

FOR SALE

**CHARLES
HAWKINS CO.**

**0.74-ACRE URBAN INFILL
DEVELOPMENT SITE**

GATEWAY TO DOWNTOWN NASHVILLE

**1501
CHURCH STREET**



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HAWKINS CO.

1501
CHURCH STREET

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NASHVILLE MARKET



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EXECUTIVE SUMMARY

Prime Development Opportunity at 1501 Church St, Nashville, TN

Overview

Nestled in the epicenter of Nashville's thriving Midtown district, 1501 Church Street offers a premier ±0.74-acre (±32,227 SF) corner development site ready for visionary redevelopment. This high-visibility parcel, boasting 122 feet of frontage on Church Street, is currently home to Williams Medical Supply and zoned for intensive mixed-use projects, including residential, hospitality, retail, or office spaces. As Nashville's real estate market surges forward, Midtown stands out as a hotspot for innovation and economic vitality, making this site a strategic investment in one of America's most dynamic cities.

Strategic Location and Connectivity Perched on a key artery linking Nashville's Central Business District (CBD) to the affluent West End, this property enjoys strategic access and exposure. Mere 1.5 miles from Downtown's bustling attractions—such as Broadway's entertainment strip, the Ryman Auditorium, and the Country Music Hall of Fame—it provides seamless entry to the city's cultural core. Only 0.6 miles from Vanderbilt University and its world-class medical center, the site taps into a vibrant ecosystem of academia, healthcare, and innovation. Its proximity to Music Row (0.5 miles) and Centennial Park (1 mile) adds layers of appeal, with walkable access to neighborhoods like The Gulch and Hillsboro Village, complemented by robust traffic flow, public transit, and interstate connections.

Booming Surrounding Developments and Market Momentum Midtown Nashville is in the midst of explosive growth, with massive investments transforming the skyline and economy. Directly across the street at 1401 Church Street, Vancouver-based Bosa Properties is spearheading The Motley, a landmark three-tower mixed-use development that exemplifies the area's upward surge. In November 2025, Bosa secured a substantial \$208.4 million construction loan from Otéra Capital Investments, accelerating progress on this ambitious project featuring up to 1,150 residential units, 70,000 square feet of retail, and towers reaching 47, 35, 26, and 7 stories. Phase one, a 26-story residential tower with over 15,000 square feet of restaurant and retail space, is already under construction by Axiom Builders, signaling strong lender confidence and injecting vitality into the immediate corridor. This flagship development not only elevates property values but also creates a synergistic environment for adjacent sites like 1501 Church Street, fostering a walkable, high-energy district.

Complementing The Motley are other high-profile projects:

- **Voce Tower:** A 25-story hotel and condominium at West End Avenue and 18th Avenue South, with 114 luxury suites and 192 condos, backed by a \$130 million loan and set for groundbreaking in late 2025.
- **1740 Division Street:** A 20-story tower offering 396 upscale residential units and parking, slated for completion in Q4 2026.
- **LOCAL Midtown:** A 15-story, 448,000-square-foot community with 307 apartments focused on contemporary urban amenities.
- **Ray Nashville:** A 32-story icon integrating residential and retail spaces.
- **MidCity Nashville:** An 8-acre organic mixed-use hub with retail and hospitality, designed by FX Collaborative and Gensler. Further momentum comes from Tempo by Hilton Nashville Midtown (161 rooms, opening January 2026) and the 550-acre East Bank mixed-use along the Cumberland River, underscoring Midtown's role as a premier live-work-play enclave.

Amenities and Lifestyle Appeal Enveloped by an array of premium amenities, 1501 Church Street promises an enriched urban experience. Steps away are Vanderbilt University Medical Center, acclaimed eateries in Hillsboro Village, lively bars, unique shops, and institutions like the Frist Art Museum and Parthenon. Additional draws include the Nashville Farmers' Market, Puttshack, and Printers Alley, delivering a mix of dining, entertainment, and recreation that attracts a diverse demographic.

Investment Potential In a market celebrated for rapid population influx and economic prowess—bolstered by over 14 million annual tourists and infrastructure upgrades—1501 Church Street emerges as a high-potential asset. The adjacent Motley project's recent financing and construction activity highlight the corridor's attractiveness to major developers, paving the way for lucrative, market-aligned developments that promise exceptional ROI. This isn't merely a site; it's a pivotal entry into Nashville's flourishing future.



PROPERTY DETAILS

ADDRESS

1501 Church St, Nashville, TN

SIZE

±0.74 Acre Site (±32,227 SF)
±14,412 SF Existing Building

ZONING

Mui: Mixed-Use Intensive/Multi-Ovly

PARCEL ID

092-12-0-360.00

SUBMARKET

Midtown

PRICING

Unpriced

1501

CHURCH STREET

CHARLES
HAWKINS CO.



THE MOTLEY DEVELOPMENT
3-Tower Mixed-Use Development
Phase I: 26-Floor Residential Tower



CHURCH STREET

15th Ave N

Gundy Street

SUBJECT PROPERTY

1501

CHURCH STREET

CHARLES
HAWKINS CO.

BROADWEST DEVELOPMENT
1.2 Million SF Urban Mixed-Use Community

MIDCITY DEVELOPMENT
8-Acre, 2.5 Million SF Mixed-Use Development

FOR SALE | REED DISTRICT
5.3 Acre Development Opportunity
100,000 SF Adaptive Re-Use Coca-Cola Building

