



CHARLES
HAWKINS CO.

OFFERING FOR SALE · A MUSIC ROW ASSEMBLAGE

1203 · 1205 · 1207 Sixteenth Avenue South

NASHVILLE · TENNESSEE

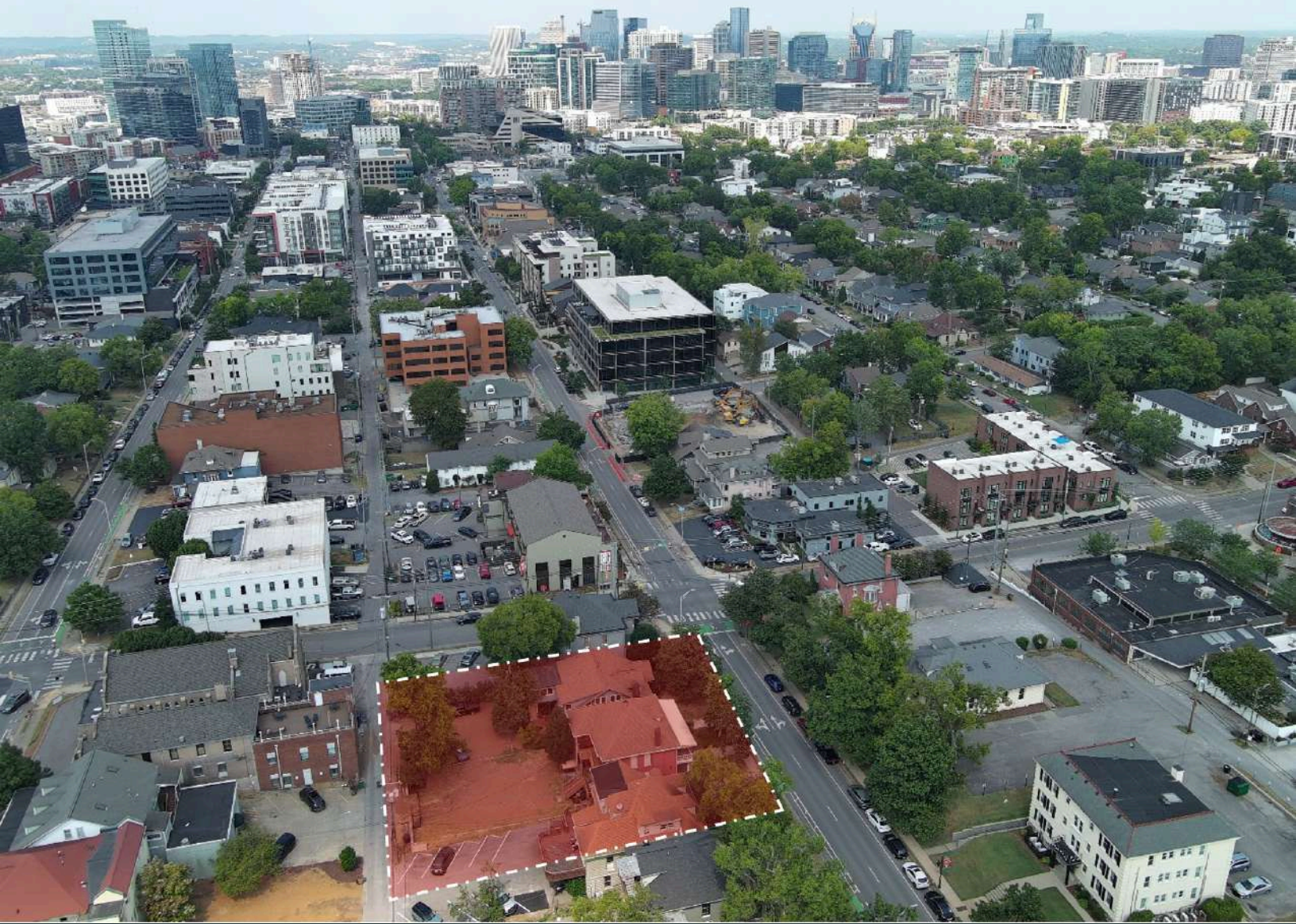
The oldest continuously owner-operated recording studio on Music Row, its publishing house, and the adjacent frontage parcel. One owner since 1972. Now offered for sale.

AN OFFERING BY

Charles Hawkins Co.

2920 Berry Hill Drive, Suite 100 · Nashville, TN 37204

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AERIAL · THE ASSEMBLAGE

Three contiguous parcels on the spine of Music Row.

