

OFFERING MEMORANDUM

# FOR SALE/LEASE

131 DONELSON PIKE  
NASHVILLE, TENNESSEE 37214



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# 01

## INVESTMENT OVERVIEW



# EXECUTIVE SUMMARY

131 Donelson Pike represents a unique investment opportunity in the heart of Nashville, Tennessee. This commercial property offers potential buyers the chance to own a strategically located, versatile office space with significant income-producing potential.

## Key Highlights:

- **Strategic Location:** Nestled on 0.46 acres with two office buildings totaling 4,688 square feet of gross building area, 131 Donelson Pike stands prominently along one of Nashville's main thoroughfares. Its position south of Lebanon Pike and north of Colonial Circle ensures high visibility and easy access to major highways, downtown Nashville, and Nashville International Airport, amplifying its appeal to businesses and investors alike.
- **Flexible Use & Zoning:** The property's CL (Commercial Limited District) zoning supports a broad array of commercial uses, from retail trade and consumer services to office spaces. This flexibility, coupled with its existing setup of two stories in the main building and an additional single-story rear office, caters to a variety of business needs and investment strategies.



- **Economic & Market Strength:** Nashville's vibrant economy, characterized by its strengths in healthcare, music production, and education, positions 131 Donelson Pike within a dynamic and growing market. The Donelson neighborhood, in particular, is experiencing significant investment and development, signaling strong potential for appreciation and leasing demand.
- **Owner-User & Income Potential:** This property is ideal for businesses looking to occupy part of the space while generating income by leasing out other floors, buildings, or storage areas. It's a rare owner-user opportunity in a market with rising demand for office and commercial spaces.
- **Enhancements & Amenities:** Recent updates include a new roof in March 2024, and the property comes with 25 paved parking spaces, enhancing its appeal to tenants and visitors. Its proximity to multiple area hotels, restaurants, shops, and the Transit Rail Station further elevates its desirability.
- **Investment Appeal:** Offering immediate upside potential through leasing, property improvement, or redevelopment, 131 Donelson Pike is a compelling asset for investors seeking to capitalize on Nashville's commercial real estate market. The strategic location, combined with Nashville's economic resilience and growth prospects, makes this property an attractive investment with diverse revenue streams.

131 Donelson Pike is more than just a commercial property; it's a versatile investment in one of Nashville's most desirable neighborhoods, offering a blend of immediate operational space for business owners and considerable income potential for investors. Its strategic location, flexible use options, and proximity to key amenities position it as an outstanding opportunity in a thriving market.



