



DH
THE TOWNHOMES AT
DOUGLAS HALL
— CLEVELAND PARK —

OFFERING MEMORANDUM

NEW DEVELOPMENT | 12 STR TOWNHOMES | 613 DOUGLAS AVE | EAST NASHVILLE



MEET DOUGLAS HALL

Thoughtfully designed townhomes in the heart of Cleveland Park

The Townhomes at Douglas Hall is a collection of non-owner-occupied STR-eligible townhomes nestled in the burgeoning Cleveland Park neighborhood. These townhomes boast eloquent finishes, thoughtfully designed by renowned Nashville interior designer Kathryn Zelenik, founder of KZ Design, and are perfectly positioned within walking distance to local favorites like Flora & Fauna, Southern Grist, Kisser, and more. Offering a unique opportunity for short-term rental investment, Douglas Hall combines modern style with unbeatable convenience in one of Nashville's most exciting neighborhoods.

PROPERTY OVERVIEW

Location: 613 Douglas Ave, Nashville TN

New Development: A premier townhome project in the Cleveland Park neighborhood of East Nashville

Units: 12 STR eligible townhomes

Parking: Select units feature private garages, with 24 additional shared parking spaces

Rooftops: Stunning rooftop retreats with option to add a dry bar, mini-fridge, and hot tub

Zoning: STR Permitted

PHASE 1

Completion: Q2 2025

- 7 three-bedroom units with two-car garages
- 5 four-bedroom units (with dedicated surface parking in connected lot)

PHASE 2*

Estimated Completion: Q2 2026

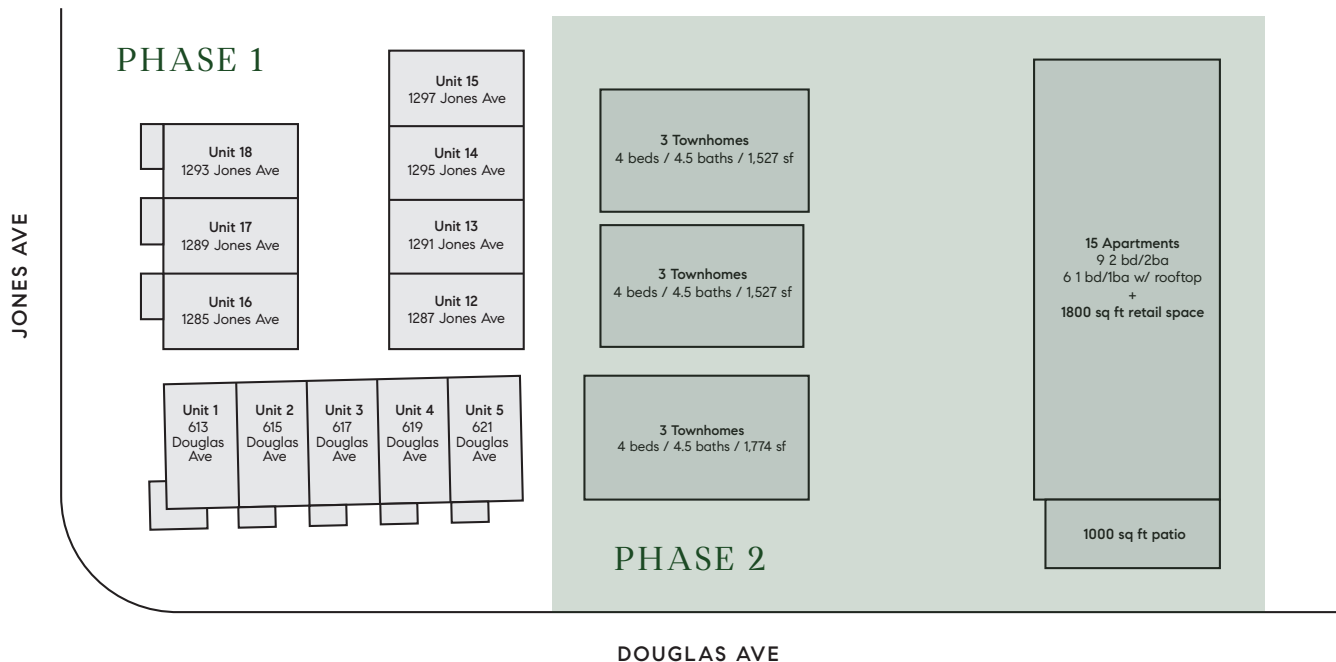
- 9 three-bedroom + flex space units (no garages)
- 15 apartments (9 2bd/2ba, 6 1bd/1ba with rooftop)
- Full amenity Roof Deck (Grills, Wet Bar, Terrace, etc.)
- 1800 sq ft retail space with ~1000 sq ft dedicated patio area

