

OPPORTUNITY ZONE LOCATION

Rare Redevelopment Opportunity  
In Nashville's **Urban Core**  
*Wedgewood-Houston*

Offering Memorandum



**CHARLES HAWKINS CO.**  
*We've Been Serving Middle Tennessee Since 1962*

**1510** Fort Negley Blvd  
Nashville, TN 37203



Charles Hawkins Co. is pleased to offer for sale, 1510 Fort Negley Blvd, a ±3.16-acre parcel in Nashville's urban core. Located in the heart of Wedgewood-Houston, the property boasts 299 linear feet of frontage on Ft. Negley Blvd and offers visibility from I-65, where over 113,976 cars travel daily. This highly desirable location offers investors and developers an exceptional opportunity to capitalize on the growth in this area and the ability to reimagine and redevelop a high-profile site.

# PROPERTY

## OVERVIEW

ADDRESS	1510 Fort Negley Blvd, Nashville, TN
SIZE	±3.16 Acres
ZONING	Ir: Industrial Restrictive
INTERSTATE	Site offers visibility from I-65 (113,976 AADT)
LOCATION	Prime location in Wedgewood-Houston, one of Nashville's hotspots for growth and development
OPPORTUNITY ZONE	This site is located within one of Tennessee's 176 Opportunity Zones



