

OFFERING MEMORANDUM

±4.5 ACRE DEVELOPMENT OPPORTUNITY

NASHVILLE, TENNESSEE



PRICING DEPENDENT UPON CLOSING TIMELINE



PROPERTY OVERVIEW

The 12-parcel, 4.5-acre assemblage is located less than 2 miles south of Downtown Nashville in the Wedgewood-Houston submarket with road frontage along Wedgewood and Benton Avenues. Geodis Park, home to Major League Soccer's Nashville SC, was completed in 2022 and is less than a quarter mile from the assemblage. It is the largest soccer specific stadium in the U.S.



ZONING OVERVIEW

Existing Zoning

- R6 zoning is intended for medium density residential development requiring a minimum 6,000 square foot lot & intended for single & two-family dwellings at a density of 7.71 dwelling units per acre.
- OV-UZO – Overlay – Urban Zoning Overlay was created in 2000 & was designed to protect the character of portions of the city that were developed in the urban core prior to the 1950s.

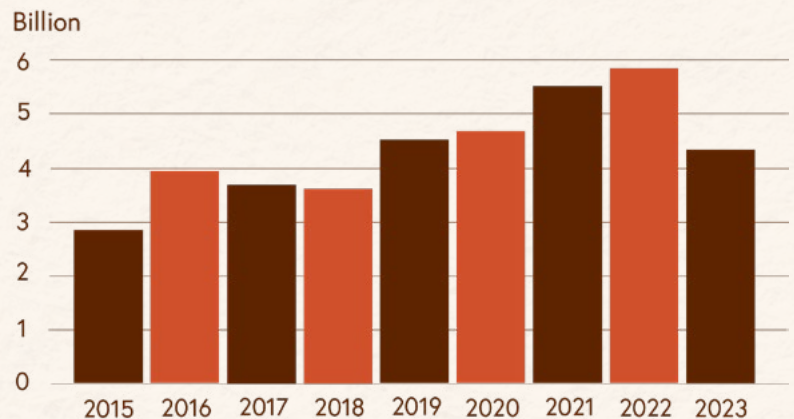
Source – The Code of The Metropolitan Government of Nashville & Davidson County

T4 NE Urban Neighborhood Evolving

Intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle, & vehicular connectivity, & moderate to high density development patterns with shallow setbacks & minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways & existing or planned transit.