**subject to change*



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SITE PLAN

Pricing, features, amenities, finishes, locations and layouts may change without notice. Room dimensions and square footages are approximate. Renderings, photographs, floor plans, amenities, finishes, upgrades, views and other information described are representational only and do not necessarily depict available homes. Availability of homes is subject to prior sales or reservations.

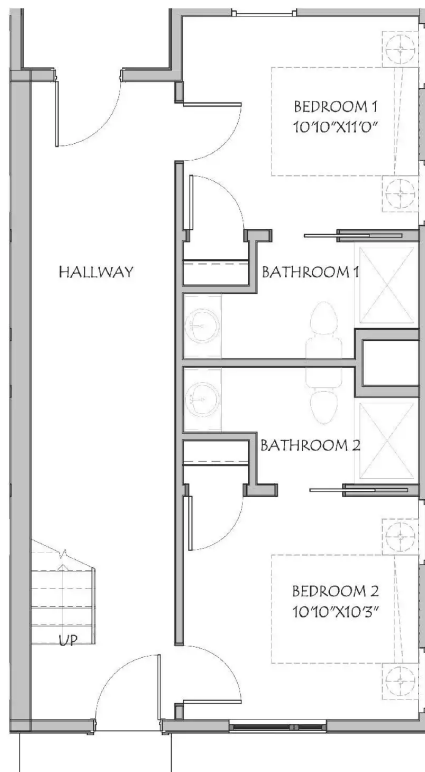
FLOOR PLAN

Units 1-5

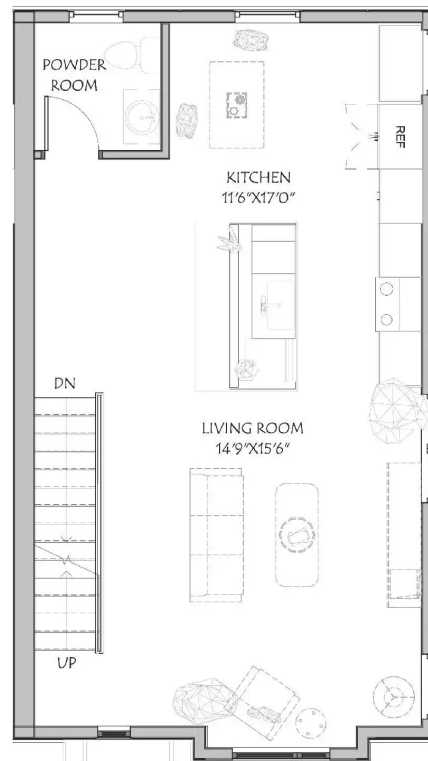
4 beds

4 full, 1 half baths

