4-Parcel

Multi-Family Development Opportunity

±2.04 Acres



OFFERING MEMORANDUM Near the Future Oracle Campus & River North Mixed-Use Development adjacent to the Fast-Changing Dickerson Pike Corridor

1308, 1314, 1320, & 1322 Baptist World Center Drive, Nashville, TN Katie Hill Neighborhood

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CHARLES HAWKINS CO.



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THE OPPORTUNITY

The Charles Hawkins Co. is pleased to present an unparalleled opportunity to purchase a 2.04-acre, 4-parcel property near the new Oracle campus and River North mixed-use development.

The subject parcels are strategically positioned in the Katie Hill neighborhood minutes from downtown and East Nashville and are highly accessible due to their proximity to I-24/I-65.

The parcels are currently zoned industrial and offer significant frontage on Baptist World Center Drive with dramatic skyline views.

This is a rare opportunity to acquire a large-scale redevelopment site in a high-demand area that is undergoing tremendous growth and development. According to CoStar, newly built multi-family assets in Nashville's urban core are still trading for \$300,000/unit or more.

Parcel Information

1308 Baptist World Center Dr	1.13 AC I (2) 2,400 SF Buildings
1314 Baptist World Center Dr	0.53 AC I 2,400 SF Building
1320 Baptist World Center Dr	0.13 AC Vacant Land
·	
1322 Baptist World Center Dr	0.25 AC Vacant Land

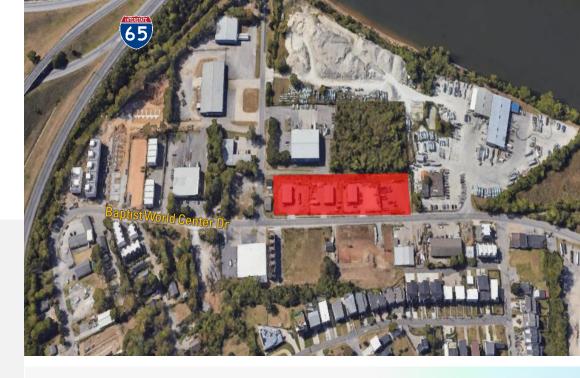
PRICING GUIDANCE

\$6,250,000

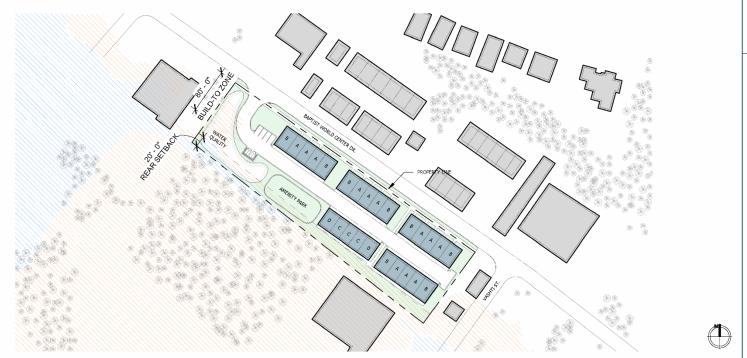
Current Zoning: IWD

*Seller is interested in joint venture opportunities

CHARLES HAWKINS CO.







GROUND FLOOR

SCALE: 1" = 100' - 0"

MASSING KEY EXISTING BUILDING NEW BUILDING

100 YEAR FLOODPLAIN

500 YEAR FLOODPLAIN

NOTES/CONTINGENCIES:

1. SURVEY REQUIRED TO DETERMINE ACTUAL LOT SIZE AND SETBACKS TO VERIFY MASSING AND SITE CONDITIONS.

SITE DATA

CURRENT ZONING: IWD PROPOSED ZONING: MUL-A (REQUIRES REZONING APPROVAL)

MAX F.A.R.: 1.00 MAX I.S.R.: 0.90 MIN. REAR SETBACK: 20' BUILD-TO ZONE: 1 - 80 MAX. HEIGHT IN BUILD-TO ZONE: 3 STORIES IN 45' MIN. STEPBACK: 15'

MAX. HEIGHT: 4 STORIES IN 60'

NOTES/CONTINGENCIES: 1. FINAL SITE LANDSCAPING REQUIREMENTS TO BE COORDINATED WITH THE CITY. 2. WATER QUALITY REQUIREMETNS TO BE COORDINATED WITH THE CITY AND A REGISTERED CIVIL ENGINEER IN THE STATE OF TENNESSEE.

