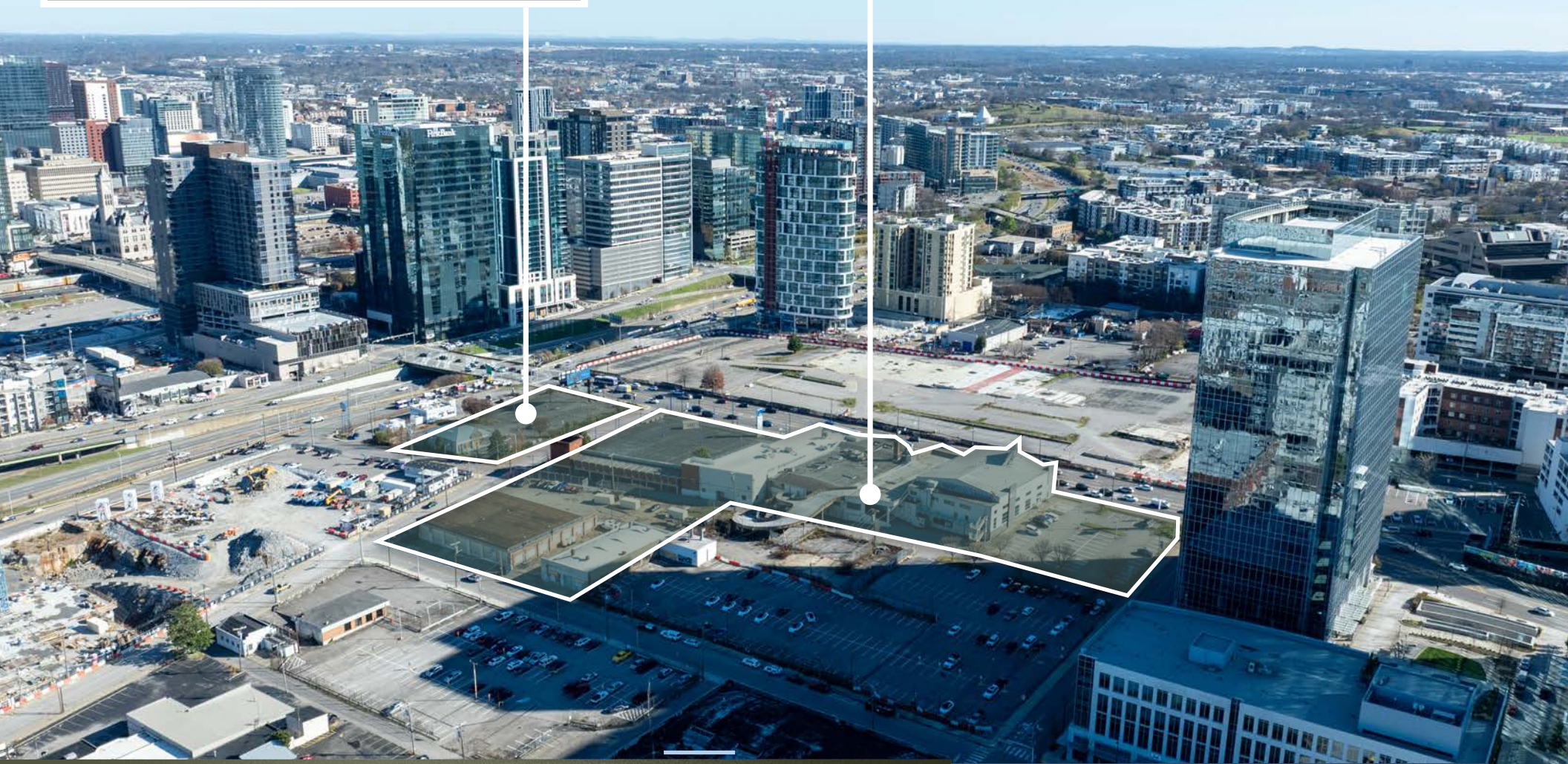


REED DISTRICT



PREMIER MIXED-USE ± 5.46 AC DEVELOPMENT SITE

THE GATES OF BROADWAY

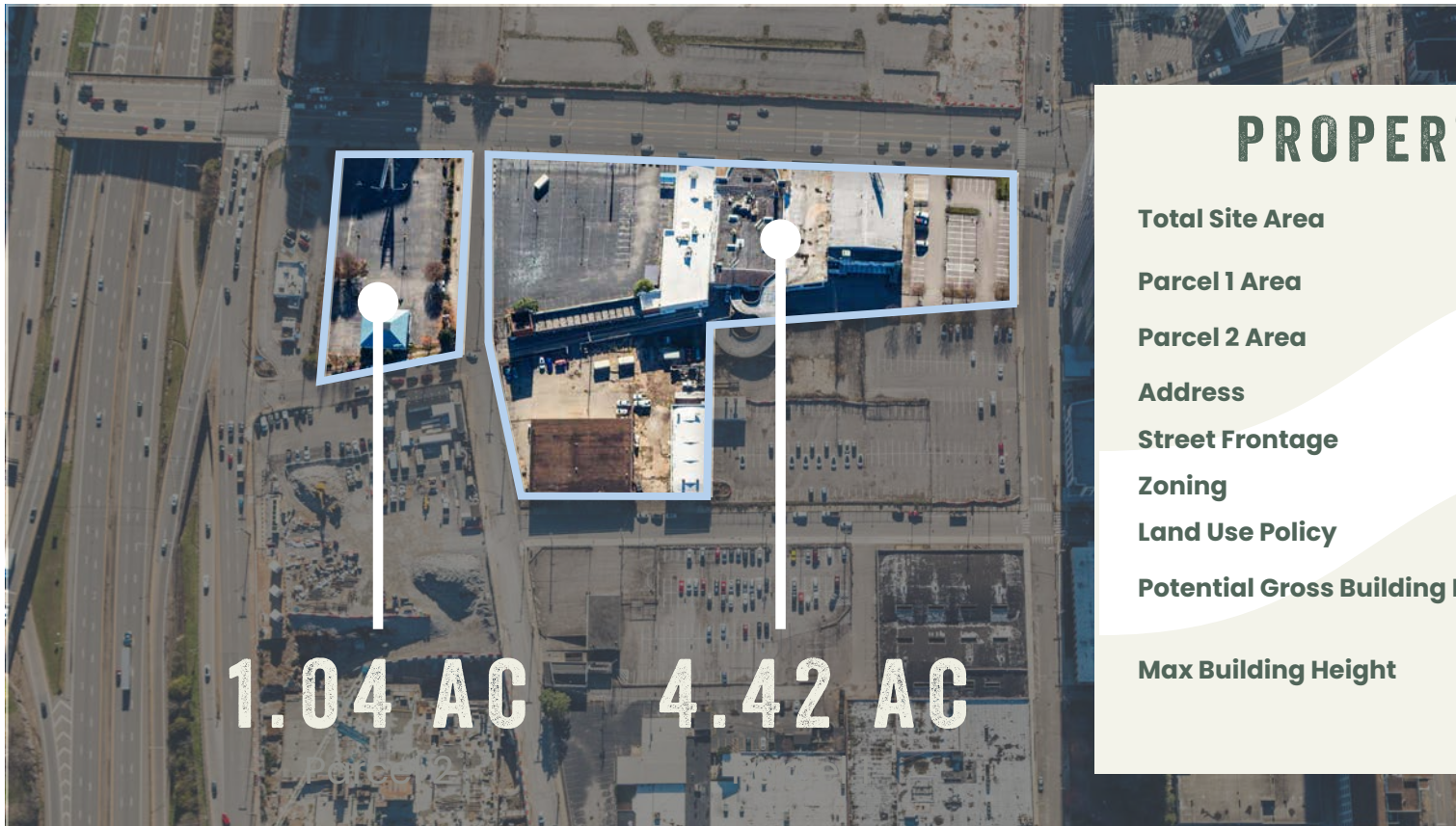
1408-1530 Broadway / 110 15th Avenue N / 1501-1509 Hayes Street
Nashville, TN 37203

CBRE

OFFERING ±5.46 AC IN THE HEART OF NASHVILLE

CBRE is pleased to present a premier development opportunity in the heart of Nashville's vibrant Midtown district. The site spans approximately 5.46 acres across three prime addresses: 1408–1530 Broadway, 110 15th Avenue North, and 1501–1509 Hayes Street.