131 DONELSON PIKE  
NASHVILLE, TN 37214



4,688 SQUARE FEET  
2 FLOORS OFFICE, STORAGE,  
AND OUTBUILDING



.46 ACRES



ZONING - CL



\$1,700,000



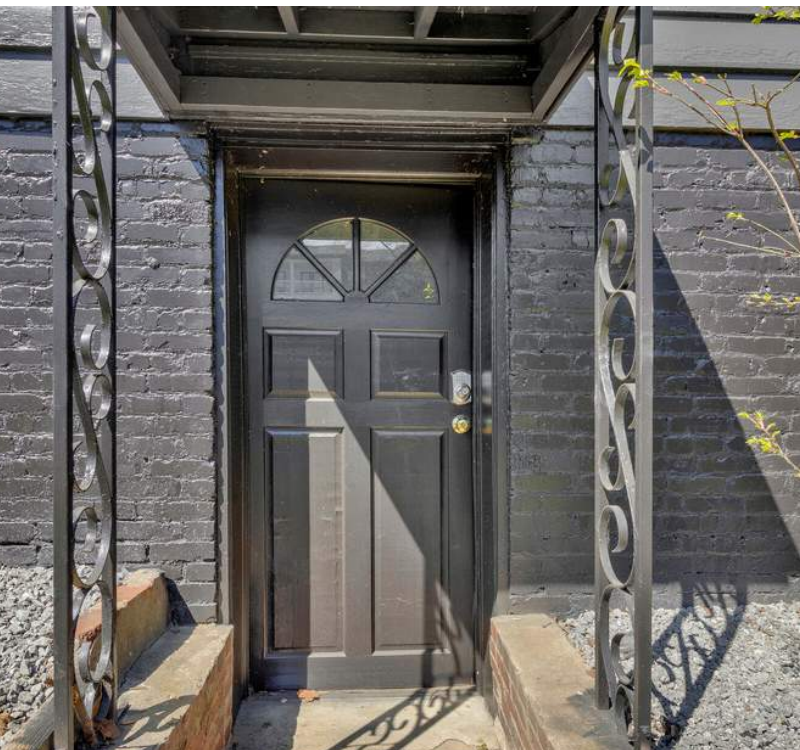
25 PAVED PARKING SPACES





## HIGHLIGHTS

- Rare Owner-User Opportunity
- Owner occupy partial, and lease the other floors
- Great accessibility to I-40 / Lebanon Pike / BNA Airport
- Excellent for call center / corporate office / or back office uses
- Convenient proximity to Downtown Nashville, only 7 miles to the heart of the CBD
- Located near multiple area hotels, restaurants, and shops
- Surrounding community offers robust workforce
- Situated across the street from the Transit Rail Station
- New Roof March 2024