**SUBJECT
PROPERTY**

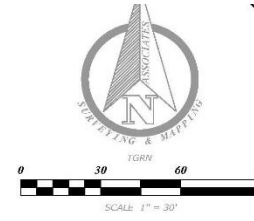
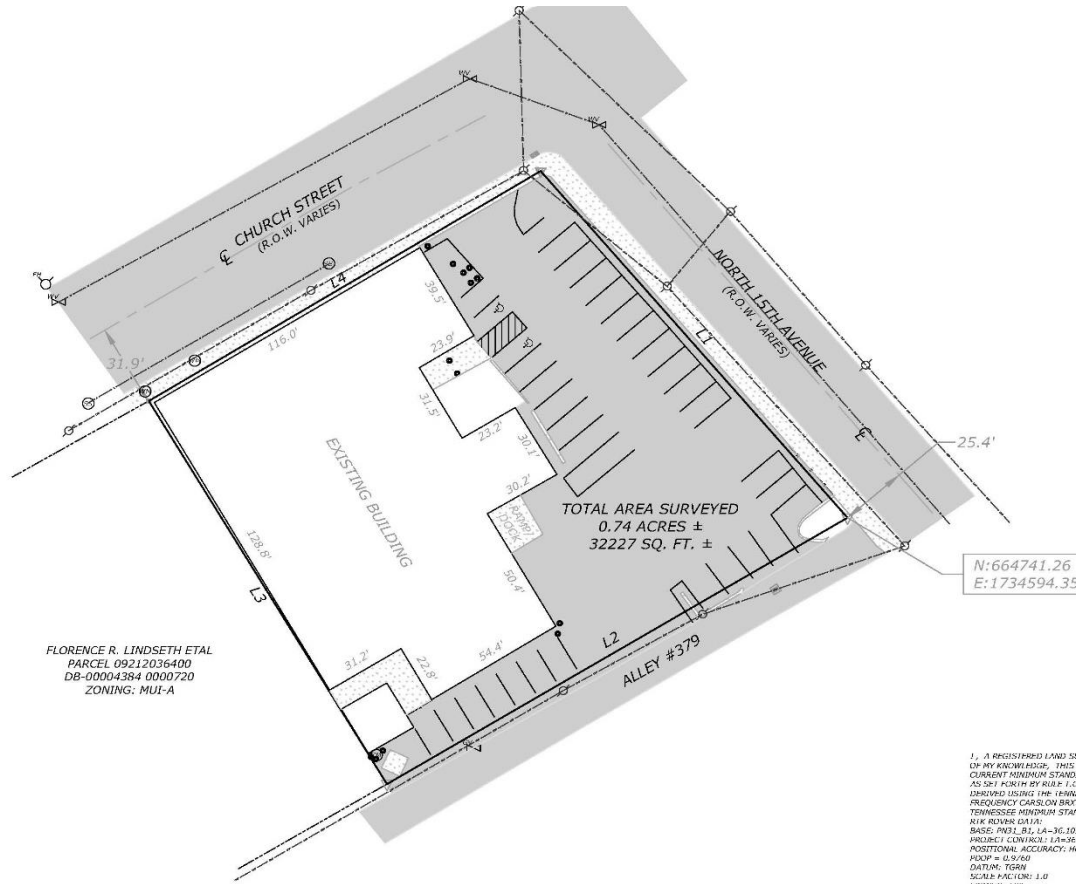
**THE MOTLEY
DEVELOPMENT**
3-Tower Mixed-Use Development
Phase I: 26-Floor Residential
Tower

BROADWAY

15th AVE N

CHURCH STREET

SITE SURVEY



LINE	BEARING	DISTANCE
L1	S 40°44'18" E	176.2'
L2	S 59°16'47" W	200.85'
L3	N 31°10'03" W	172.50'
L4	N 58°55'01" E	171.54'

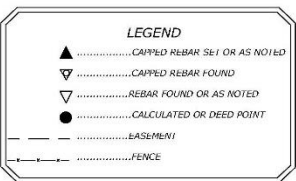
NOTES:

- PURPOSE OF PLAT: BOUNDARY SURVEY
- THE PROPERTY SHOWN IS ZONED: MUI-A (MIXED USE/INTENSIVE) LAW ORDINANCE BL2012-195 AND ZONING OVERLAY OY-UGO LAW ORDINANCE BL2007-1428.
- SUBJECT PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA. IT FALLS WITHIN ZONE V (UNSHADED AREA OF MINIMAL FLOOD HAZARD) OF FEMA FLOOD INSURANCE RATE MAP FOR METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AND INCORPORATED AREAS COMMUNITY NUMBER 470040, MAP PANEL 47037C024 IN EFFECTIVE DATE APRIL 5, 2017. INFORMATION SHOWN HEREON WAS DERIVED FROM OBJECT GIS INPUT FROM [HTTPS://MSC.FEMA.GOV/PORTAL](https://msc.fema.gov/portal).
- UNDERGROUND UTILITIES HAVE NOT BEEN FIELD LOCATED. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN REPRESENT ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE APPROPRIATE UTILITY PROVIDER MUST BE CONTACTED TO CONFIRM AVAILABILITY AND LOCATION OF UTILITIES.
- THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS, AND/OR ANYTHING THAT A TITLE SEARCH MAY REVEAL.
- HORIZONTAL DATUM IS BASED ON TENNESSEE GNSS REFERENCE NETWORK (TN MAD03), AND VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) AS OBSERVED BY USING A CARLSON BRX7 GPS BASE AND ROVER SYSTEM.
- ALL DISTANCES SHOWN ARE FIELD MEASURED UNLESS OTHERWISE NOTED.

I, A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE, CERTIFY: (1) THAT TO THE BEST OF MY KNOWLEDGE, THIS IS TRUE AND ACCURATE SURVEY, (2) THAT IT MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARDS AND APPLICATIONS OF A CATEGORY IV (REMOTE SENSING) SURVEY AS SET FORTH BY RULE 1, C.A. 0520-03-07C (5), (3) HORIZONTAL DATUM IS NAD 1983, WHICH WAS DETERMINED USING THE TENNESSEE GNSS REFERENCE NETWORK (TGNR) COLLECTED BY A 3000 FREQUENCY CARLSON BRX7 SYSTEM, (4) THAT IT MEETS THE REQUIREMENTS OF THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND (5) POSSESSING THE FOLLOWING BASE AND NAD 83 DATA:
 BASE: NAD 83, LA=96.1023022830, LN=-86.5248837837, EL=-133.1230M
 HORIZONTAL CONTROL: L1N=36.09254667219, L1E=-86.47331689177, L1N118.014921M
 POSITIONAL ACCURACY: HRMS = 0.0211 SD = 0.0034, VMS = 0.0452 SD = 0.0066,
 RMSE = 0.0000
 DATUM: TGNR
 SCALE FACTORS: 1.0
 PVI:CHS: 180
 SATELLITES: 29
 GROUND NEGATIVE
 DATE: 2-5-26



JOSHUA WHITE
 REGISTERED LAND SURVEYOR IN RN 3531
 CERTIFIED FLOODPLAIN SURVEYOR CS TN 089



19TH CIVIL DISTRICT DAVIDSON COUNTY COUNCIL MEMBER: JACOB KUPIN OWNER WILLIAMS HOLDINGS L.P.			
PROPERTY ADDRESS 151 CHURCH ST LEAKERSVILLE, TN 37087		3067@charhaws.com 0615.861.700 / 615.426-4406 113 E MAIN ST, STE A LEAKERSVILLE, TN 37087	
RECORDS CC-18081214 0302773 DB-0000835 0000319		BOUNDARY SURVEY 1501 CHURCH STREET NASHVILLE, DAVIDSON CO	
PARCEL ID: 09212036400	SCALE 1" = 30'	SHEET 1 OF 1	DATE 2-18-26
		PROJECT # 26-029	