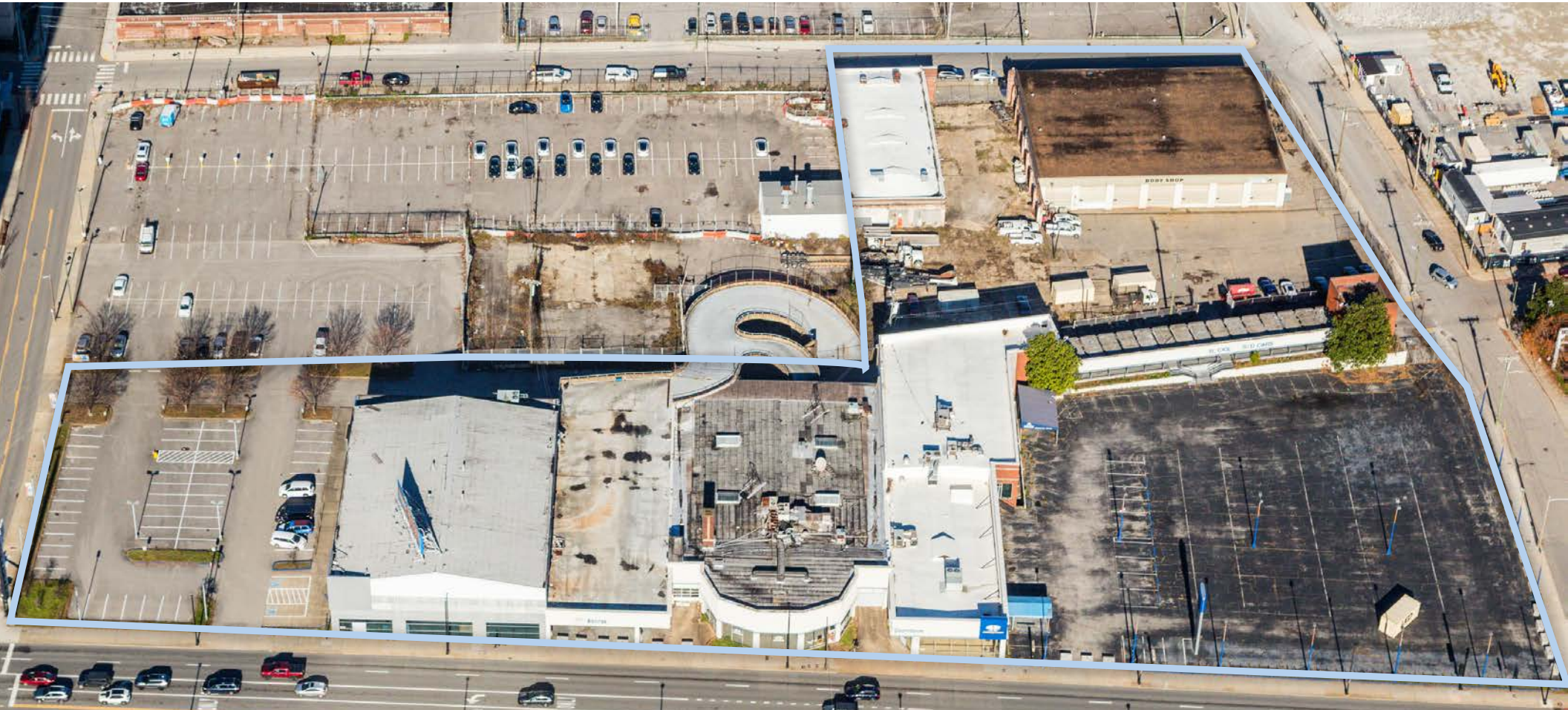
This offering represents a rare chance to capitalize on the city's explosive growth and create a landmark development in one of the most sought-after locations in the Southeast.