- New owner can benefit from a Cost Segregation Study



### Cost Segregation

131 Donelson Pike, Nashville, TN

	Benefits of a Cost Segregation Study	Without Cost Seg
2024	\$ 250,048.21	\$ 21,794.87
2025	\$ 61,273.93	\$ 34,871.79
2026	\$ 48,326.73	\$ 34,871.79
2027	\$ 40,434.37	\$ 34,871.79
2028	\$ 40,099.50	\$ 34,871.79
	<b>5 Years with ETS Cost Seg</b>	<b>Without Cost Seg</b>
	<b>\$ 440,182.74</b>	<b>\$ 161,282.03</b>

\*\*\*This is a high level estimate of depreciation and is for demonstration purposes only.  
 Basis: \$ 1,360,000.00 | Bonus: 60% | PIS Date: 5/1/2024 | Current Class Life: 39 Year



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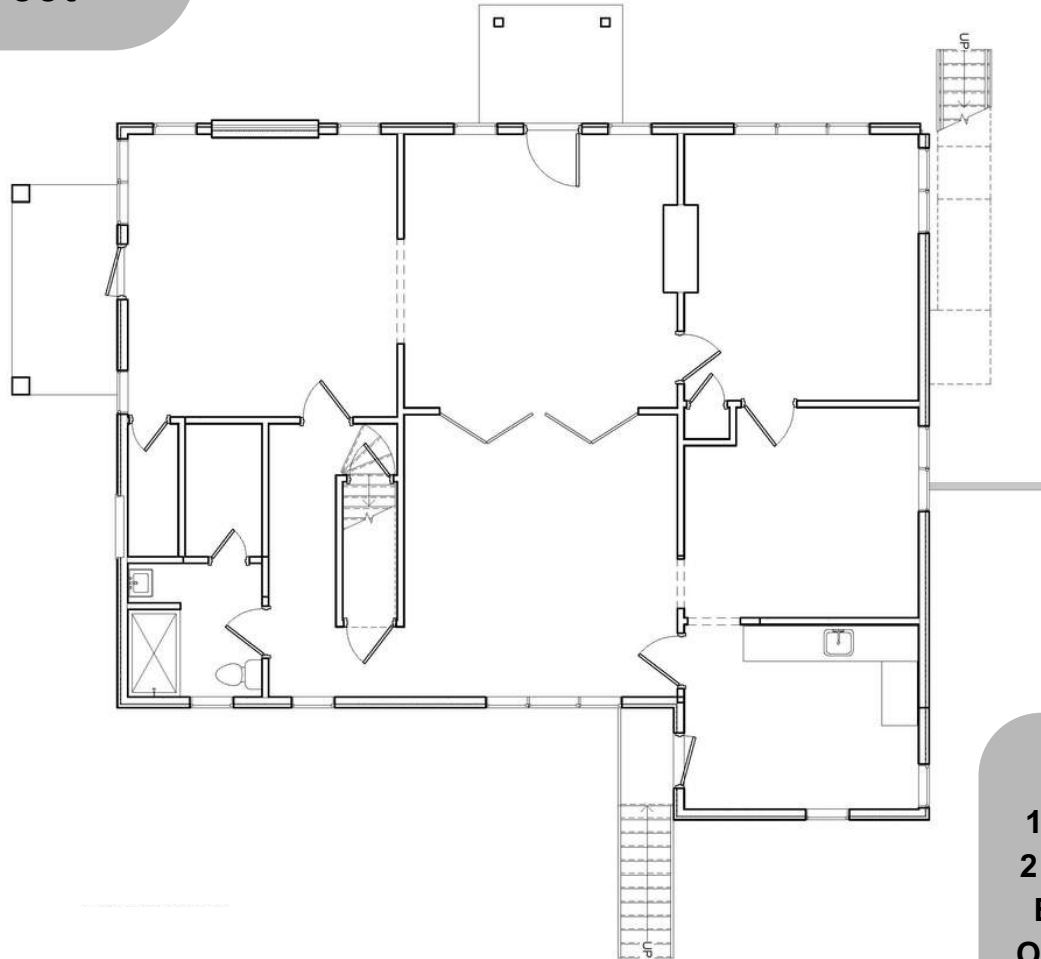
# 02