CONCEPTUAL MASSING STUDY

CONCEPTUAL MASSING STUDY

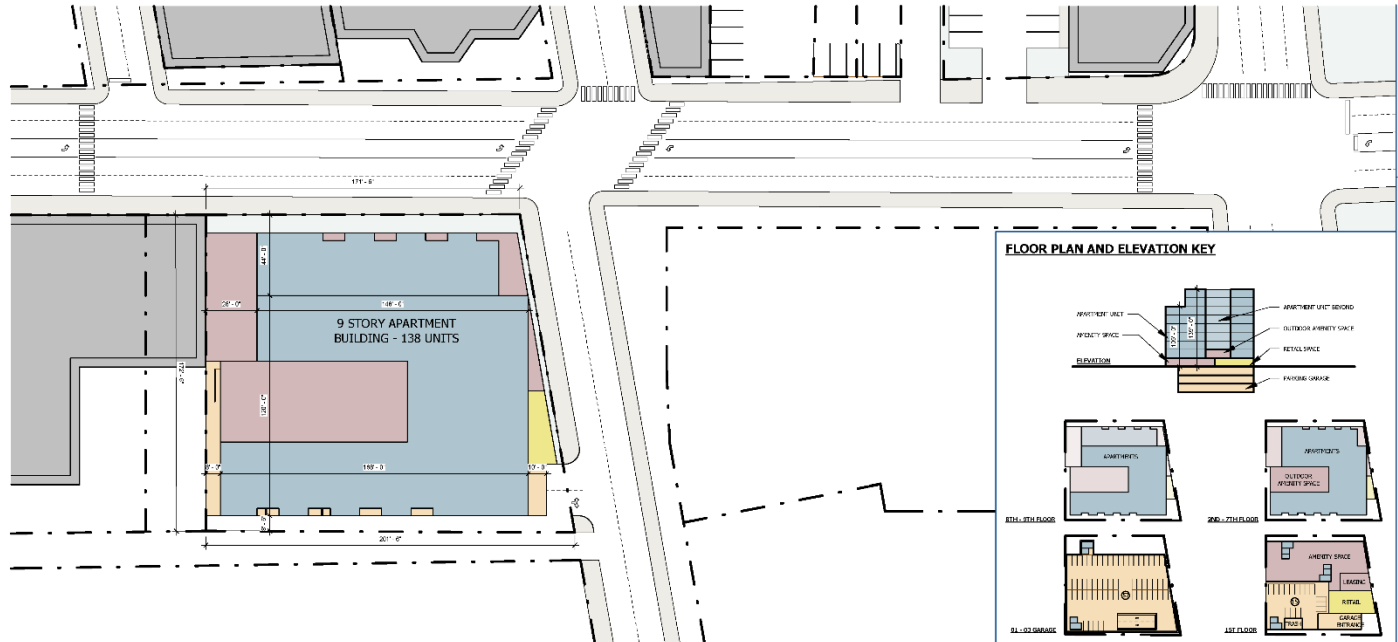
Paradym Studio recently completed a conceptual massing study that clearly illustrates the outstanding redevelopment potential of 1501 Church Street.

Proposed Program

- 9-Story mixed-use apartment building
- 138 residential units (106,724 SF)
- 1,560 SF ground-floor retail
- 11,930 SF amenity space
- Total building area: 160,476 GSF

This efficient program nearly maximizes the site's allowable 5.0 FAR on the 0.74-acre parcel while remaining comfortably within current MU-A zoning parameters, including height and slope-plane requirements. The design incorporates 186 underground parking spaces, activates the Church Street frontage with retail, and delivers a true Class-A urban product ideally suited for Nashville's strong rental demand.

At approximately 186 units per acre, this represents one of the highest-density infill opportunities currently available in the Midtown corridor — directly across the street from Bosa Properties' landmark The Motley development.