PRICING GUIDANCE

Contact Broker







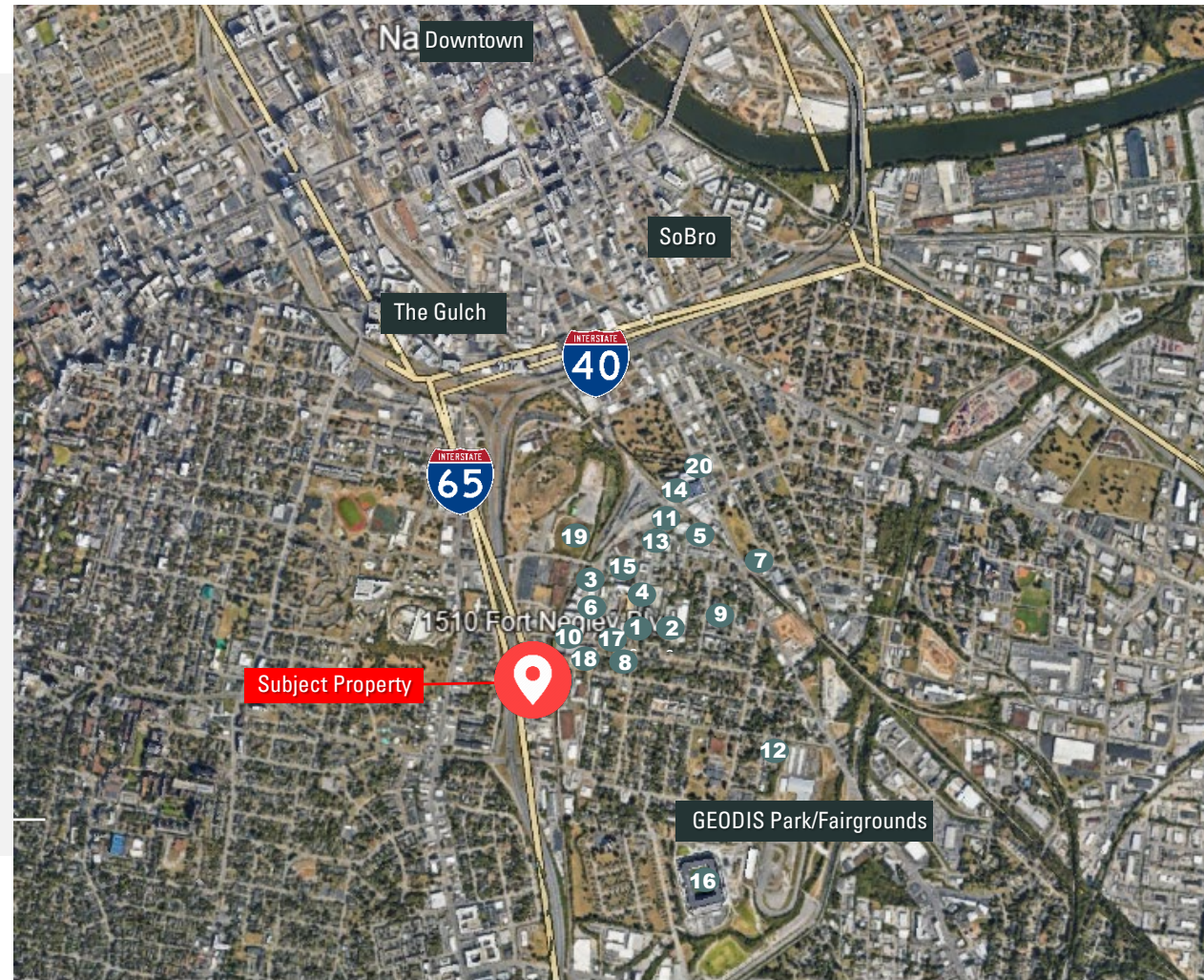


## WE-HO DEVELOPMENT // HIGH GROWTH AREA

1. Merritt Six10 Apartments
2. Twelve60 Martin Apartments
3. Nashville Craft Distillery
4. Diskin Cider Tasting House
5. Woodstock at Chestnut Hill Apartments
6. 517 Hagan Street Office Building
7. Bento Chestnut Hill
8. Hamilton/Martin Townhomes
9. Segment at Pillow
10. Fusion Townhomes
11. May Hosiery Redevelopment
12. 83 Freight Apartments
13. SoHo House Boutique Hotel
14. Nashville Warehouse Co
15. Martin Flats
16. GEODIS Park
17. The Finery
18. Proffitt Dixon
19. Greer Stadium Redevelopment
20. Mildred Shute + 3rd

