COMPASS

OFFERING MEMORANDUM

934 GALLATIN AVE
NASHVILLE, TN 37206

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

INVESTMENT OVERVIEW

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

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

ARTS

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

RESTAURANTS

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

Grocery

13. Publix
14. Kroger
15. ALDI

BARS & BREWERIES

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

OUTDOORS

16. Cleveland Park
17. Frederick Douglass Park

934 GALLATIN AVE

SITE
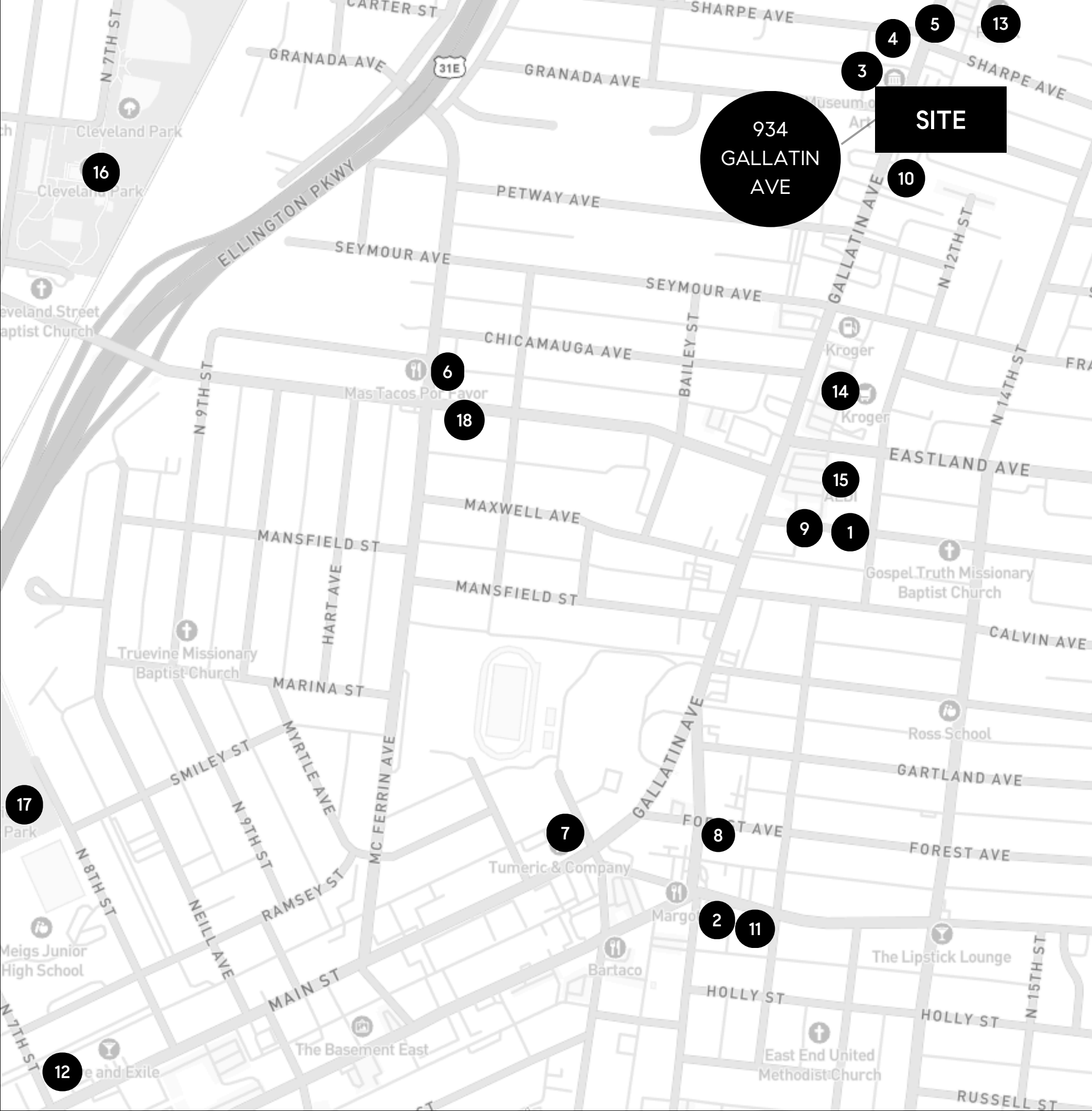
WANT MORE INFORMATION?

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

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