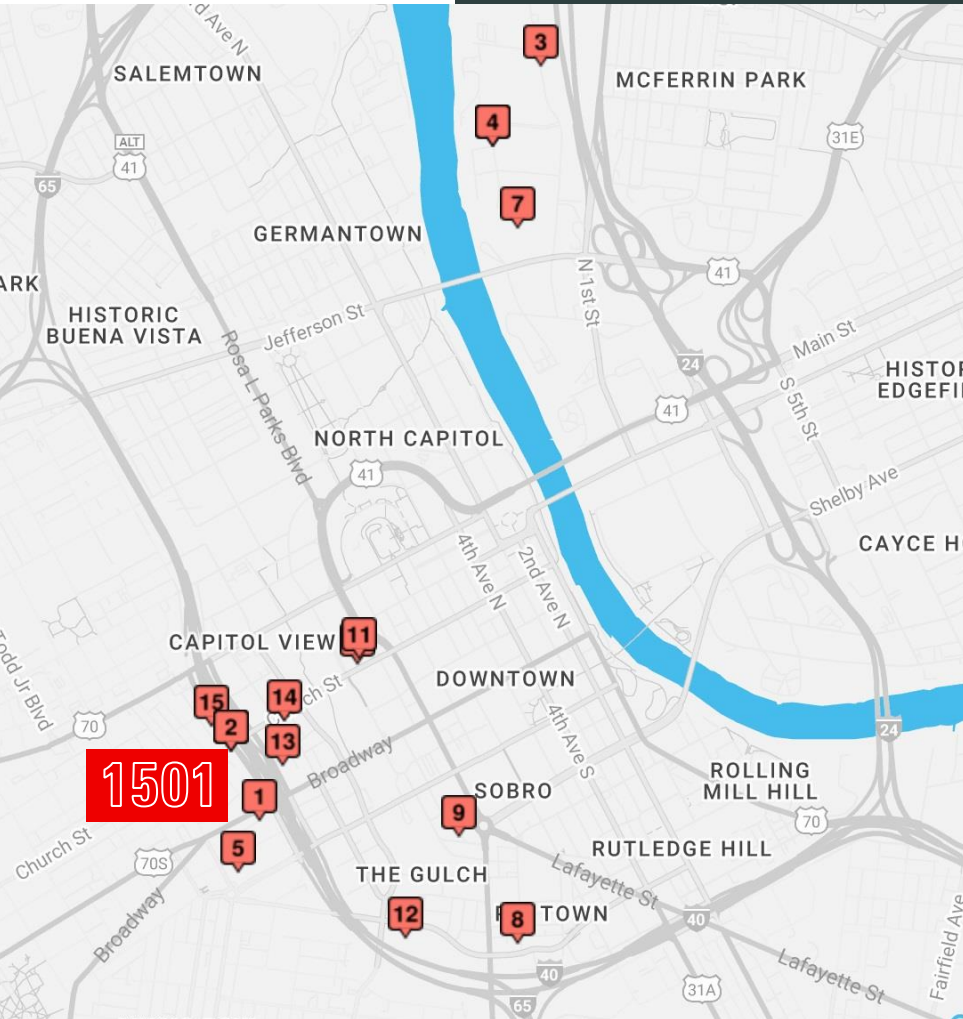


MASSING KEY	SITE DATA	BUILDING AREA BREAKDOWN	UNIT BREAKDOWN
<ul style="list-style-type: none"> APARTMENT AMENITY RETAIL GARAGE 	<p>EXISTING ZONING: MU-A COMMUNITY CHARACTER POLICY: T8 PROPOSED ZONING: MU-A</p> <p>MIN. LOT AREA: NONE MAX. FAR: 5.00 MAX. ISR: 1.00 MIN. REAR SETBACK: 0 FEET MIN. SIDE SETBACK: 0 FEET MAX. HEIGHT: 7 STORIES IN 105'-0" 15 STORIES IN 150'-0" SLOPE HEIGHT CONTROL PLANE: 1.5 TO 1</p> <p>1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING AND SITE CONDITIONS 2. FINAL SITE LANDSCAPING REQUIREMENTS TO BE COORDINATED WITH THE CITY. 3. WATER QUALITY REQUIREMENTS TO BE COORDINATED WITH THE CITY AND A REGISTERED CIVIL ENGINEER IN THE STATE OF TENNESSEE. 4. FINAL SITE TO BE DESIGNED AND STAMPED BY CIVIL ENGINEER 5. SITE TO BE REVIEWED BY FIRE MARSHAL FOR FIRE ACCESS REQUIREMENTS</p>	<p>APPROX. TOTAL SITE AREA: 32,242 SF / 0.74 ACRES MAX. FAR: 181,212 SF MAX OR 5.00</p> <p>RETAIL: 1,560 SF LEASING OFFICE: 3,130 SF AMENITY: 11,930 SF MULTIFAMILY: 143,856 SF TOTAL BUILDING: 160,476 GSF</p>	<p>MULTIFAMILY: UNIT A1 (68 UNITS) 43,560 SF UNIT A2 (10 UNITS) 7,800 SF UNIT A3 (6 UNITS) 4,470 SF UNIT B (64 UNITS) 50,627 SF TOTAL GROSS SF: 138 UNITS 106,724 SF</p> <p>PARKING REQUIREMENTS (MAXIMUM)</p> <p>RETAIL: 1 PER 200 SF OFFICE: 1 PER 200 SF</p> <p>1 BED RM: 1 PER UNIT 2 BED RM: 1.5 PER UNIT</p> <p>TOTAL PARKING MINIMUM: 180 SPACES TOTAL PARKING PROVIDED: 186 SPACES</p> <p>(3 UNDERGROUND FLOORS OF PARKING GARAGE)</p>

DRAWING: SITE PLAN
 PROJECT NUMBER: 2800104
 DATE: 03/03/26
 PROJECT NAME: 1501 CHURCH ST, NASHVILLE, TN 37203
Paradym. STUDIO
 200 E. CLAYBORNE BLVD., SUITE 501
 BRENTWOOD, TN 37027