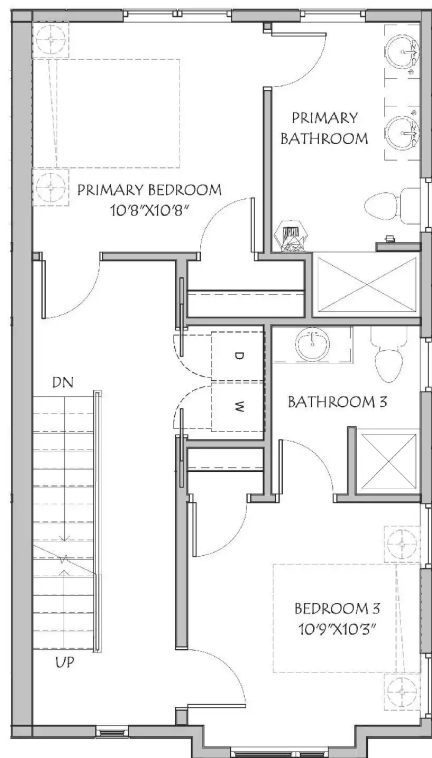
1,935 sq ft



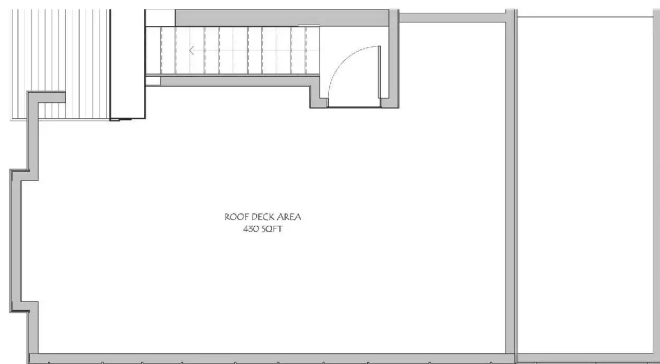
1st floor



2nd floor



3rd floor



Rooftop Deck

FLOOR PLAN

Units 12-15

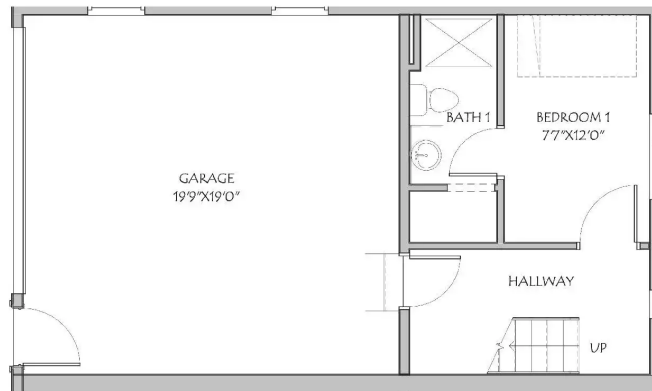
3 beds

3 full, 1 half baths

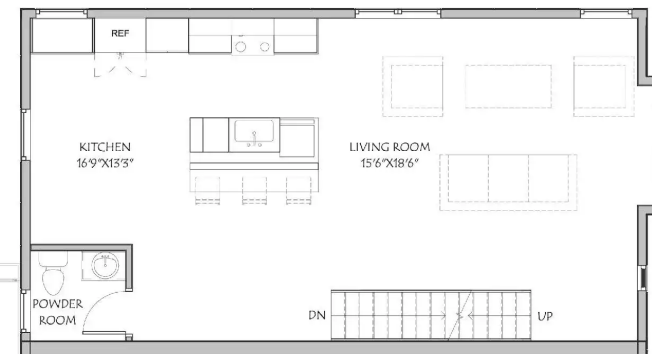
2,190 sq ft



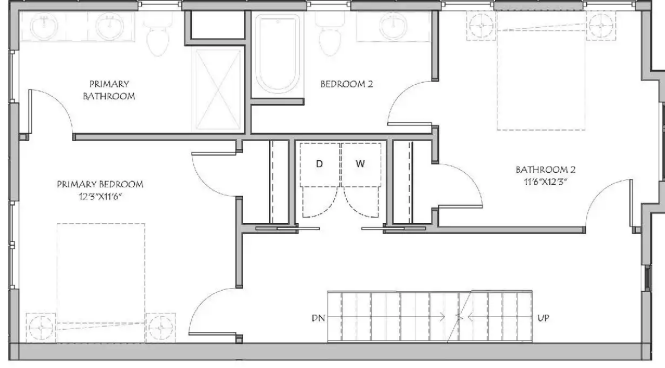
1st floor



2nd floor



3rd floor



Rooftop deck



FLOOR PLAN

Units 16-18

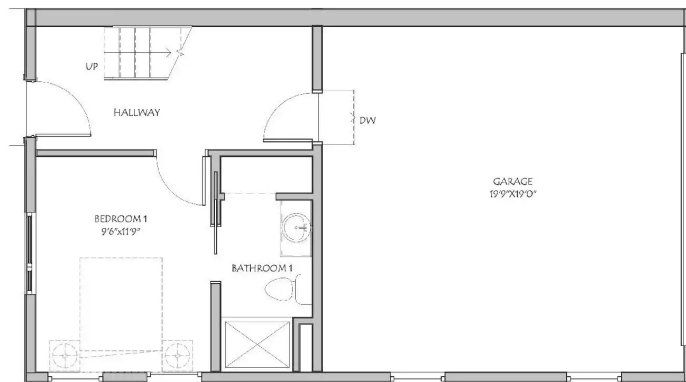
3 beds

3 full, 1 half baths

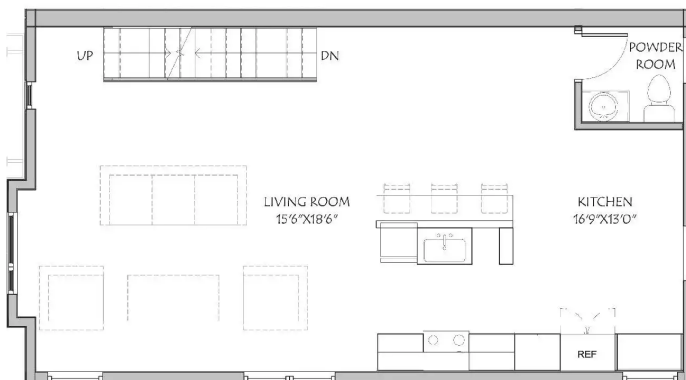
2,207 sq ft



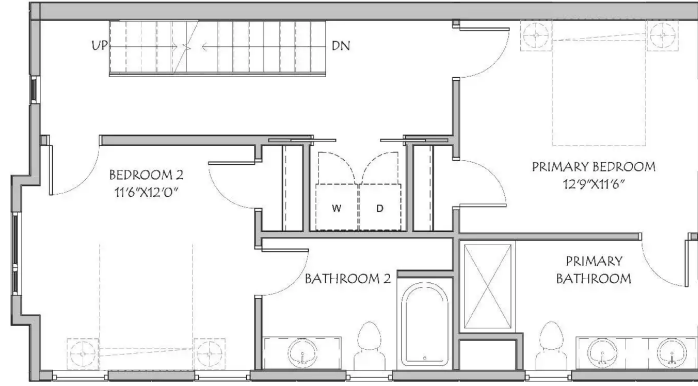
1st floor



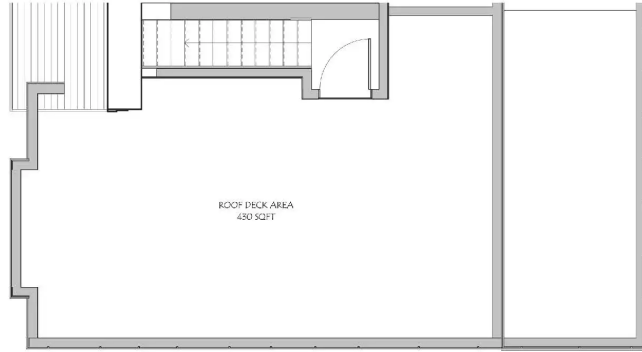