PROPERTY OVERVIEW

Total Site Area	5.46 Acres
Parcel 1 Area	4.42 Acres
Parcel 2 Area	1.04 Acres
Address	1512 Broadway, Nashville, TN 37203
Street Frontage	837 Ft of Broadway Frontage
Zoning	CF (Core Frame)
Land Use Policy	T5-MU
Potential Gross Building FAR	1,189,188 SF - 5:1 FAR 2,854,051 SF - 12:1 FAR (Upzone)
Max Building Height	Parcel 1 - 35 Stories Parcel 2 - 45 Stories

PROPERTY HIGHLIGHTS - PARCEL 1



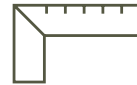
ZONING

CF
(Core Frame)



ACREAGE

4.42 Acres



EXISTING FAR

5.0
(962,676 SF)



MAX HEIGHT

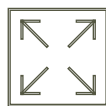
35 Stories

PROPERTY HIGHLIGHTS - PARCEL 2



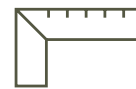
ZONING

CF
(Core Frame)



ACREAGE

1.04 Acres



EXISTING FAR

5.0
(225,512 SF)

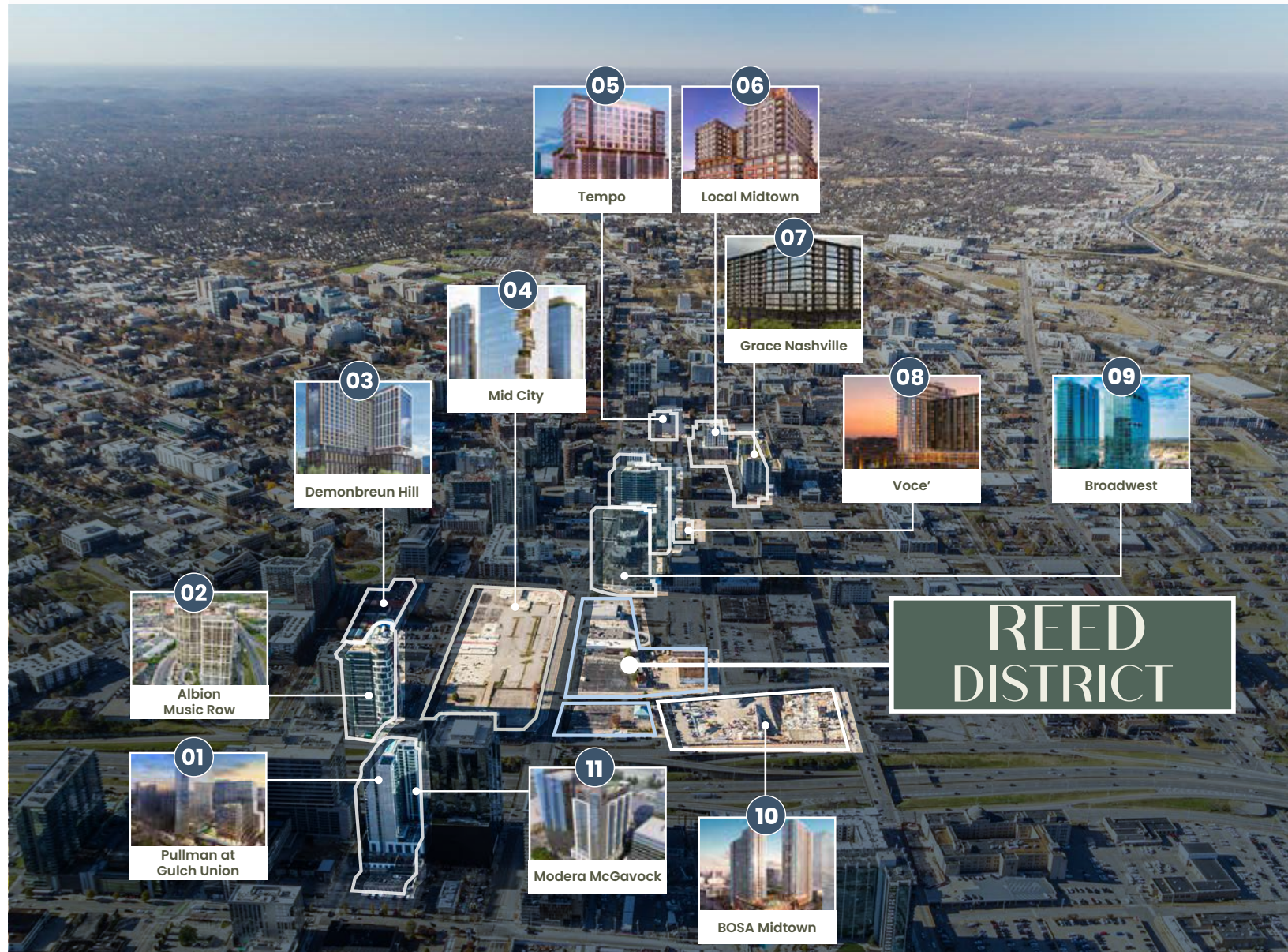


MAX HEIGHT

45 Stories

NEARBY DEVELOPMENTS

- 01** **Pullman at Gulch Union**
1401 Church St
28 Stories
- 02** **Albion Music Row**
1517 McGavock St
2 Towers; 20 & 29 Stories
- 03** **Demonbreun Hill**
1512-1534 Demonbreun St,
118 16th Ave S
22 Stories
- 04** **MidCity Nashville**
501 Broadway
7 Towers; 20-35 Stories
- 05** **Hilton Tempo**
110 20th Ave N
12 Stories
- 06** **Local Midtown**
1904 Hayes Street
15 Stories
- 07** **Grace Nashville**
1815 Church Street
16 Stories
- 08** **Vocé**
1719 Hayes St
25 Stories
- 09** **Broadwest**
1600 West End Ave
3 Towers; 4,21 & 34 Stories
- 10** **BOSA Midtown**
1401 Church St
3 Towers; 26, 32, 40 Stories
- 11** **Modera McGavock**
1212 McGavock St
29 Stories



IDEAL LOCATION



82
Walk Score



76
Bike Score

The Pulse of Nashville: A Prime Location. Located along a key corridor, this site offers direct access to the energy of Midtown, the heart of Downtown, and the regional connectivity of I-40.