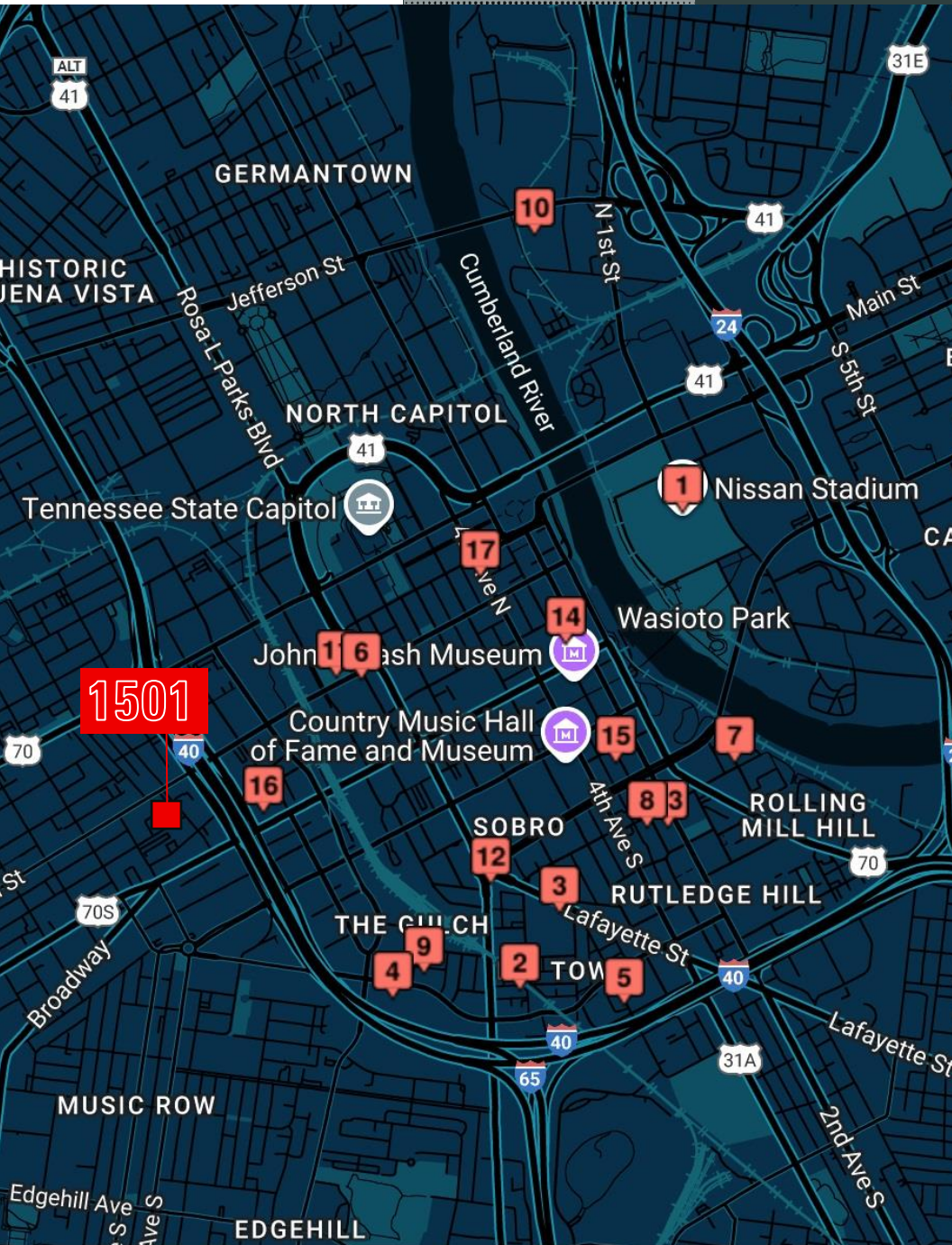
PRS01

RECENT COMPARABLE SALES



Address	Sale Price	Price per Acre	Acreage
1501-1531 Broadway	\$110,000,000	\$13,664,596	8.05 Acres
1401 Church Street	\$66,000,000	\$17,142,857	3.85 Acres
Cowan Street	\$60,000,000	\$16,085,791	3.73 Acres
Waterside Drive	\$60,000,000	\$16,216,216	3.7 Acres
112 & 118 16th Ave S	\$56,000,000	\$16,422,287	3.41 Acres
1401 Church Street	\$60,834,000	\$18,951,402	3.21 Acres
500 Cowan Street	\$42,000,000	\$15,384,615	2.73 Acres
700-710 Division Street	\$38,000,000	\$19,895,288	1.91 Acres
810 Lea Ave	\$45,000,000	\$26,470,588	1.7 Acres
0 Waterside Drive	\$23,000,000	\$14,110,429	1.63 Acres
1000 Church Street	\$26,000,000	\$17,808,219	1.46 Acres
915 Division Street	\$22,000,000	\$15,277,778	1.44 Acres
114 George L Davis Blvd	\$29,250,000	\$25,434,783	1.15 Acres
1117 Church Street	\$28,000,000	\$24,778,761	1.13 Acres
219-225 14th Ave N	\$30,360,000	\$28,914,286	1.05 Acres
1010 Church Street	\$26,000,000	\$36,619,718	0.71 Acres

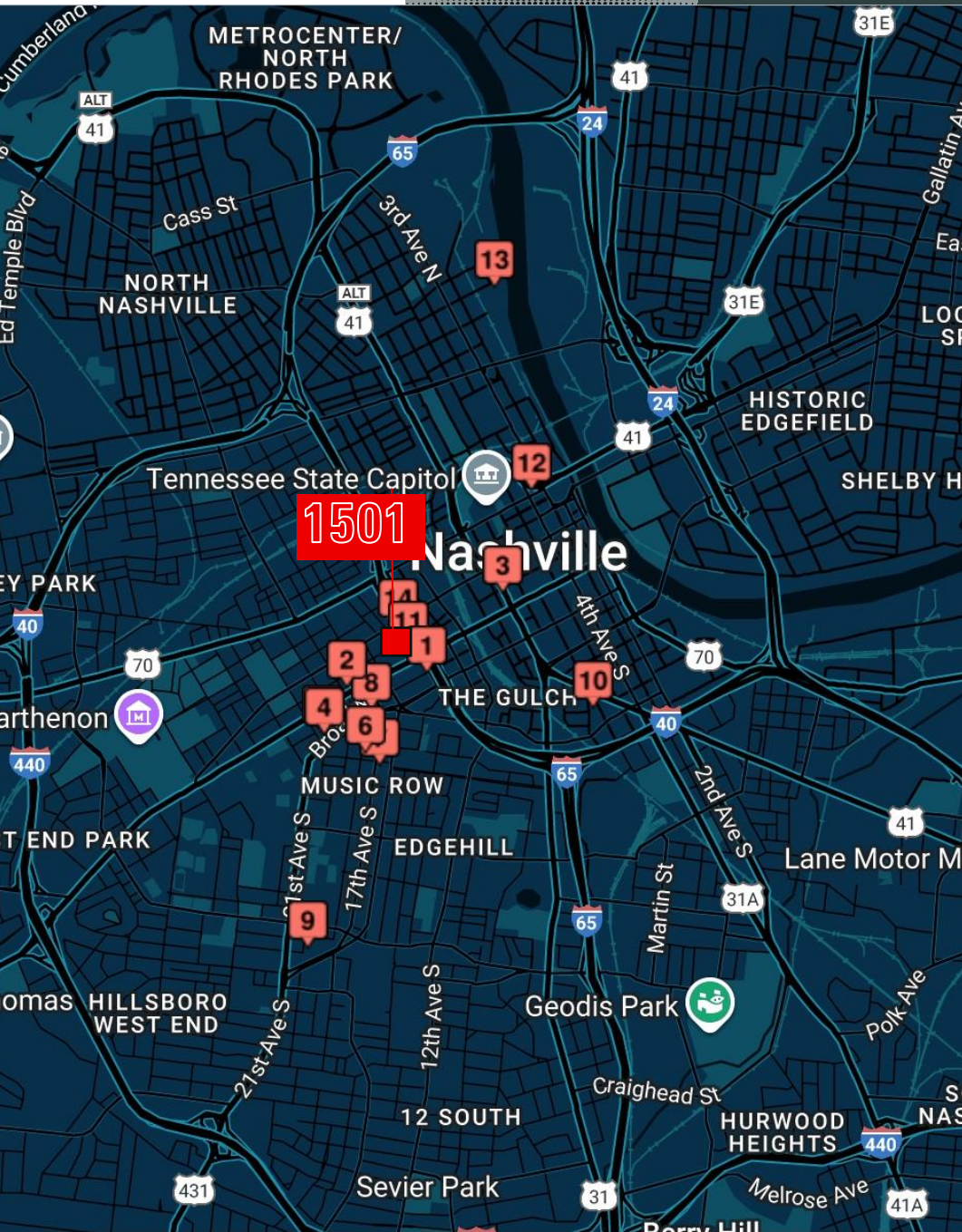
DOWNTOWN DEVELOPMENT ACTIVITY



Downtown is seeing explosive growth with mixed-use towers, hotels, and infrastructure like the new Nissan Stadium. Many are within 1-2 miles of 1501 Church Street, boosting connectivity via walkable paths and transit.

