

PAD Ready – 66 Units

6.10 ACRES FOR SALE

Prime River District Site: Permitted for 66 Units or Flexible Commercial Use

2425-2427 BRICK CHURCH PIKE | NASHVILLE, TN

SITE OVERVIEW

SIZE

6.10 Acres

LOCATION

2425-2427 Brick Church Pike,
Nashville, TN 37207

Located in the River District, less than 10-minute drive to Nashville's most vibrant hotspots, including Oracle's future campus, the new Titans Stadium, and Downtown.

ZONING

(CL-NS) Commercial limited allows for high density, townhomes, multi-family, hotel, and other commercial uses.

SITE WORK

The site work was completed in May, 2025.

All underground utilities, water, fire lines, sanitary sewer lines, gas, and permanent power have been installed to the site. Retaining walls have been added and grading has been completed.

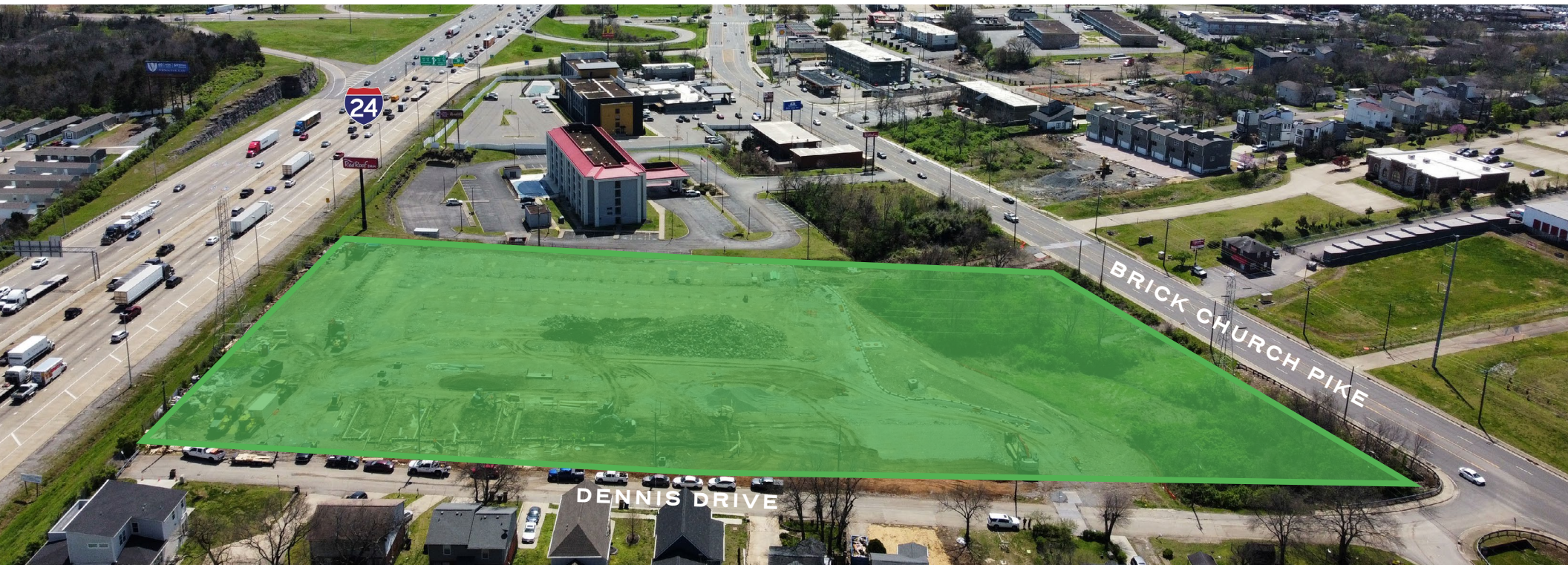
PERMITS

Grading permits are already in place and can be modified to accommodate alternative uses.

Additionally, the master building permit has been issued for the site, with child permits ready for townhome construction along Dennis Drive.