3. RESIDENTIAL BUILDING FFE MUST BE A MIN. OF 4' - 0" ABOVE THE 1% ANNUAL CHANCE FLOOD ELEVATION.

BUILDING AREA BREAKDOWN

APPROX. SITE AREA: 88862.4 SF/ 2.04 ACRES

BUILDING AREA BREAKDOWN (APPROXIMATE)

3 STORY TOWNHOME TYPES: TYPE A: 2,400 SF TOTAL PER UNIT (2 BD +2 CAR GARAGE) TYPE B: 3,000 SF TOTAL PER UNIT (3 BD +2 CAR GARAGE) TYPE C: 2,100 SF TOTAL PER UNIT (2 BD +2 CAR GARAGE)

UNIT COUNTS TYPE A: 12 UNITS TOTAL TYPE B: 8 UNITS TOTAL TYPE C: 3 UNITS TOTAL

TYPE D: 2,625 SF TOTLA PER UNIT (2 BD +2 CAR GARAGE)

TYPE D: 2 UNITS TOTAL TOTAL GROSS FLOOR AREA = 64,350 SF

PARKING SUMMARY

MULTIFAMILY: 1 SPACE PER 1 BD UP TO 2 BD; .5 ADDITIONAL SPACE PER ADDITIONAL 1 BD

MULTIFAMILY REQUIRED: TOTAL PARKING SPACES REQUIRED = 54 SPACES

TOTAL PARKING PROVIDED = 54 SPACES

*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING.

PROJECT NUMBER: 24000.03

CHARLES HAWKINS_1314 BAPTIST WORLD CENTER DR. 1314 BAPTIST WORLD CENTER DR. NASHVILLE, TN 37207







T4 Urban Mixed Use Neighborhood | 1308 – 1322 Baptist World Center Drive

CHARLES HAWKINS CO.

The subject property is included in the T4-MU Urban Mixed-Use Neighborhood Classification

Policy Intent

Maintain, enhance, and create urban, mixed use neighborhoods with a diverse mix of moderate- to high density residential, commercial, office, and light industrial land uses.

General Characteristics

T4 Urban Mixed Use Neighborhood (T4-MU) areas will have high levels of connectivity and complete street networks with sidewalks, bikeways, and existing or planned transit. Where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity. T4-MU areas have the characteristics of the following:

- · Moderate- to high-density residential development, mixed use, commercial, light industrial, and institutional uses
- Regularly spaced buildings built to the back edge of the sidewalk and minimal spacing between buildings;
- Parking behind or beside the buildings and generally accessed by side streets or alleys
- Consistent use of lighting and formal landscaping
- High levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit
- Clearly distinguishable boundaries identified by block structure, street and alley networks, and building placement.



Link to more information on the T4-MU Policy

EXAMPLES OF APPROPRIATE LAND USES*

- Residential
- Mixed Use
- Community Gardens & Other Open Spaces
- Institutional
- Office
- Commercial
- Light industrial including nonnuisance type crafts and other "cottage" industrial, light warehousing/distribution.