1203, 1205 and 1207 16th Avenue South sit side by side between Edgehill and Division — the working core of American country music since the 1950s.

Three parcels. Side by side.

1203 16TH AVE S

THE FRONTAGE

Contiguous frontage on the south flank.

BUILDING

4,225 SF 2-story commercial building on 0.18 acres

Adjacent to the historic complex on the south side. Falls outside the National Register boundary, providing the frontage flexibility and assemblage scale that the designated buildings cannot supply on their own. Carried under the same Music Row zoning regime as its neighbors.

1205 16TH AVE S

THE STUDIO

A 1913 Colonial Revival brick foursquare. The recording-studio half of the National Register complex.

BUILDING

4,269 SF 2-story commercial building on 0.18 acres

BUILT

1913, brick Colonial Revival foursquare. Home of landscape architect George B. Moulder, 1922–1959

STUDIO

Opened 1978 (1974–1976 renovation); ~4,000 SF, three tracking rooms

OWNERSHIP

David Briggs, owner and operator, 1972–2025

DISTINCTION

Oldest owner-operated independent commercial recording studio on Music Row

DESIGNATION

Contributing building, NRHP House of David Recording Studio Complex, 2016

1207 16TH AVE S

THE PUBLISHING HOUSE

A 1909 Colonial Revival residence. The publishing and demo-studio half of the National Register complex.

BUILDING

4,599 SF 2-story commercial building on 0.18 acres

BUILT

1909, rusticated concrete block Colonial Revival. Home of Edward B. Dakin, general manager of the Nashville Banner, 1912–1940

OWNERSHIP

Same owner as 1205, November 1972 – 2025

USE

Music publishing offices, demo studios, writer rooms. Screen Gems–Columbia was the first major tenant, 1974–1989

DESIGNATION

Contributing building, NRHP House of David Recording Studio Complex, 2016

Total assemblage **13,093 SF** · 0.54 AC

PRICING ON REQUEST

Offered as a package assemblage or, at Owner's discretion, as individual parcels. Please contact the listing brokers for pricing guidance and to arrange a walkthrough.

The site from above.

A rare Music Row assemblage.



A five-minute walk from every institution that built Music Row.

16th Avenue South between Edgehill and Division is the spine of Music Row — the working core of American country music since the 1950s.



MUSIC ROW INSTITUTIONS WITHIN FIVE MINUTES	
RCA Studio B	Hall of Fame preservation core
Country Music Hall of Fame & Museum	
Belmont University	Mike Curb College of Entertainment
Vanderbilt University	Western campus edge
The Quonset Hut	Historic Bradley Studio, Belmont-owned
Blair School of Music	

ADJACENT MUSIC INDUSTRY NEIGHBORS	
Big Loud	1105–1111 16th Ave S
TMEC Nashville / Edgehill Village	1200 block west
Emerald Sound Studio	1033 16th Ave S
Ocean Way Nashville	
Sound Emporium	
Curb Records	17th Ave S

The center of the Row.

THE LOCATION

16th Avenue South between Edgehill and Division is the spine of Music Row. The block faces directly into the publishing, label, and management infrastructure that built American country music.

PARKING & ACCESS

On-site parking with rear alley access across the assemblage, including a basement garage at 1205 — a scarce advantage on this stretch of the Row. Survey detail available on request.

THE OPPORTUNITY

Offered as a single assemblage or as individual parcels. The historic buildings carry the cultural and architectural weight that any flagship Music Row presence requires. The third parcel supplies the frontage flexibility that turns the assemblage from sentimental into strategic.

THE PROCESS

Charles Hawkins Co. is exclusively engaged. Pricing guidance is available to qualified inquiries directed to the listing brokers. A comprehensive package including surveys, environmental, and lease detail is available under confidentiality.

ENTITLEMENTS & DESIGNATION

ZONING	OR20 — Office & Residential, up to 20 dwelling units per acre
OVERLAY	OV-UZO — Music Row Urban Zoning Overlay (Ord. BL2007-1426, eff. July 25, 2007)
DESIGNATION	House of David Recording Studio Complex listed on the National Register of Historic Places, 2016 (1205 & 1207)
HISTORIC TAX CREDIT	The designated buildings are potentially eligible for the federal Historic Rehabilitation Tax Credit (20% under Section 47) subject to qualifying use and standards

"You cannot build this. You can only inherit it."



INQUIRIES

For pricing guidance and
to arrange a walkthrough.

Jamie Phillips

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PRICING

Pricing on request

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CHARLES
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Show Up. Care. Deliver.

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