## FLOOR PLAN



# FLOOR PLAN

**1st Floor Office Building  
1,480 Square Feet**

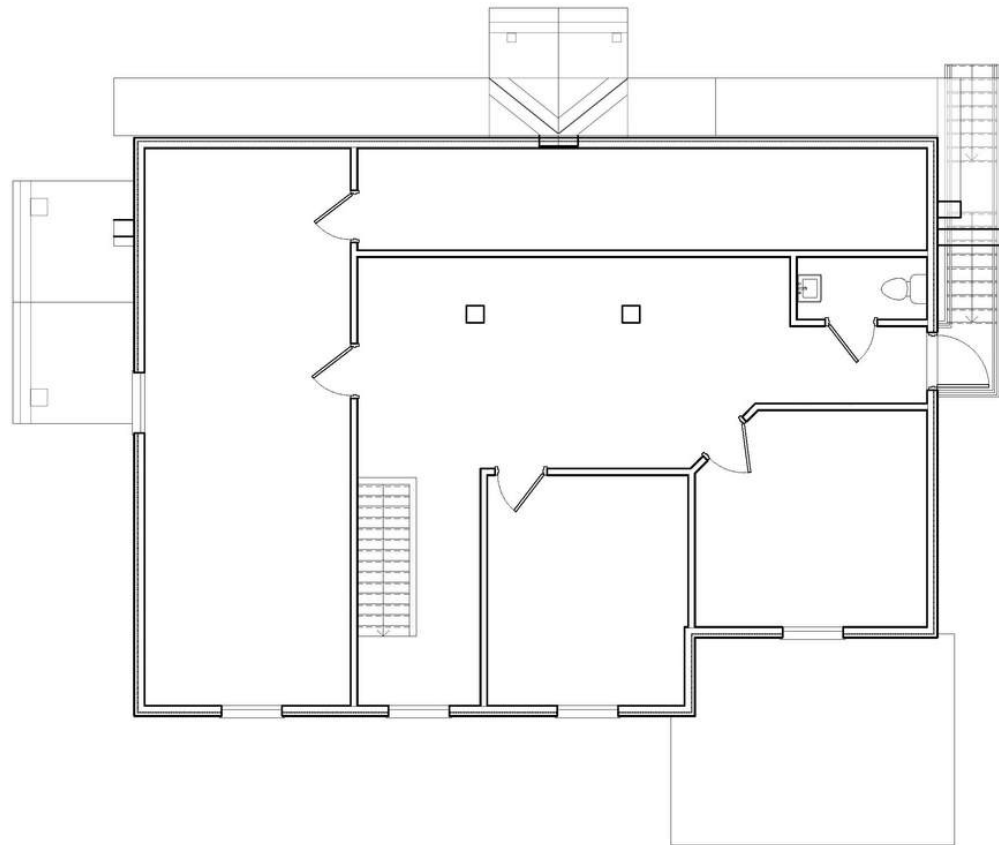


**1st Floor 1,480 sf  
2nd Floor 1,344 sf  
Basement 876 sf  
Outbuilding 988 sf  
Total - 4,688 sf**

# FLOOR PLAN

## 2nd Floor Office Building 1,344 Square Feet

Separate Entrance Exterior or Connected with stairs inside

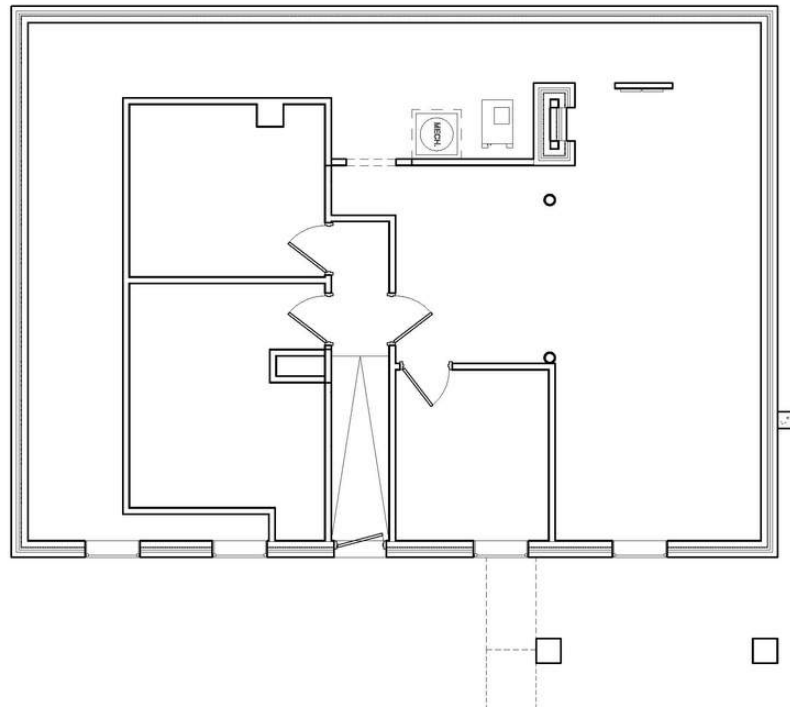


1st Floor 1,480 sf  
2nd Floor 1,344 sf  
Basement 876 sf  
Outbuilding 988 sf  
Total - 4,688 sf



# FLOOR PLAN

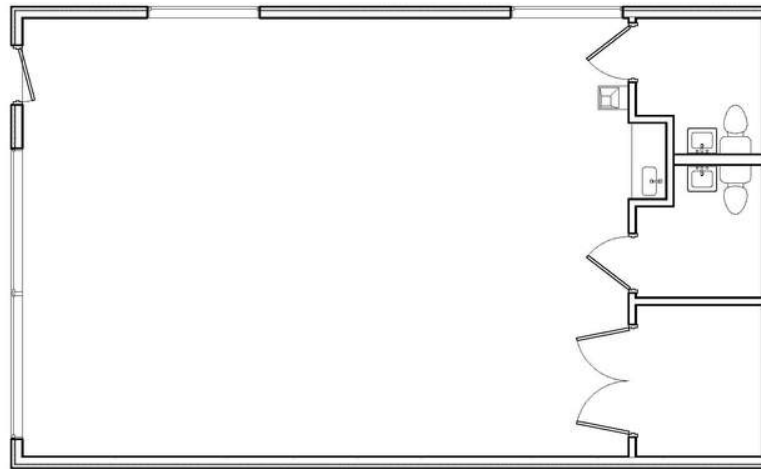
**Basement Office Building**  
**876 Square Feet**  
Storage/Partially Finished



