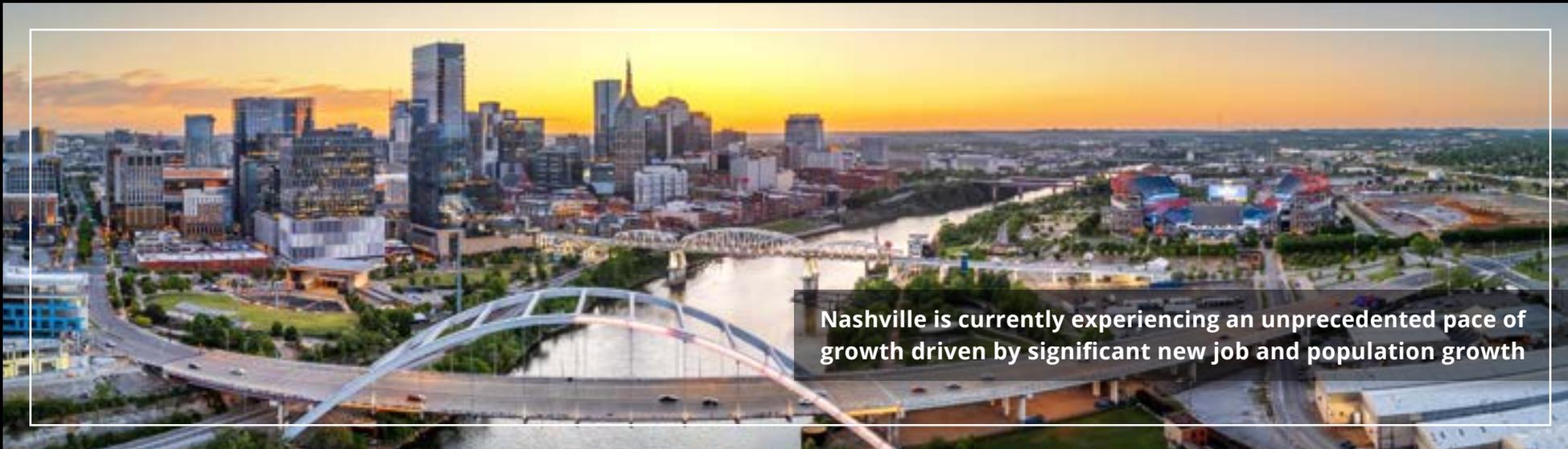
“We see Nashville as a **game-changer** in terms of our ability to **source, develop** and **retain talent**, provide a **high quality of life** for our employees, **enhance our competitive edge** in an increasingly challenging marketplace and **make a lasting impact** on our new community.”

Seth P. Bernstein  
President and CEO, AllianceBernstein



## PREMIUM EMPLOYERS FLOCKING TO NASHVILLE





Nashville is currently experiencing an unprecedented pace of growth driven by significant new job and population growth

## THE SPOTLIGHT IS ON NASHVILLE

**#1**

Hottest Job Market  
in the County  
*(Wall Street Journal - 2023)*

**#1**

Most Popular City  
to Visit *(Stacker 2023)*

**#1**

In Metropolitan Economic  
Strength Ratings *(Policom 2023)*

**#1**

Office Net Absorption  
Market Wide *(CBRE TECH 2023)*

**#1**

Market for Real Estate  
Investment in 2022  
*(Urban Land Institute-Emerging Trends Report)*

**60%**

of college graduates remain  
in the region to work

**World Class** Higher Education with total of  
12 4-Year colleges and universities in the region

## NASHVILLE: AWARDS & ACCOLADES

- **#1** in South Central United States for regional workforce development - *SmartAsset*
- **#3** The South's Best Cities - *Southern Living (March 2024)*
- **#6** Top-performing cities in the nation according to the latest Best-Performing Cities Index - *The Milken Institute (2024)*
- **#3** Best City for Young Adults - *Homebuyers.com (March 2024)*

## WHY NASHVILLE?

- Approx. **2.1 Million population** (1.6% average annual growth rate)
- Labor force of **1,134,643**
- **\$57,953** per capita income
- **33%** job growth since 2010
- **98.7** cost of living index (100 = U.S. Average)
- **2.5%** unemployment rate (Nat'l Average of 3.7)
- **"Supernova"** City - 2022

Source: Nashville Area Chamber of Commerce

#2

Highest GDP Growth Rate  
in the US from 2021-2022

NASHVILLE AREA  
CHAMBER OF COMMERCE

#6

Best Food Destinations  
in the US

TRAVELERS CHOICE AWARDS  
BEST OF THE BEST 2024

#2

Best City to  
start a Business

POLICYGENIUS 2022

#3

Best City  
for Millenials

HOMEBUYER.COM 2022

#4

Metropolitan  
Economic Strength

POLICOM 2021

#6

Best City for  
Young Professionals

SMART ASSET 2021

21.6%

Population Growth  
since 2010

SINCE 2010

2.5%

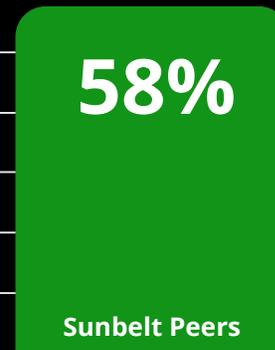
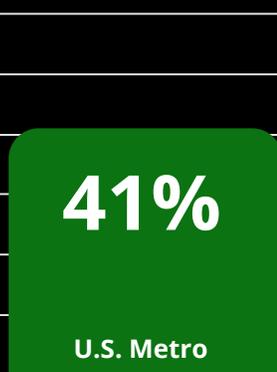
Unemployment  
Rate

JULY 2024

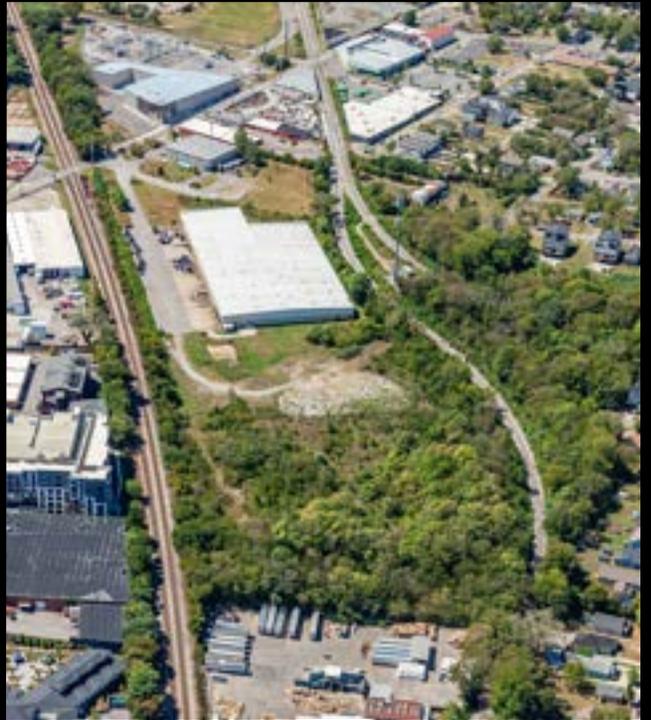
GDP GROWTH

(2010-2020)

70%  
60%  
50%  
40%  
30%  
20%  
10%  
0%



Source: St. Louis Federal Reserve; Gateway Cities include NYC, Boston, DC, Chicago, LA, SF, and Seattle; Sunbelt Peers include Atlanta, Austin, Charlotte, Dallas, Houston, Orlando, Raleigh, Tampa and Miami





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