

COMPASS

OFFERING MEMORANDUM

934 GALLATIN AVE NASHVILLE, TN 37206

PRIME EAST NASHVILLE DEVELOPMENT SITE –
ZONED FOR 7 STORIES, NOO SHORT-TERM RENTAL ELIGIBLE

36°11'18" N

86°44'49" W

INVESTMENT OVERVIEW

\$1,749,900 / **MUG-A** / **.26** / **11,781** / **120' x 100'**
PRICE / ZONING / ACRES / LOT SQFT / DIMENSIONS



934 GALLATIN AVE

COMMERCIAL VACANT LOT

MUG-A ZONING

NO PARKING REQUIREMENTS

HIGHLIGHTS

- Up to 7 stories permitted
- Prime location in East Nashville
- Flexible MUG-A zoning permits a variety of mixed-use development concepts

DEVELOPMENT POTENTIAL

- Suggested mixed-use concept
- 30-50 Residential / STR units potential
- Consider boutique hotel or multifamily
- Entitled for 35,000+ SF Floor Area

LOCATION OVERVIEW

EAST NASHVILLE - ONE OF MUSIC CITY'S HOTTEST MARKETS

CAFES

- 1. Barista Parlor
- 2. Bongo Java
- 3. Slow Hand

RESTAURANTS

- 4. Pelican and Pig
- 5. Once Upon a Time in France
- 6. The Pharmacy
- 7. Hunters Station

BARS & BREWERIES

- 8. The Amsterdamian
- 8. Rosemary & Beauty Queen
- 9. Chopper

ARTS

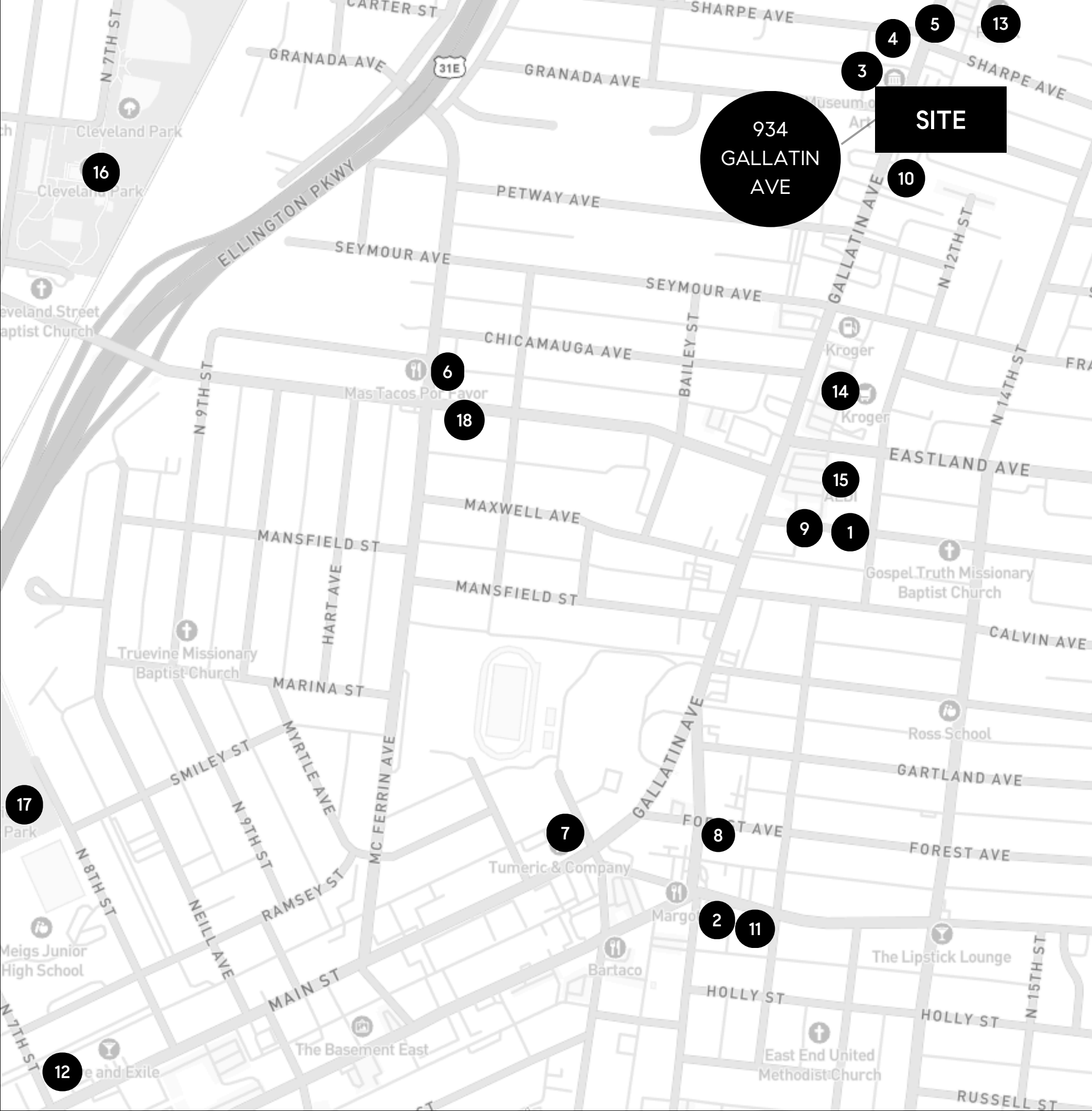
- 10. Red Arrow Gallery
- 11. Raven and Whale Gallery
- 12. Main St Gallery

Grocery

- 13. Publix
- 14. Kroger
- 15. ALDI

OUTDOORS

- 16. Cleveland Park
- 17. Frederick Douglass Park



WANT MORE INFORMATION?

For more information, or to schedule a private tour, please contact:



Ronnie Lee Booth III
Compass
M. 615.838.4125
E. ronnielee.booth@compass.com
O. 615.383.6964



Chris Fike
Compass
M. 615.519.4597
E. chris.fike@compass.com
O. 615.522.5100

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