**1st Floor 1,480 sf**  
**2nd Floor 1,344 sf**  
**Basement 876 sf**  
**Outbuilding 988 sf**  
**Total - 4,688 sf**

# FLOOR PLAN

**Outbuilding  
988 Square Feet**



**1st Floor 1,480 sf  
2nd Floor 1,344 sf  
Basement 876 sf  
Outbuilding 988 sf  
Total - 4,688 sf**



# 03

## PROPERTY PHOTOS

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# 04

## AREA OVERVIEW

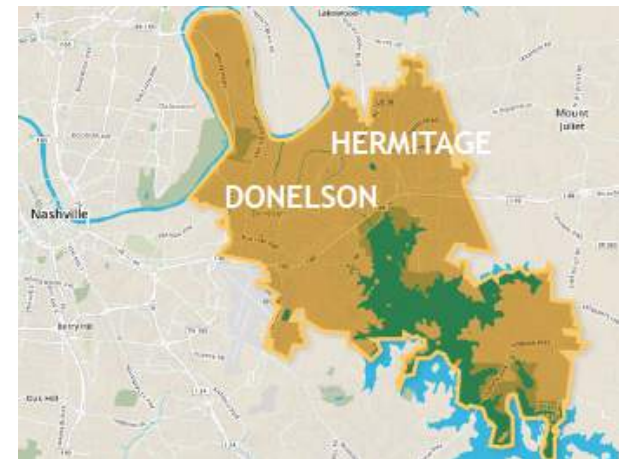


# AREA OVERVIEW

## DONELSON

Donelson, Tennessee, is a charming suburban community located in the eastern part of Nashville. Named after John Donelson, one of the city's founders, Donelson offers a mix of residential areas, shopping centers, parks, and historical landmarks. The neighborhood boasts a rich history, including the site of the historic Two Rivers Mansion and the nearby Opryland Hotel. With its convenient location near Nashville International Airport and easy access to major highways, Donelson provides residents with a peaceful suburban lifestyle while still being close to the vibrant culture and entertainment of Music City.

In addition to its residential appeal, Donelson, Tennessee, serves as a thriving hub for businesses, offering a range of office spaces suitable for various industries. The area hosts numerous commercial complexes, office parks, and coworking spaces, providing ample opportunities for businesses of all sizes to establish their presence. Donelson benefits from a diverse and skilled workforce, drawing talent from the broader Nashville metropolitan area. With a strong sense of community and a supportive business environment, Donelson is an ideal location for companies looking to grow and thrive in Middle Tennessee.