1. **Nissan Stadium:** 60,000-seat domed NFL stadium. Location: East Bank, Downtown. Status: Under construction. Estimated completion: 2027.
2. **Pendry Hotel & Residences:** 30-story tower with 180 hotel rooms and 146 residences. Location: 701 7th Ave S. Status: Under construction. Estimated completion: 2027.
3. **Ray Nashville:** 32-story residential tower with 376 units. Location: 601 Lafayette St. Status: Under construction.
4. **Society Nashville:** 17-story residential with 502 units and 8,400 sq ft retail. Location: 915 Division St. Status: Under construction. Estimated completion: 2025.
5. **Modera SoBro:** 7-story residential with 404 units. Location: 825 6th Ave S. Status: Under construction. Estimated completion: 2025.
6. **Nashville Yards (Multiple Phases):** 19-acre mixed-use with 3M+ sq ft office, 2,000+ residential units, 365,000 sq ft retail/entertainment (including The Pinnacle music venue), and 1,000+ hotel rooms. Location: Church St area (e.g., 955 Church St, near 1501 Church). Status: Under construction/multiple phases. Estimated completions: 2025-2027.
7. **Peabody Union:** 4.6-acre riverfront mixed-use with office, 350+ apartments, retail/dining, and pedestrian pathways. Location: 30 Peabody St. Status: Under construction. Estimated completion: Spring 2025.
8. **The Printing House (Tapestry Collection by Hilton):** 11-story, 187-room hotel with cafe, fitness center, and rooftop bar. Location: 3rd Ave & Peabody St. Status: Under construction. Estimated completion: September 2025.
9. **Canopy by Hilton Nashville Downtown The Gulch:** 181-room hotel with dining (e.g., Five Points Pizza, COA rooftop bar). Location: 920 Division St. Status: Under construction. Estimated completion: June 2025.
10. **East Bank Development:** 30-acre mixed-use with housing, retail, parks, and cultural spaces; includes new Titans stadium. Location: Along Cumberland River. Status: Planned/ongoing. Estimated completion: Phased through 2027+.
11. **Paramount:** 60-story residential tower with 100,000 sq ft YMCA. Location: 1010 Church St (near 1501 Church). Status: Planned.
12. **Circle South:** 30-story luxury office/residential tower. Location: 410 8th Ave S. Status: Planned.
13. **2nd and Peabody:** Three-tower project with 18-story hotel and 36/32-story residential; includes public park and amenities. Location: Downtown core. Status: Planned.
14. **Dolly Parton's Songteller Hotel:** 245-room hotel. Location: 211 Commerce St. Status: Under construction. Estimated completion: June 2026.
15. **Motto by Hilton Nashville Downtown:** 260-room hotel. Location: 311 3rd Ave. Status: Under construction. Estimated completion: December 2025.
16. **InterContinental Nashville Downtown:** 400-room hotel. Location: 319 Peabody St. Status: Planned. Estimated completion: March 2028.
17. **The Arcade Renovation:** Historic building with 30+ food/retail concepts (e.g., Roze Pony, Urban Cowboy). Location: Downtown core. Status: Recently completed (2025 debut).

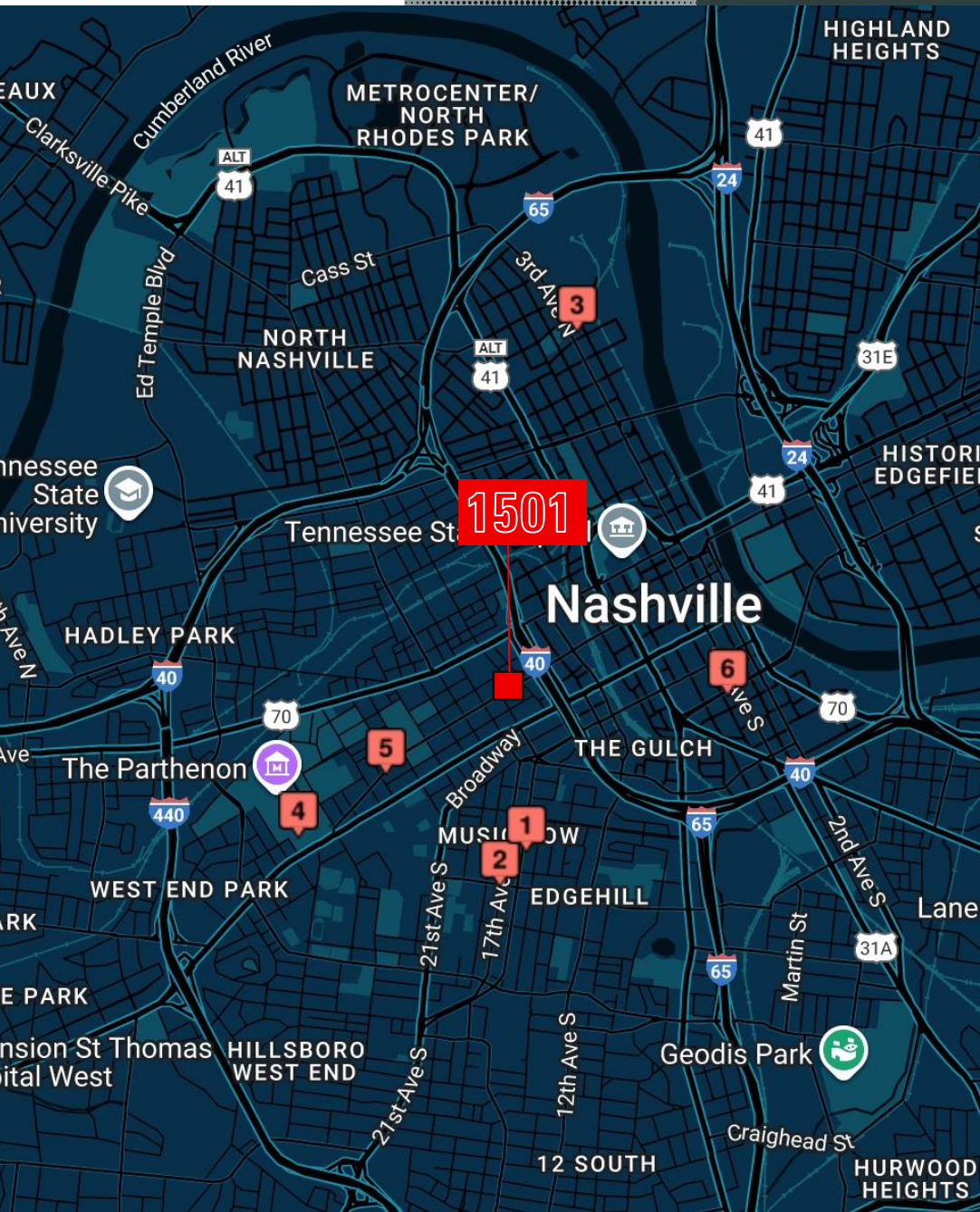
MIDTOWN DEVELOPMENT ACTIVITY



Midtown, including areas near Vanderbilt and the Gulch, is focused on residential and hotel high-rises, with strong ties to Music Row. 1501 Church Street benefits from proximity to these, enhancing walkability to amenities.