Source – Nashville Next: A General Plan for Nashville & Davidson County

BUILDING PERMITS ISSUED IN NASHVILLE



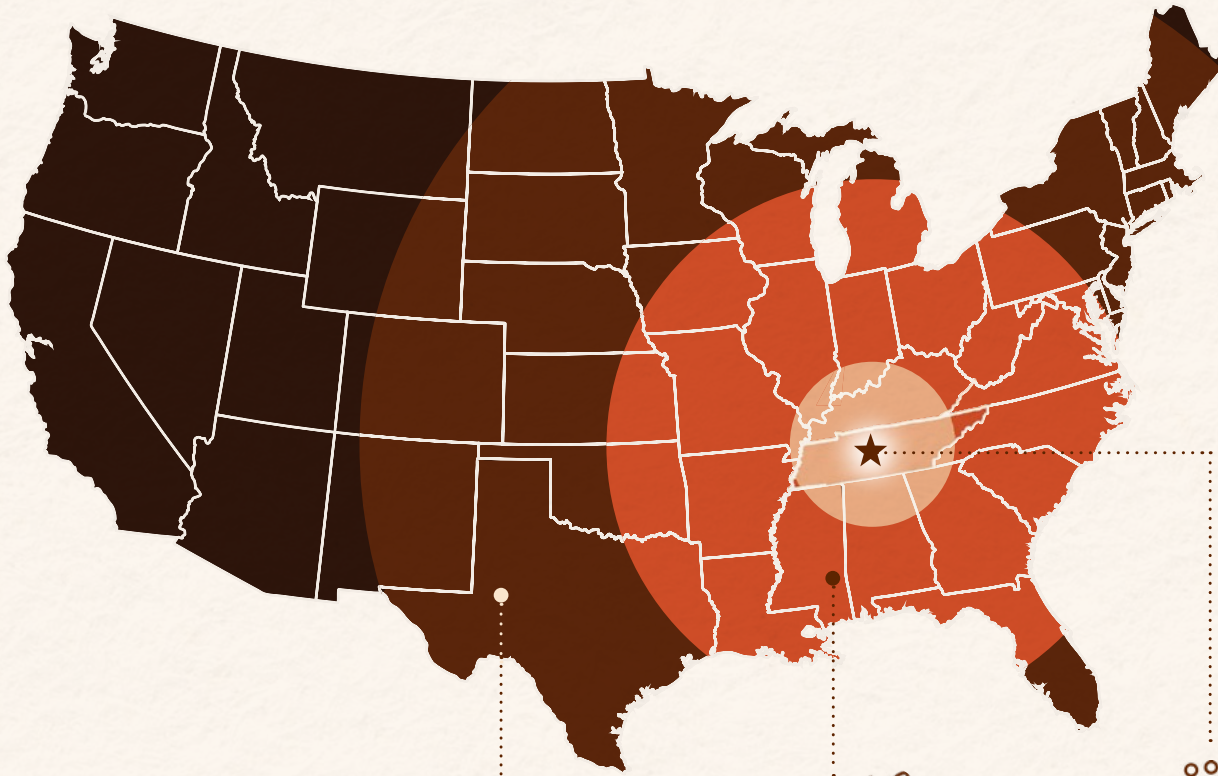
Source: Metro Codes

AREA DEVELOPMENTS

#	NAME	ADDRESS	UNITS	OTHER SF	ACRES	NOTES
1	WeHo Nashville	661 Wedgewood Ave	150	3,000 SF Retail	1.22	Under Construction
2	Queens Wedgewood/Houston	625 Hamilton Ave	221	2,940 SF Office, 3,000 Retail	2.51	Complete
3	Standard Assembly	715 Merritt Ave	310	13,000 SF Retail	3.31	Complete
4	Westerly House	700 Hamilton Ave	246	3,300 SF Retail	1.94	Under Construction
5	The Residences at the Finery	622 Merritt Ave	383	45,000 SF Office & Retail	3.25	Under Construction
6	Wedgewood Village	441 Humphreys St	400	35,000 SF Retail, 148,000 SF Office	6.13	Under Construction
7	Proposed AJ Capital Music Venue Project	446 Chestnut St	0	248,500 SF Office & Retail	2.5	Proposed
8	Nashville Warehouse Co.	1131 4th Ave S	273	200,000 SF Office	5.2	Partially Completed