CAPITOL
VIEW

AMAZON
HEADQUARTERS

CBD

NASHVILLE
YARDS

BROADWEST
PROPST COMPANIES

THE MOTLEY
BOSA RESIDENTIAL

WHOLE
FOODS
MARKET
1 MIN WALK

ALBION MUSIC ROW
ALBION RESIDENTIAL

THE
GULCH

Mid City
GBT/MONARCH

BROADWAY

REED
DISTRICT

IDEAL LOCATION

Walk times

0.3 MILES/8 MINS

Muisc Row

0.2 MILES/6 MINS

Midtown

0.3 MILES/7 MINS

West End

0.6 MILES/14 MINS

Vanderbilt University

0.5 MILES/10 MINS

The Gulch



V VANDERBILT UNIVERSITY

TriStar Centennial MEDICAL CENTER

WEST END

Ascension Saint Thomas

MIDTOWN

REED DISTRICT

MUSIC ROW

CHURCH ST

CHARLOTTE AVE

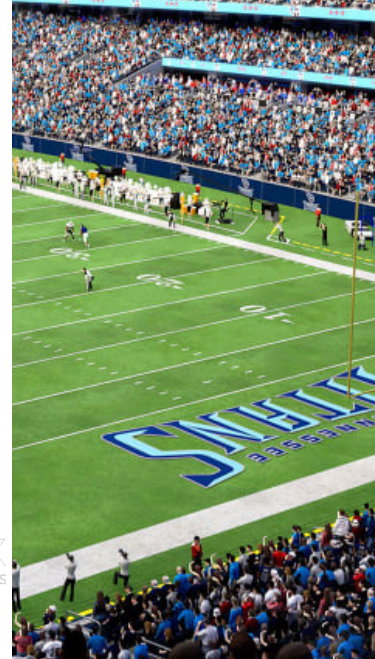
THE GULCH

BROADWAY

THE GULCH

THE UP-AND-COMING EAST BANK

The East Bank, known as Imagine East Bank Vision Plan, encompasses +/- 338 AC of underutilized land directly across the river from Downtown Nashville. The Metro Planning Commission originally adopted the Imagine East Bank vision plan in 2022 and negotiations are ongoing. The plan consists of four vision concepts — Equitable and Affordable East Bank, Safe and Simple Multimodal Connections, Respect for the River, and Neighborhoods for Nashvillians. Most recently, The Fallon Company, was selected as the official developer — the company has most notably worked on Fan Pier in Boston and Centre South in Charlotte. At the epicenter of the East Bank is the newly approved \$2.1B new Titans Stadium.





River North is being developed on 13 acres of land in a designated Opportunity Zone across the river from Germantown, a historic district with restaurants, retailers and the Tennessee State Museum. Phase I of the River North development will feature 817,070 square feet of development, including approximately 78,000 square feet of office space, 80,000 square feet of retail space, 651 luxury multifamily units, and a 4-acre riverfront park spread across four buildings on the site.

RETAIL ANNOUNCED



A WORLD CLASS TRANSPORTATION HUB

The Nashville International Airport (BNA) has completed a \$1.5 billion expansion and renovation. The project, titled BNA Vision, was officially completed as of early 2024 with the only remaining efforts being surrounding road relocations and terminal access improvements. The project included six domestic aircraft gates with new dining and retail options, an international airways facility for international travel, as well as an expansion to the ticketing lobby and baggage claim. A new concourse, additional security wing, more parking garages and improved roadways were also included. Additionally, the first on-airport hotel, Hilton branded, opened with 298 rooms, grand plaza including open-air dining, innovative meeting and event spaces totaling 26,500 SF, and a covered pedestrian bridge connecting the hotel, plaza, and garage to the terminal building.

BNA is currently served by 15 airlines and offers 540 flights daily. This year, the airport traffic is anticipated to grow more than 25 million. The multi-billion-dollar investment into expansion and modernization at Nashville International Airport also bodes well for the area's post-pandemic recovery

Building on the success of BNA Vision, New Horizon marks the next chapter in the ongoing transformation. This new phase will cost an additional \$1.5B and will be phased over six years with an expected completion in late 2028.