1. **Albion Music Row:** Two-phase, 29-story (Phase 1) and additional tower with 800+ luxury apartments. Location: Music Row/Midtown (near Division St). Status: Under construction (topped out). Estimated completion: Fall 2026.
2. **Voce Hotel & Residences:** 30-story hotel/condo tower with 114 rooms. Location: 1717 Hayes St. Status: Under construction (began Dec 2025). Estimated completion: November 2027.
3. **Tempo by Hilton Nashville Midtown:** 161-room hotel. Location: 110 20th Ave N. Status: Under construction. Estimated completion: January 2026.
4. **Turnip Truck Grocery:** Specialty store with deli, juice bar, etc. Location: 1920 Broadway. Status: Recently completed. Opened: January 2025.
5. **The Broadview at Vanderbilt:** Residential apartments for Vanderbilt affiliates. Location: Near Vanderbilt (Midtown/West End edge). Status: Leasing for fall 2025.
6. **Hall Emery Apartment Tower:** 22-story residential. Location: Music Row roundabout. Status: Planned.
7. **Motif on Music Row:** Residential/hotel. Location: 50 Music Square West. Status: Under construction (bookings since 2023).
8. **Music Row Tower (LG Group):** 20-story residential above bank with 396 units. Location: Midtown/Music Row. Status: Under construction.
9. **The Chloe Nashville:** 19-room boutique hotel. Location: 1908 Acklen Ave. Status: Under construction. Estimated completion: January 2026.
10. **Pie Town Hotel:** 200-room hotel. Location: 616 Ewing Ave. Status: Planned. Estimated completion: March 2027.
11. **Reed District Hotel:** 250-room hotel. Location: Between 15th & 16th Ave N. Status: Planned. Estimated completion: December 2027.
12. **Historic Morris Building Boutique Hotel:** 128-room hotel. Location: 330 Charlotte Ave. Status: Planned. Estimated completion: December 2027.
13. **Neuhoff District:** Mixed-use with offices, restaurants, and green spaces. Location: Germantown/Music Row edge. Status: Recently completed.
14. **The Motley (Bosa/IPB Properties):** Multi-tower mixed-use with 1,150+ luxury residential units, 60,000-70,000 sq ft retail/restaurant space, public plaza, and amenities. Location: 1401 Church St (directly across from 1501 Church). Status: Under construction (Phase 1: 26-story tower broke ground 2024; full project includes taller phases). Estimated phased completions: 2027+

MUSIC ROW/WEST END DEVELOPMENT ACTIVITY



Music Row emphasizes preservation alongside new residential and creative spaces, per the 2019 Vision Plan, which includes zoning for mid-rise developments, TDR for historic sites, and public plazas.

1. **The Crescendo:** Modern residential. Location: Off Music Row. Status: Under construction.
2. **Music Row Vision Plan Initiatives:** Includes high-rise mixed-use in North (up to 25 stories), mid-rise offices in Core (up to 12 stories), low-scale creative spaces in Village (up to 5 stories), and preservation south of Grand Ave. Also, public spaces like Flora Wilson Plaza and southern gateway at Wedgewood/17th Ave S. Status: Ongoing/planned zoning changes.
3. **Germantown Hotel:** 260-room hotel. Location: 1500 3rd Ave N. Status: Planned.

West End focuses on park enhancements and hotels near Vanderbilt, about 1-2 miles west of 1501 Church Street.

4. **Centennial Park Revitalization:** Great Lawn, walking paths, lighting, and landscape upgrades. Location: West End. Status: Ongoing.
5. **Holiday Inn Express Nashville West End:** 184-room hotel. Location: 2221 Elliston Place. Status: Under construction. Estimated completion: April 2025.
6. **AC Hotel Nashville West End:** 164-room hotel. Location: NWQ of Hayes St. Status: Planned. Estimated completion: January 2028.

MAIN THOROUGHFARE

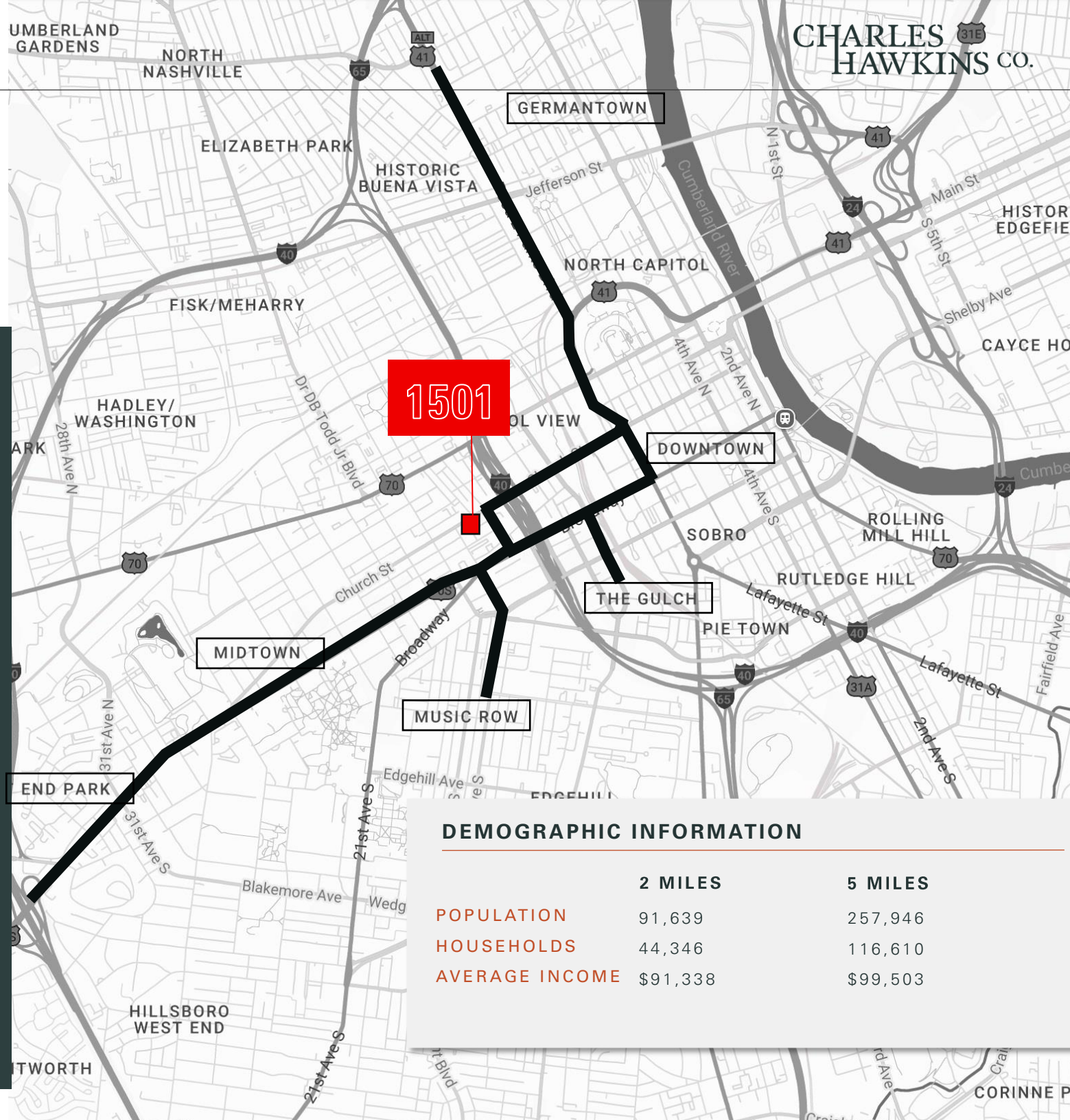
1501 CHURCH STREET PROVIDES DIRECT ACCESS TO I-40, WEST END, DOWNTOWN NASHVILLE AND **BROADWAY NIGHTLIFE.**