ZONING*

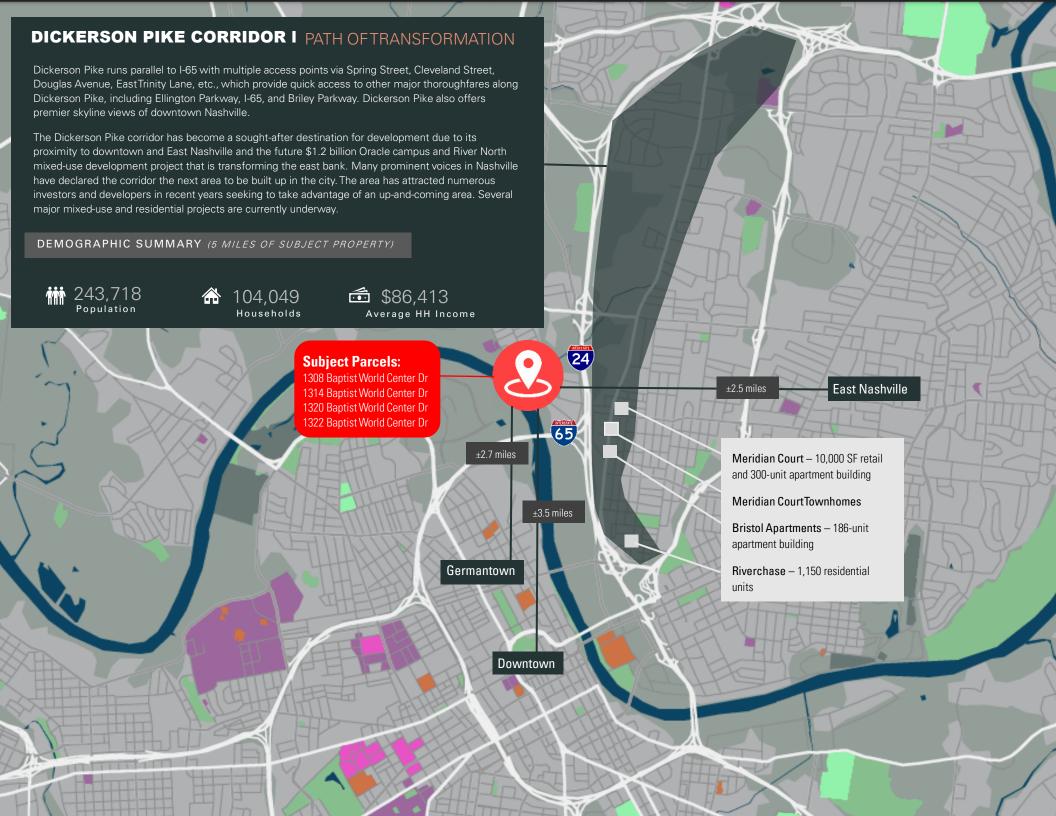
- MUN-A
- MUL-A
- OR20-A, R40-A
- RM9-A to RM40-A
- Design-based zoning

BUILDING TYPES

- House
- · Detached Accessory Dwelling Unit
- Plex House
- House Court
- Low-rise Townhouse
- Mid-rise Townhouse
- Manor House
- Courtyard Flat
- Low-Rise Flat
- Mid-Rise Flat
- Low-Rise Mixed Use
- Mid-Rise Mixed Use
- Low-Rise Commercial
- Institutional







THE NASHVILLE



Nashville, the state capital of Tennessee, has continued to demonstrate its staying power as one of best performing metro areas going into 2024 with its history built on business, music, and tourism. The metro area remains an impressive place for businesses and real estate investors in the pro-business government, and the high quality of life boosted by the exquisite cultural and entertainment characteristics. Nashville is also a city full of culture and tourism. Music City, as it is called, is a commercial center and show case of musical artistry. The Nashville music industry has an output of over \$9 billion annually. Nashville also draws a crowd as home to 3 major sports teams hosting, the NFL's Tennessee Titans, the NHL's Nashville Predators, and the MLS's Nashville SC.

Top Economic Drivers

Healthcare: 362,560 Jobs for \$67B annually Tourism & Hospitality: 259,170 Jobs for 7.5B Advanced Manufacturing: 236,613 Jobs for 69.7B Music & Entertainment: 80,757 Jobs for \$15.6B

Rankings 2022

POLICOM Economy Strength Ranking #4
CNBCTop State for Business #6
CEO Magazine Business Climate Rank #3
Wall Street Journal Hottest Job Market #2

Headquarter Relocations

Amazon Logistics, Asurion, HCA, Bridgestone, Dollar General, Jackson National Life, Warner Music Group, UBS and Nissan are just a few of the national and international corporations that have chosen Nashville as their headquarters

Population



42M

Cost of Living Index



97.8

Population Growth 2011-2021



24.3%

RECENT INVESTMENT









amazon.com



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