LOCATION & ACCESSIBILITY



2-DAY 
Trucking distance

75% 
of the U.S. Market is
within a 2-hour flight


12 MILLION
People live within
a 3-hour drive

3 MAJOR INTERSTATES

1 of 6 U.S. cities that have a convergence of 3 major interstates



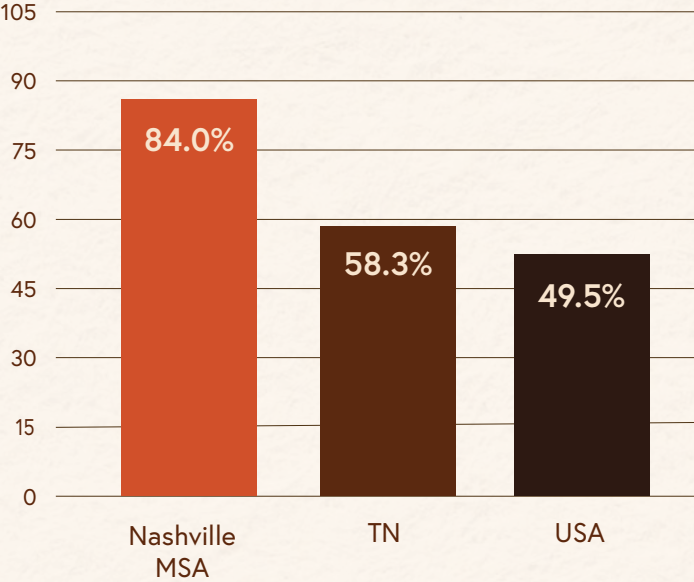
AREA DEMOGRAPHICS



AREA JOB MARKET OVERVIEW

JOB GROWTH

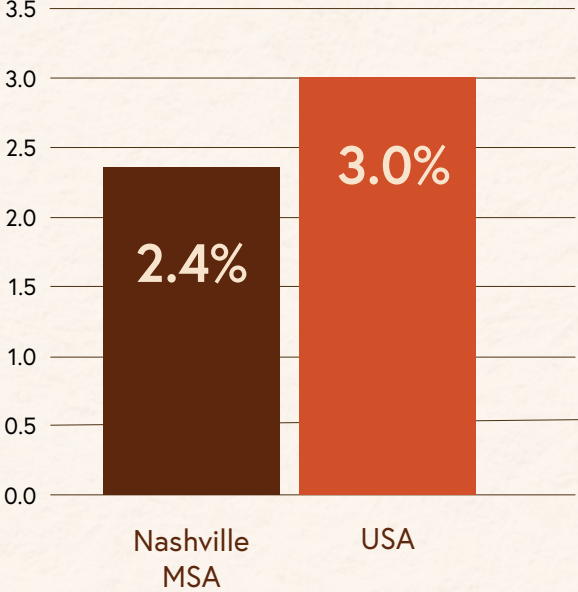
2012-2022



Source: U.S. Bureau of Labor Statistics

UNEMPLOYMENT RATE

MARCH 2024



Source: U.S. Bureau of Labor Statistics

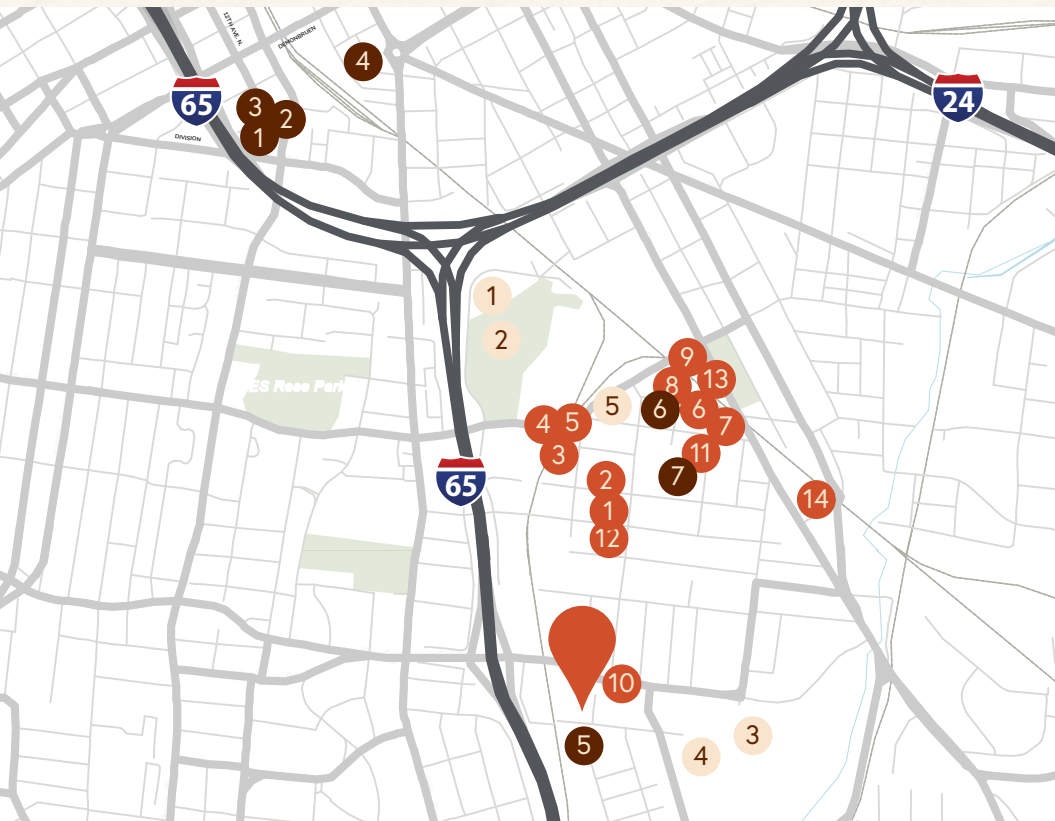


Source: U.S. Bureau of Labor Statistics, 2024



Source: CNBC, 2023

AREA AMENITIES



ENTERTAINMENT

- | | | |
|---|---------------------------|-----------------------|
| 1 | Adventure Science Center | 800 Fort Negley Blvd |
| 2 | Fort Negley | 1100 Fort Negley Blvd |
| 3 | The Fairgrounds Nashville | 625 Smith Ave |
| 4 | Geodis Park | 501 Benton Ave |
| 5 | SoHo House Nashville | 500 Houston St |

FOOD & DRINK

- | | | |
|----|---------------------------------------|-------------------|
| 1 | E+Rose Wellness Cafe | 610 Merritt Ave |
| 2 | Diskin Cider | 1235 Martin St |
| 3 | Dozen Bakery | 516 Hagan St |
| 4 | Nashville Craft Distillery | 514 Hagan St |
| 5 | Gabby's Burgers & Fries | 493 Humphreys St |
| 6 | Jackalope Brewing Company - The Ranch | 429B Houston St |
| 7 | Bastion | 434 Houston St |
| 8 | Earnest Bar & Hideaway | 438 Houston St |
| 9 | Dicey's Pizza & Tavern | 425 Chestnut St. |
| 10 | Smokin Thighs | 611 Wedgewood Ave |
| 11 | Humphreys Street Coffee Shop | 424 Humphreys St |
| 12 | Corsair Distillery Headquarters | 601 Merritt Ave |
| 13 | Americano Lounge | 434 Houston St |
| 14 | Il Forno | 1414 3rd Ave S |

SHOPPING & HOTELS

- | | | |
|---|---|-------------------|
| 1 | Fairfield Inn & Suites Downtown/The Gulch | 901 Division St |
| 2 | Thompson Nashville | 401 11th Ave S |
| 3 | W Nashville | 300 12th Ave S |
| 4 | The Westin Nashville | 807 Clark Pl |
| 5 | Kantha Bae Bohemian Marketplace | 2020b Lindell Ave |
| 6 | May Hoisery Co-op | 518 Houston St |
| 7 | Nashville Design Collective | 510 Merritt Ave |

For more information on this offering, contact:

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