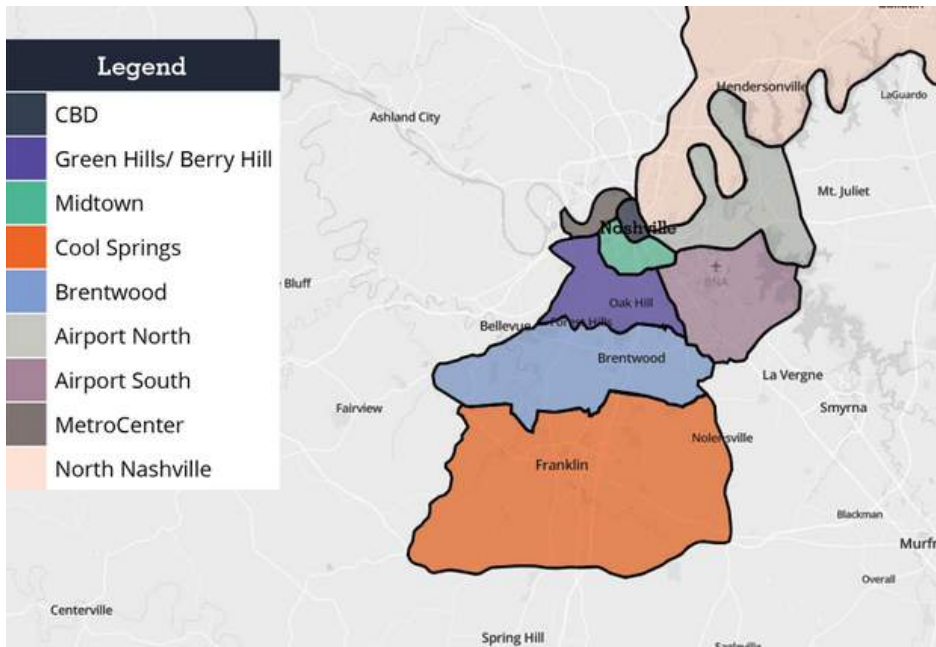
# NASHVILLE ACCOLADES

- NASHVILLE RANKED TWICE IN TRIP ADVISOR'S TRAVELER'S CHOICE AWARDS - BEST OF THE BEST 2024. (JANUARY 2024)
  - #6 BEST FOOD DESTINATIONS IN THE UNITED STATES
  - #7 TOP DESTINATIONS - UNITED STATES
- NASHVILLE LANDED AS #8 IN THE BEST CITIES IN THE US: 2023 READERS' CHOICE AWARDS BY CONDE NAST TRAVELER. (OCTOBER 2023)
- NASHVILLE REPRESENTS THREE OF USA TODAY'S 10 BEST READERS' CHOICE AWARDS WINNERS. (OCTOBER 2023)
  - #1 BEST AIRPORT GRAB-AND-GO FOOD - 400 DEGREES HOT CHICKEN
  - #1 BEST AIRPORT FOR SHOPPING - NASHVILLE INTERNATIONAL AIRPORT (BNA)
  - #3 BEST AIRPORT BAR - TOOTSIES ORCHID LOUNGE
  - #5 BEST LARGE AIRPORT - NASHVILLE INTERNATIONAL AIRPORT (BNA)
- NASHVILLE RANKED #8 AMONG TRAVEL + LEISURE'S READERS' 15 FAVORITE CITIES IN THE UNITED STATES OF 2023. (JULY 2023)
- THE TELEGRAPH HAS RANKED NASHVILLE AS #10 IN THE 25 BIGGEST US CITIES TO VISIT. (MAY 2023)
- NASHVILLE IS NAMED IN 25 ESSENTIAL DRIVES FOR A U.S. ROAD TRIP BY NATIONAL GEOGRAPHIC. (MAY 2023)
- NASHVILLE LANDED AS #1 ON FIFTY GRANDE'S BEST LIVE MUSIC CITIES IN THE U.S. (APRIL 2023)
- NASHVILLE RANKED #5 ON SOUTHERN LIVING'S THE SOUTH'S BEST CITIES 2023. (MARCH 2023)
- NASHVILLE LANDED ON THE 10 BUCKET LIST DESTINATIONS FOR 2023 BY KIWI COLLECTION. (FEBRUARY 2023)

# 05

## AIRPORT NORTH SUBMARKET





## AIRPORT NORTH SUBMARKET

The Airport North submarket remains one of Nashville’s well-established office markets. Located just east of Downtown and north of the Nashville International Airport, office buildings in the Airport North submarket benefit from unmatched convenience and access to all of Nashville’s vast attributes and amenities. The submarket boasts asking rents \$6 - \$9 below the higher profile submarkets and a considerable concentration of regional HQs and high credit tenants.

## MAJOR TENANTS IN AIRPORT NORTH

- GENESCO
- GIBSON
- WILLIS
- THE LITTLE CLINIC
- GAYLORD HOTELS
- ASURION
- ALL STATE
- CUMMINS
- RYMAN HOSPITALITY
- AMSURG
- TENNESSEE LOTTERY

## Nashville office market stats

	Existing inventory sf	Deliveries sf (YTD)	Under development sf	Direct availability	Sublet availability	Total availability	Net absorption sf (YTD)	Net absorption % of inventory (YTD)	Annual direct asking rent psf FS
Airport North	4,113,487	0	0	23.3%	5.8%	28.6%	(87,746)	(2.1%)	\$25.51
Airport South	3,079,077	0	0	31.4%	4.3%	35.7%	9,706	0.3%	\$25.86
Brentwood	6,419,595	0	0	14.6%	2.7%	17.2%	(98,520)	(1.5%)	\$30.70
CBD	13,801,634	976,000	1,275,793	23.8%	3.9%	27.8%	539,083	3.9%	\$42.57
Cool Springs	8,060,257	0	268,021	22.7%	8.4%	31.1%	21,073	0.3%	\$32.18
Green Hills/ Berry Hill	3,742,811	0	0	19.6%	2.8%	22.5%	(114,007)	(3.1%)	\$34.90
MetroCenter	1,707,972	0	0	28.5%	2.3%	30.8%	31,192	1.8%	\$32.18
Midtown	5,683,759	438,443	416,013	24.4%	2.4%	26.8%	172,548	3.0%	\$49.76
North Nashville	1,206,620	0	0	7.3%	0.0%	7.3%	(22,409)	(1.9%)	\$28.34
<b>Market total</b>	<b>47,815,209</b>	<b>1,414,443</b>	<b>1,959,827</b>	<b>22.4%</b>	<b>4.2%</b>	<b>26.6%</b>	<b>450,920</b>	<b>0.9%</b>	<b>\$34.67</b>

# 06

## AERIAL



# AERIAL

Downtown Nashville

BNA

Music City Star  
Donelson Station

131 Donelson Pike







## CONTACT FOR MORE INFORMATION

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