SITE PLAN

66 Units
63 Four Bedroom Townhomes
3 Three Bedroom Condos



SITE PLAN

63

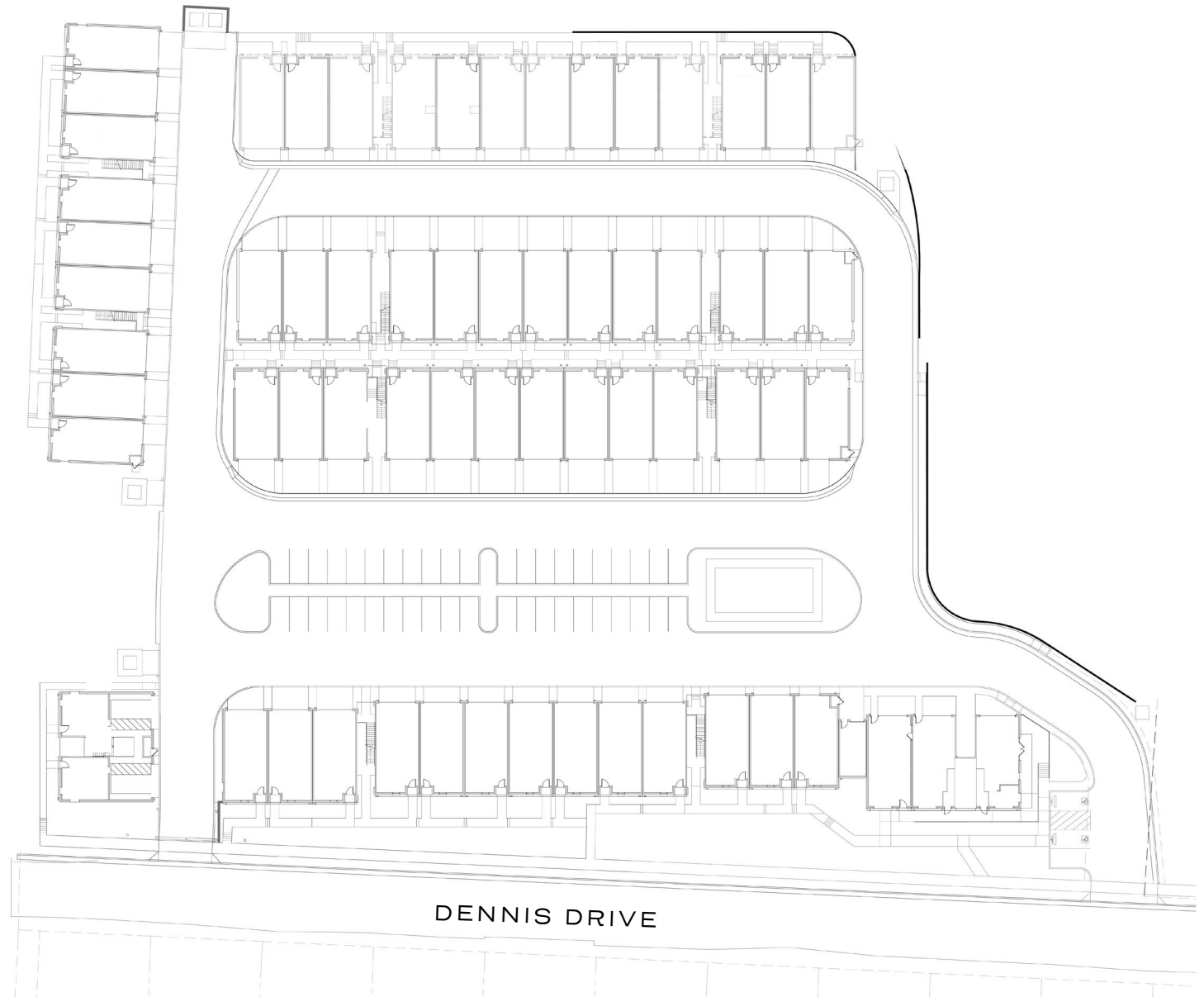
Four Bedroom
Townhomes

3

Three Bedroom
Condos

66

Units



AREA APPEAL

The River District, set along the Cumberland River, blends Nashville's industrial past with a forward-looking vision as it transforms into a vibrant residential, commercial, and cultural hub. Just four miles from Downtown and near major developments like the new Titans stadium, Justin Timberlake's Bounty Golf Club, and the Oracle campus, the district is gaining momentum.