2nd floor



3rd floor



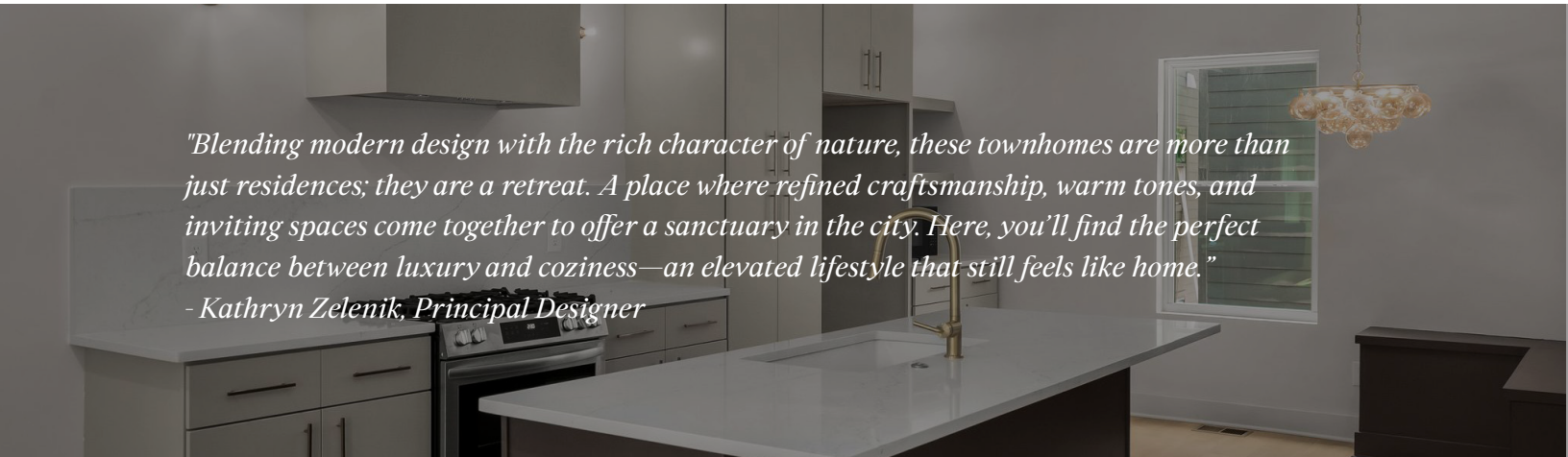
Rooftop deck



DESIGN & FINISHES

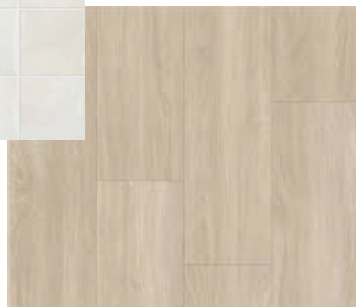


Renowned designer KZ Designs is crafting spa-like interiors that blend luxury and relaxation, perfectly tailored for both the short-term rental market or an owner-occupied who wants ultimate home owner flexibility.



"Blending modern design with the rich character of nature, these townhomes are more than just residences; they are a retreat. A place where refined craftsmanship, warm tones, and inviting spaces come together to offer a sanctuary in the city. Here, you'll find the perfect balance between luxury and coziness—an elevated lifestyle that still feels like home."

- Kathryn Zelenik, Principal Designer





FURNISHING PACKAGES

Curated by Kathryn Zelenik

Elevate your property management experience with our turnkey furnishing packages, curated by design expert Kathryn Zelenik. Each collection is sophisticated, spa-like, and effortlessly simple - crafted to maximize appeal, comfort, and functionality. Designed with intention, these packages take the guesswork out of styling and offer a seamless path to a beautifully finished space. Inquire for pricing.