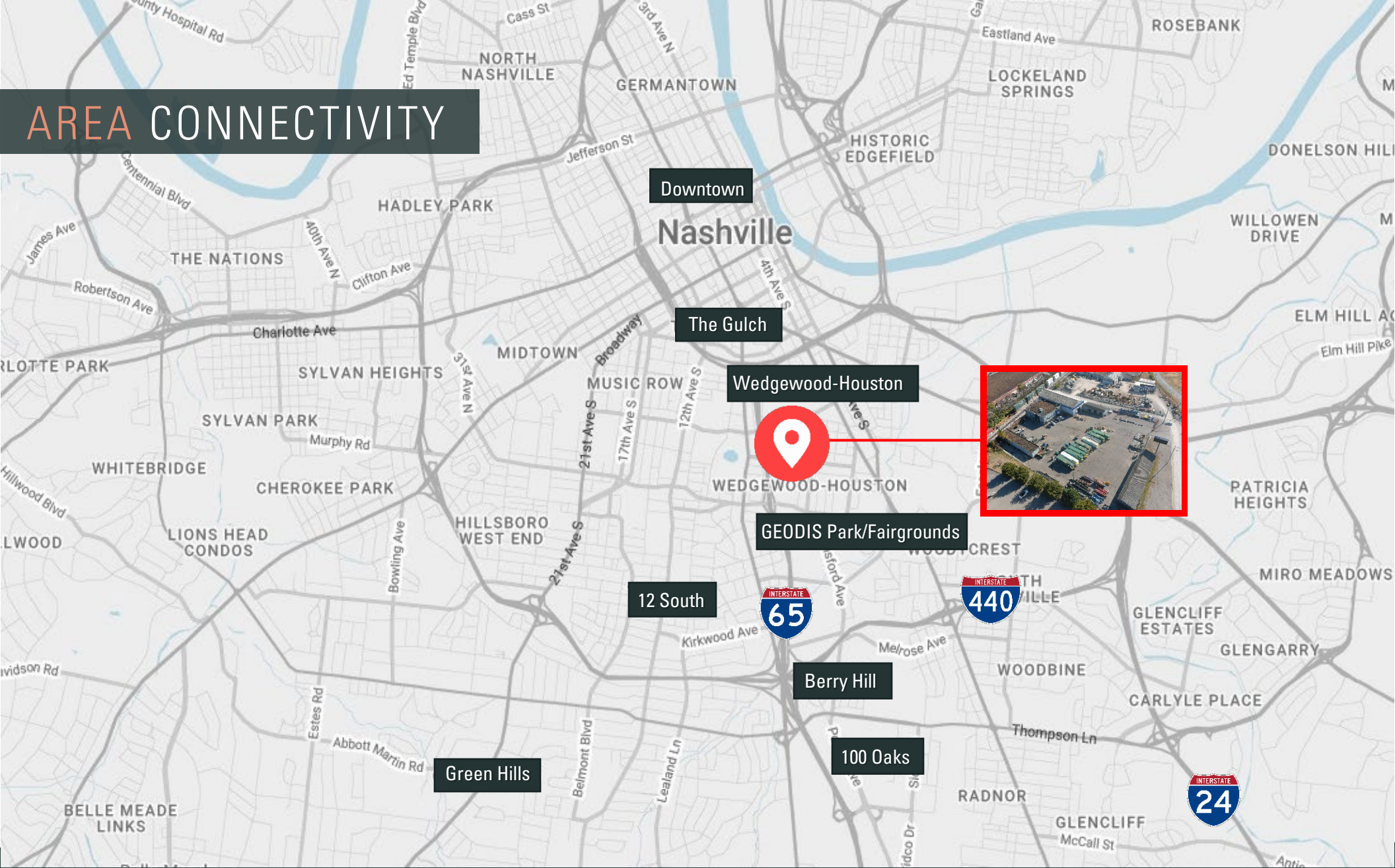
### UNDERGOING A TRANSFORMATION

The site is strategically positioned in Wedgwood-Houston, an emerging creative hub and highly sought-after destination just south of downtown Nashville. The area is undergoing a major transformation which is primarily concentrated on previously underutilized commercial and industrial zoned land, making it a desirable location for artists, musicians, entrepreneurs, and more. Formally an industrial part of town, Wedgwood-Houston is now being revitalized and redeveloped while still maintaining its industrial charm. Numerous new mixed-use and multifamily developments are underway by developers such as AJ Capital and SomeraRoad. Fort Negley Blvd uniquely offers direct views of downtown Nashville, making this an ideal location for a corporate headquarters, and mixed-use developments, including rooftop developments.





# AREA CONNECTIVITY



## EXCELLENT ACCESSIBILITY



±1.1 Miles



±2.2 Miles

- Berry Hill ±2.3 Miles
- 100 Oaks ±2.5 Miles
- GEODIS Park/Fairgrounds ±2 Miles
- The Gulch ±1.8 Miles
- Downtown ±2.2 Miles



# MARKET RANKINGS

2<sup>nd</sup> Hottest Job Markets  
in the Country

-Wall Street Journal 2022

#4 Metro for Economic  
Strength

-Policom 2022

#3 US Markets to  
Watch

-ULI (Urban Land Institute)

2<sup>nd</sup> on the list of top cities  
where professionals are  
relocating.