ACCESS TO DOWNTOWN *4 Minutes*

ACCESS TO THE GULCH *2 Minutes*

ACCESS TO MUSIC ROW/MIDTOWN/WEST END *3-5 Minutes*

ACCESS I-40 *Immediate*



DEMOGRAPHIC INFORMATION

	2 MILES	5 MILES
POPULATION	91,639	257,946
HOUSEHOLDS	44,346	116,610
AVERAGE INCOME	\$91,338	\$99,503

CHARLES HAWKINS CO.

MIXED-USE DEVELOPMENT BOOM

Transforming the livability and economic growth of the area by establishing **dynamic urban neighborhoods** at the entrance to Nashville's Central Business District.



DOWNTOWN

NASHVILLE YARDS

THE GULCH

CAPITOL VIEW

Broadway

Church St

Demonbreun St



Motley

MidCity

1501 Church St

Gupton

Broadwest

NASHVILLE MARKET

MARKET RANKINGS

CHARLES
HAWKINS CO.

TOP INVESTMENT MARKETS

Globally celebrated as “Music City USA,” Nashville beautifully blends a rich cultural heritage with impressive economic growth. The city’s vibrant music scene, rapidly growing industries, and welcoming southern hospitality have positioned it as one of the most exciting cities for investment in the United States.

PERSISTENT GROWTH

Nashville is experiencing a sustained, rapid boom, with the metropolitan statistical area (MSA) population surpassing 2.1 million as of late 2025, having grown by over 6.4% since 2020. The city is adding roughly 86 people per day to its population.

Downtown population surged in 2025. According to the Nashville Business Journal, 1,400 residential units were delivered, bringing the downtown population to over 22,000, with a 93% occupancy rate. Millennials account for the majority of residents, at 30%, followed by baby boomers, 29%, and Gen X, 26%.

Looking ahead, there are 2,975 units under construction and 10,193 units planned.

Nashville has transformed into a premier business hub, ranking No. 1 for corporate headquarters growth relative to its population.

Major Relocations/Expansions: Since 2018, at least 35 companies have relocated their corporate headquarters to the region. Major employers expanding or moving to the area include **Oracle** (building a 8,500-job tech hub/world HQ), **Amazon** (operations hub), **Nissan North America**, **Bridgestone Americas**, and **Tractor Supply**.

DEVELOPMENT SURGE

About 70% of the city’s skyline has appeared since 2014. With \$8.6 billion in public-private investments over the last 10 years and another \$16 billion under construction or in-progress development projects, downtown Nashville is truly the epicenter of a city

DOWNTOWN RETAIL ACHIEVES RECORD-BREAKING NUMBERS

Downtown Retail Achieves Unprecedented Growth with 140 New Businesses. As 2025 came to a close, downtown boasted 125 shopping venues, 393 dining establishments, and 191 nightlife spots, with an impressive 70% of all retail businesses being locally owned.

#6 CITY TO
WATCH

Urban Land Institute, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#6 TOP US
DESTINATIONS

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024

RECORD SETTING TOURISM

According to Visitmusiccity.com, 2025 visitor spending was estimated at **\$669** per visitor at \$313 per day.

Nashville tourism reached record highs in 2024 with approximately **16.9 million visitors** and over **\$11.2 billion** in visitor spending, a 4.17% increase year-over-year, driving significant tax revenue.

As reported by the Nashville Business Journal, Davidson County sold **10.244 million hotel rooms** in 2025, surpassing the previous record of 10.018 million rooms set in 2023 and the 9.9 million rooms sold in 2024.

Heading into 2026, Greater Nashville ranks fifth for hotel construction with 2,765 rooms under construction.

From CMA Fest to Savannah Bananas games and the upcoming 2026 FIFA Club World Cup matches, Nashville continues to draw massive crowds.

Nashville Int'l Airport (BNA) is one of the fastest-growing airports in North America. It served a record **24.5 million** passengers in 2024. Up **7.5% YOY**.



CHARLES
HAWKINS CO.

STATE-OF-THE-ART NEW STADIUM

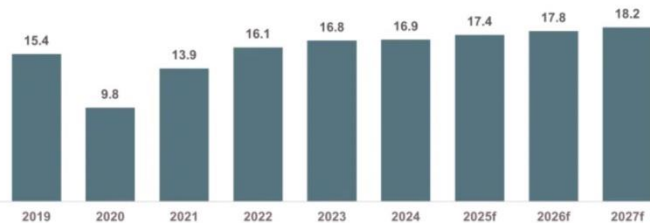
Nashville's newly constructed Nissan Stadium is poised to become a significant attraction for tourists, offering year-round events and engaging tours of the state-of-the-art facility—complete with locker room access, field tours, and stunning rooftop views. Additionally, it will serve as a gateway to downtown attractions, such as Broadway. With its innovative covered design, community spaces, and plans for high-profile events like the Super Bowl, the stadium's allure extends far beyond just Titans games.

NOTABLE EVENTS IN NASHVILLE 2026

- Geodis Park hosting the U.S. Women's National Team for the She Believes Cup
- Opening of Dolly Parton's SongTeller Hotel and Life of Many Colors Museum
- America 250 and CVENT Connect bringing more than 3,000 meeting planners to the city
- CMA Fest

ANNUAL VISITORS (MILLIONS)

Source: Tourism Economics



**The NCVG now uses a model developed by Tourism Economics to estimate visitation numbers; therefore, comparing current visitation numbers to NCVG visitation figures from past years under the old model would not be an accurate comparison.*

1501

CHURCH STREET

URBAN INFILL
DEVELOPMENT SITE
MIDTOWN CORRIDOR

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