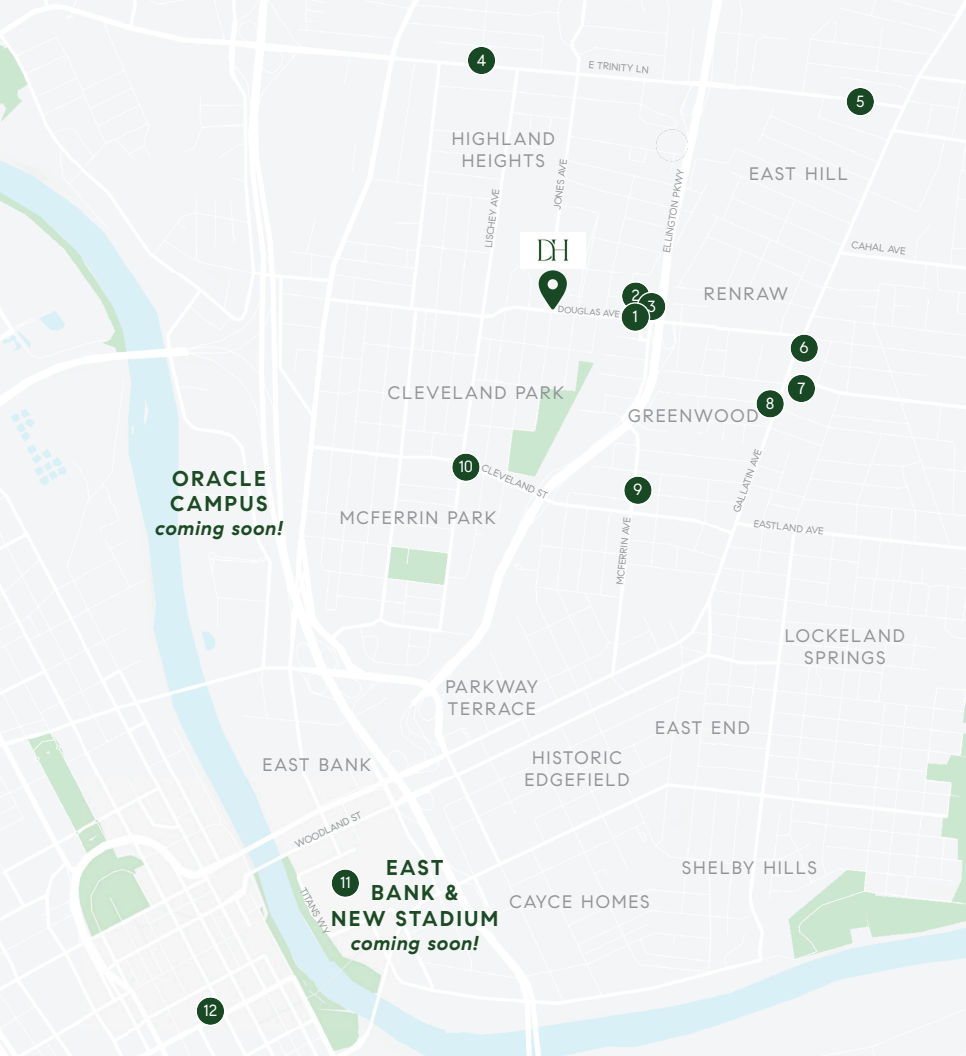
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A person wearing blue jeans and grey sneakers is walking a small white dog with brown patches on a blue leash. They are walking on a paved path next to a concrete wall with green foliage above it. The scene is brightly lit, suggesting a sunny day.

LOCATION

Walkability in the heart of Cleveland Park

The corner of Douglas and Jones offers unbeatable walkability to some of East Nashville's most beloved spots, including Kisser, Southern Grist, and Flora + Fauna. Stroll just minutes to enjoy incredible dining, craft brews, and boutique shopping that define the neighborhood's undeniable charm.