HIGHLIGHTS

- Bounty Golf Club by Justin Timberlake
- Proximity to East Bank & the New Nissan Stadium
- Rock Nashville: 515,000 SF Music Venue
- Access to I-24 & I-65

82,270

Population in 2024

94,154

Population in 2029

33

Median Age

35,987

Households

3-mile radius
Source: ESRI, 2025



DRIVE TIMES

IN MINUTES

8

BOUNTY
GOLF

5

ROCK
NASHVILLE

2425-2427
BRICK CHURCH PK

11

METROCENTER

7

EAST
NASHVILLE

5

ORACLE
CAMPUS

8

FIVE
POINTS

8

NISSAN
STADIUM

9

EAST BANK

10

DOWNTOWN

10

GERMANTOWN

14

THE
NATIONS

14

WEST END /
MIDTOWN

14

GULCH

12

MUSIC
ROW

12

WEDGEWOOD-
HOUSTON

14

HILLSBORO
VILLAGE

16

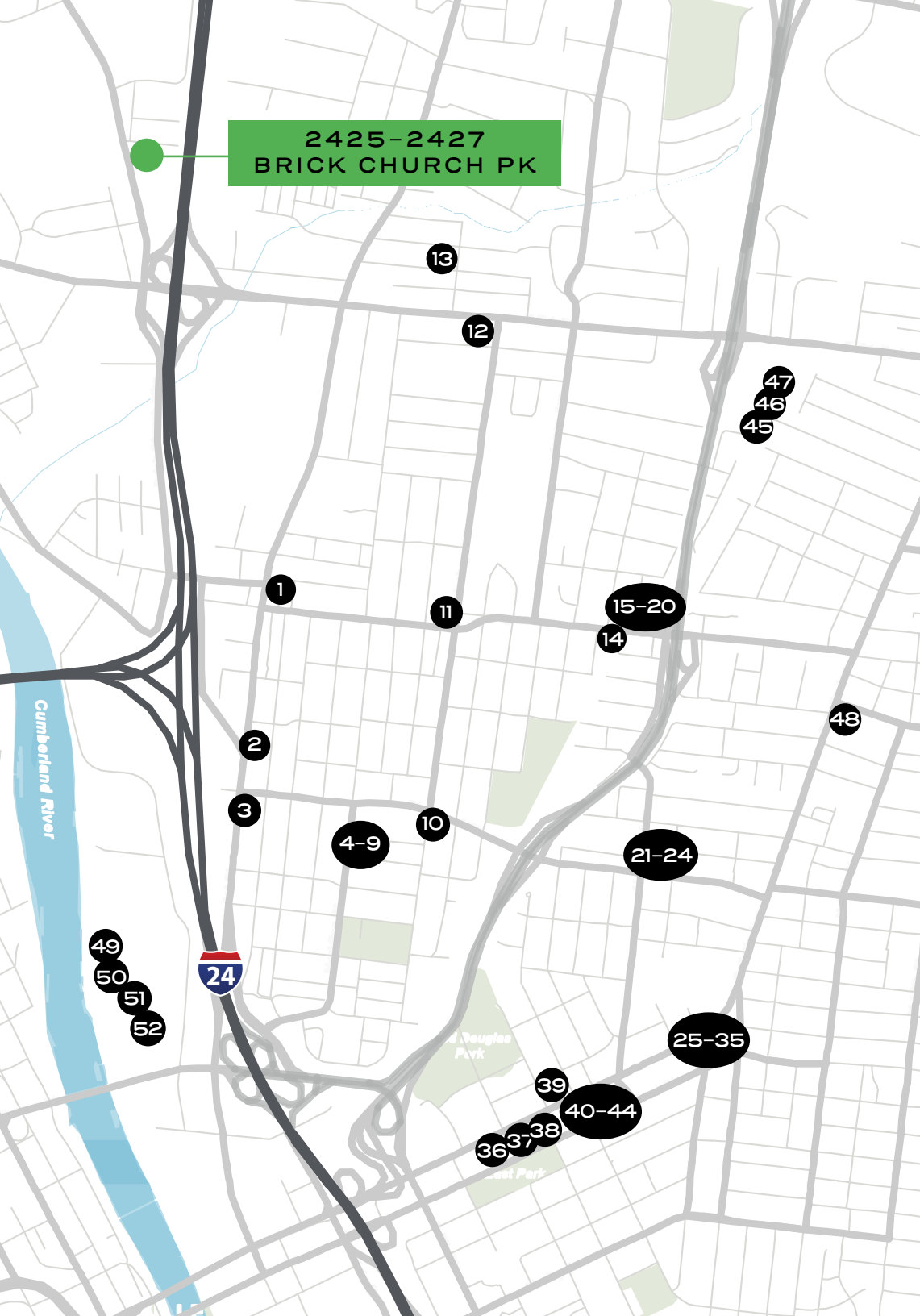
12SOUTH

20

GREEN HILLS

15

BERRY HILL



NEARBY AMENITIES

1. Retrograde Coffee
2. Fancypants
3. Cherries
4. Audrey
5. Xiao Bao
6. Red Headed Stranger
7. Folk
8. Wilburn Street Tavern
9. Turkey and the Wolf
10. Forevermore Coffee
11. All People Coffee
12. East Nashville Beer Works
13. Crema
14. Southern Grist
15. Golden Pony
16. Kisser
17. Studio Pilates
18. Shed Group Fitness
19. Flora + Fauna Cafe
20. Holiday Salon & Bathhouse
21. Lyra
22. Mas Tacos Por Favor
23. The Pharmacy
24. Spicy Boy's
25. Edley's Bar-B-Que
26. Five Points Pizza
27. Bar Taco
28. Boston Commons
29. Margot Cafe & Bar
30. Bongo Java East
31. Hunters Station
32. Snooze A.M Eatery
33. Emmy Squared Pizza
34. Noble's East
35. Cilantro
36. Hawkers Asain Street Food
37. East Park Donuts & Coffee