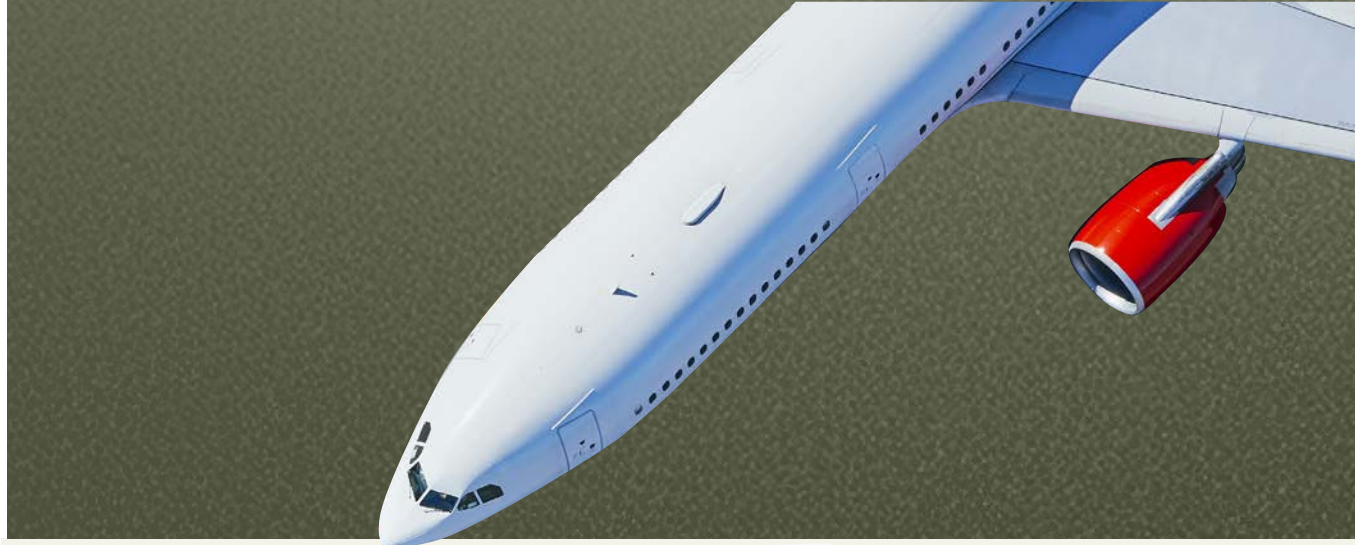
72%

Increase from 2020
fiscal year passengers
of 13.7M

24.8M

2025 fiscal year
(July 23–June 24)

Additional 10M+
Passengers by 2034



Nonstop International Service To:



**Cabo San Lucas
Cancun**



**Calgary, Edmonton,
Montreal, Toronto,
Vancouver &
Winnipeg**



**Dominican
Republic**



Iceland



Ireland



London



**Puerto
Rico**



**Tokyo
Expected by
2028**

NASHVILLE MARKET - A BULLSEYE CITY

#1

Most Beloved Major City in the U.S.
- You Gov

#2

Real Estate Market for Large U.S. Cities
- Wallet Hub

#3

For Metropolitan Economic Strength
- Policom

#6

Overall Real Estate Prospects
- ULI & PwC Emerging Trends in Real Estate

2.2M

Total Population

75%

Of the U.S. Market within a 2-Hr Flight

17.8M Visitors

Expected in 2026

\$12B

Estimated Visitor Spending In 2026

MOVERS AND SHAKERS

ORACLE

amazon

AC Smith.

Schneider Electric

shoals
INVENTING SIMPLE®

Hankook

petainer

mobility

Lazestar, Inc.