**The Townhomes at
Douglas Hall**
613 Douglas Ave,
Nashville, TN 37207

1. **Southern Grist**
754 Douglas Ave
2. **Kisser**
747 Douglas Ave
3. **Golden Pony**
757 Douglas Ave
4. **East Nashville Beer Works**
320 E Trinity Ln
5. **Grimey's**
1060 E Trinity Ln
6. **Surefire Coffee**
1102 McKennie Ave
7. **Publix**
1111 Gallatin Ave
8. **Pearl Diver**
1008 Gallatin Ave
9. **The Pharmacy**
731 Mcferrin Ave
10. **Forevermore Coffee**
400 Cleveland St
11. **Nissan Stadium**
12. **Broadway**

MARKET OVERVIEW

Why Nashville?

The Nashville metro area economy has undergone a substantial expansion in recent years, spurred by robust population growth, low cost of living, high level of accessibility, and a growing international business network. Nashville is among the nation's most balanced and diversified economies with a significant portion of the region's economic output generated from the healthcare, music and entertainment, advanced manufacturing, supply chain management, and corporate services industries.

Economy

- Healthcare
- Music & Entertainment
- Manufacturing
- Supply Chain Mgmt
- Education
- Corporate Services

Tourism

- One of the U.S's fastest growing tourism destinations

Sports & Entertainment

- Over 180 live music venues
- Home to Tennessee Titans, Predators, and Nashville Sounds sports teams

Accessibility

- International Airport with 110+ non-stop destinations and only 8 miles from Downtown