-Angi 2022

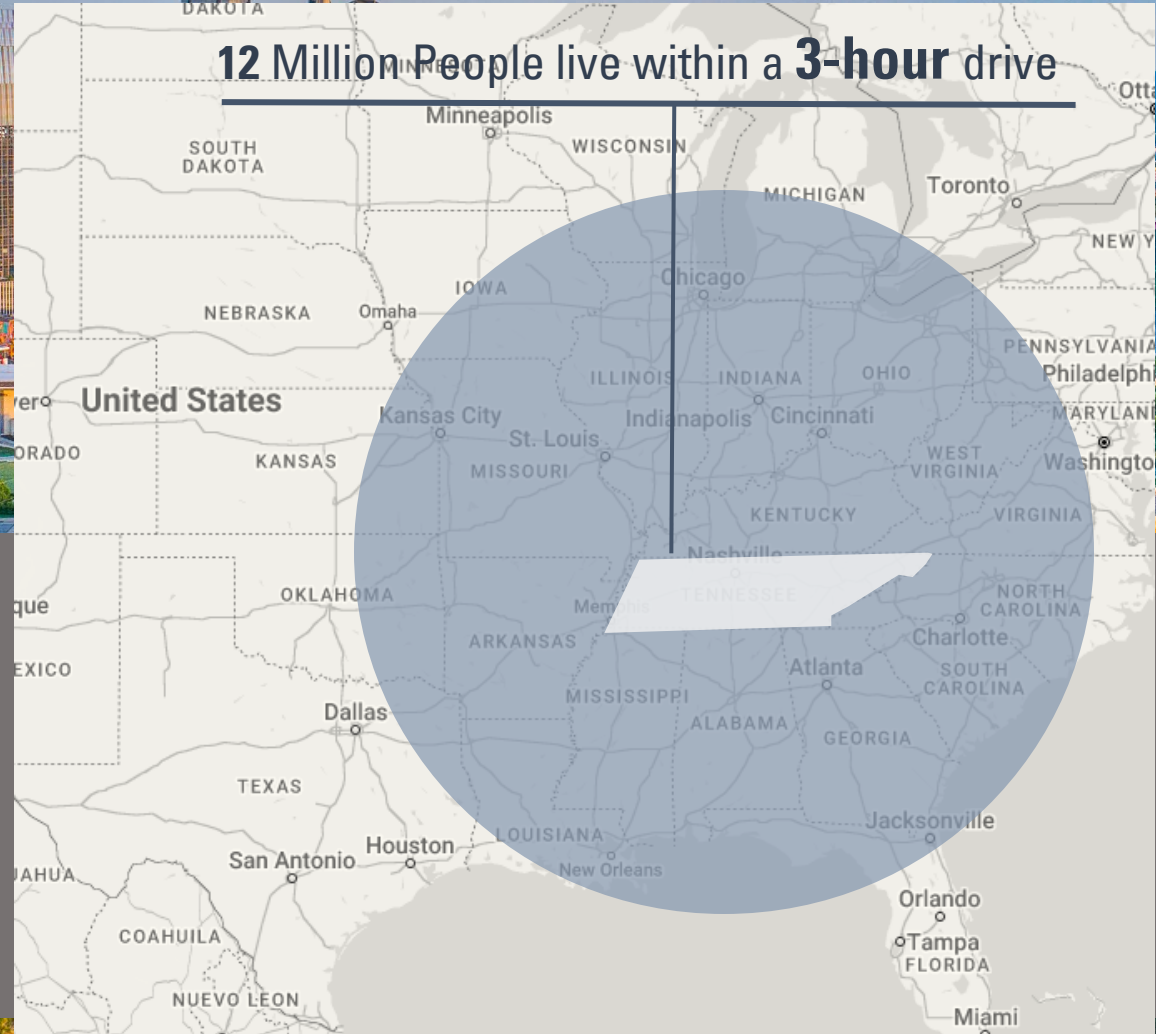
Nashville ranks sixth on  
the new list of hottest  
housing markets of 2022

-Zillow

# CITY SNAPSHOT

According to the Nashville Chamber of Commerce, Nashville is currently home to more than 2 million people and more than 53,000 businesses.

12 Million People live within a 3-hour drive



THE NASHVILLE REGION GAINED 36 NET NEW PEOPLE PER DAY ON AVERAGE BETWEEN 2020 AND 2021. THAT EQUALS A TOTAL OF 17,133 RESIDENTS ADDED TO THE NASHVILLE REGION SINCE 2020.

**2,012,476**

POPULATION

**36.5**

MEDIAN AGE

**\$68,406**

MEDIAN HH INCOME

**1,143,523**

LABOR FORCE



# 1510

Fort Negley Blvd, Nashville, TN 37203

## CONTACT US

EXCLUSIVELY LISTED BY

**Jeff Thomas, CCIM**  
**First Vice President**

C: (615) 417-3337

[jthomas@charleshawkinsco.com](mailto:jthomas@charleshawkinsco.com)

**Charles Hawkins Co.**

760 Melrose Avenue, Nashville, TN 37211

O: (615) 256-3189

[www.charleshawkinsco.com](http://www.charleshawkinsco.com)



CHARLES  
HAWKINS CO.