LANDMARK CERAMICS

NASHVILLE MOMENTUM CONTINUES



31.5%

Population Growth
since 2010



2.2M+

Total
Population



8.1%

Population Growth
by 2029



930K+

2029 Amount of
Projected Households



37

Median Age



\$116K+

2024 Average
Household Income

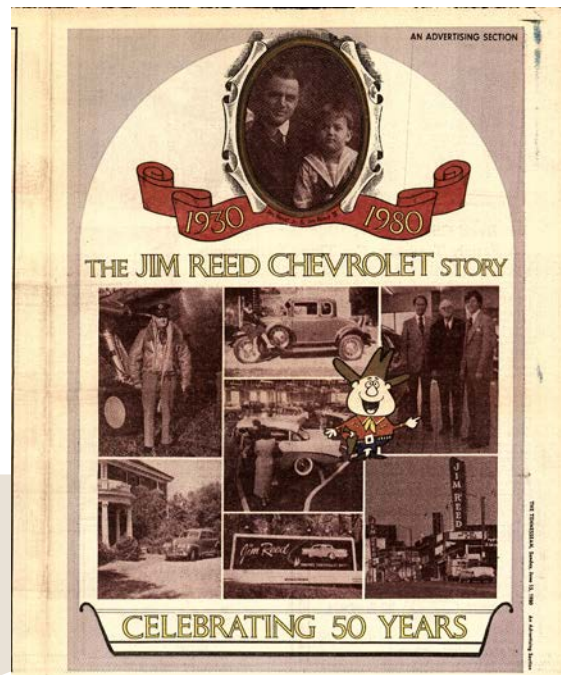
REED FAMILY HISTORY



For almost a century, the Reed family has been a part of the Nashville story, their name linked to the very heart of Broadway. It all started in 1930, when Reed Chevrolet opened its doors, a symbol of the family's dedication to this city. For 80 years, they were a cornerstone here, building relationships and making a real difference in the community.

Now, the Reed family is passing the torch, and we're offering a special opportunity to carry on their legacy. This isn't just about a piece of land; it's about continuing a tradition of service and leadership. It's a chance to build on the foundation the Reeds created, and to contribute to the future of Broadway.

We hope to see this space continue to thrive and make Broadway even better, just like the Reed family did for so many years. This is your chance to be a part of history, and to ensure the Reed family's impact on Nashville lives on for another hundred years.



JIM REED'S 50th ANNIVERSARY
WIDE CHOICE! INCREDIBLE REDUCTIONS!
SALE!

OLE JIM IS CELEBRATING 50 YEARS IN BUSINESS WITH HIS BEST SALE EVER! IF YOU HAVE BEEN LOOKING FOR A GOOD USED CAR CHECK THESE LISTINGS!

1979 DODGE DUNE 514 4-door, 4-cyl. V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,295	\$5395	1978 INFINITI 4-door sedan, V-6, automatic, air, power windows, power locks, 100,000 miles, \$2,295	\$3195
1978 CHEVY TRUCK 4-door, 4-cyl. V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$1995	1978 BOMBARDIER COUPE, V-6, automatic, radio & good tires	\$2795
1978 CAMARO COUPE, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$4895	1978 CAMARO STATION WAGON, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$2695
1978 CAMARO COUPE, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$4795	1978 CAMARO CLASSIC 4-door sedan, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$2695
1978 DATSUN 818, 4-door sedan, four speed, transmission, air, stereo, power windows	\$4795	1978 OLDS CUTLASS 5-DOOR COUPE, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$2495
1978 HONDA 4-door sedan, 1.6 liter, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$3995	1978 BUICK LESABRE COUPE, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$2295
1978 JAGUAR XJ6, V-8, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$3895	1977 FORD LTD STATION WAGON, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$1995
1978 MUSTANG COUPE, 302 V-8 with power steering, air, stereo, power windows, power locks, 100,000 miles, \$1,495	\$3895	1978 VALIANT 4-door sedan, 1.6 liter, 4-cyl. V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$1995
1978 FORD LTD COUPE, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$3895	1978 PLYMOUTH PURD COUPE, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$1695
1978 MONTE CARLO LAMARCA BURROUGHS, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$3695	1978 HAVRECK COUPE, air, stereo, power windows, power locks, 100,000 miles, \$1,495	\$1595
1978 CHEVY CAMARO CLASSIC 4-door sedan, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$3695	1978 BUICK LESABRE CLASSIC 4-door sedan, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$1395
1977 HONDA 2-door coupe, 1.6 liter, 4-cyl. V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$3295	1978 INFINITI STATION WAGON, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$1295
1978 OLDS STATION WAGON, 302 V-8 with power steering, air, stereo, power windows, power locks, 100,000 miles, \$1,495	\$3195	1978 CAMARO 4-door sedan, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$995
		1978 CAMARO 4-door sedan, V-6, automatic, air, power windows, power locks, 100,000 miles, \$1,495	\$895

OVER 50 MORE CARS TO CHOOSE FROM! COMPASSABLE SAVINGS!

JIM REED
1512 BROADWAY PHONE 329-2929 NASHVILLE, TENN.

CONFIDENTIALITY & NOTICES

Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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