Education

- Home to 16 colleges and universities, incl. Vanderbilt, Belmont, and Lipscomb

#1

Most Popular City
to Visit
Stacker, 2023

#1

Best Leisure
Destination in U.S.
Global Traveler, 2024

#1

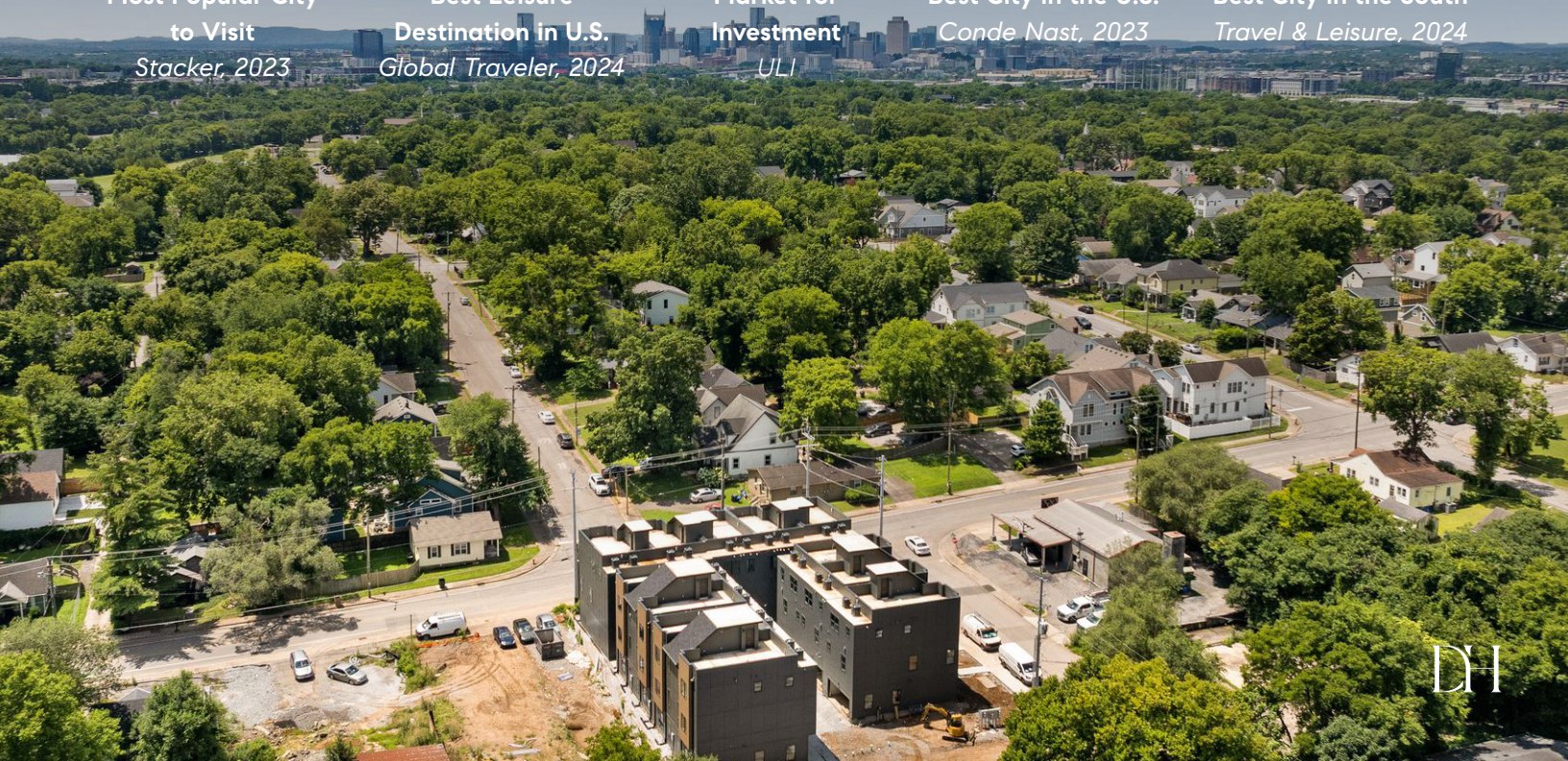
Market for
Investment
ULI

#1

Best City in the U.S.
Conde Nast, 2023

Top 3

Best City in the South
Travel & Leisure, 2024



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EXAMPLE PRO-FORMAS

3 Bedroom Unit (with hot tub)

Averages for Zip Code 37207

Annual Revenue: \$77k

Occupancy Rate: 53%

Average Daily Rate: \$426.60

RevPAR: \$231

**EPICBNB Est. Gross Annual Revenue:
\$110k**



4 Bedroom Unit (with hot tub)

Averages for Zip Code 37207

Annual Revenue: \$102k

Occupancy Rate: 53%

Average Daily Rate: \$600.70

RevPAR: \$320.8

**EPICBNB Est. Gross Annual Revenue:
\$130k**



Nashville International Airport

11 min



Five Points

6 min



East Bank

8 min



Geodis Stadium

12 min



Bridgestone
Arena

10 min



The Gulch

12 min



12 South

12 min



Germantown

6 min



Vanderbilt

13 min



Mall at Green Hills

16 min

SALES COMPARABLES



Lyric at Cleveland Park

1106 Harmony Way: \$875,000 (\$422/sf) | 3 bd 4 ba 2,075 sf | Closed 1/7/25

1127 Harmony Way: \$730,000 (\$391/sf) | 3 bd 3.5 ba 1,868 sf | Closed 11/12/24



Harmony Heights

#3: \$714,000 (\$467/sf) | 3 bd 3 ba 1,529 sf | Closed 3/7/25

#8: \$765,000 (\$464/sf) | 3 bd 3 ba 1,648 sf | Closed 1/28/25



Homes at 1205 Brick Church

\$985,000 (\$448/sf) | 4 bd 3.5 ba 2,200 sf | Closed 3/24/25



Baptist World Center Dr

1104 Baptist World Center Dr #3: \$930,000 (\$526/sf) | 4 bd 4 ba 1,844 sf | Closed 11/1/24

1417 Napoleon St: \$895,000 (\$485/sf) | 4 bd 4 ba 1,844 sf | Closed 9/30/24



Jolene on Main

\$865,000 (\$739/sf) | 3 bd 3 ba 1,171 sf | Closed 4/15/25

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COMPASS RE

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