38. Greko Greek Street Food
39. Smith & Lentz
40. Butcher & Bee
41. The Basement East
42. Joyland
43. Attaboy
44. Up-Downs
45. Switchyards East
46. The Bottega at Frankies
47. Frankies 925 Spuntino
48. Publix
49. Hoppin' River North
50. Shake Shack
51. Bodyrok Pilates
52. Topgolf

NASHVILLE

Nashville, the capital of Tennessee, is a vibrant city known for its rich musical heritage and dynamic cultural scene. Music City is home to the Grand Ole Opry and the Country Music Hall of Fame. In recent years, Nashville has experienced rapid population growth fueled by a strong, diverse economy driven by healthcare, education, technology, and tourism. This blend of economic opportunity, cultural richness, and Southern charm makes Nashville one of the fastest-growing and most exciting cities in the United States.

POPULATION GROWTH

2.1M

NASHVILLE MSA
POPULATION

86

NET NEW PEOPLE PER
DAY BETWEEN 2022-2023

21.13%

POPULATION GROWTH
2013-2023

65%

OF COLLEGE GRADS
REMAIN IN NASHVILLE
MSA TO WORK

HEALTHY JOB MARKET

30.65%

JOB GROWTH
2013-2023

2.7%

UNEMPLOYMENT RATE
May 2025

#3

BEST CITY TO LAUNCH
A CAREER
Bankrate, 2023

#7

HOTTEST JOB MARKET
The Wall Street Journal, 2024

Source: Nashville Chamber of Commerce





For more information, contact:

ROBBY DAVIS

robby.davis@streamrealty.com
615.618.3967

BEN DOTYE

ben.dotye@streamrealty.com
615.775.5416


STREAM

501 Commerce Street
Suite 1120
Nashville, TN 37203
615.795.0000