

4-Parcel

Multi-Family
Development
Opportunity

±2.04 Acres

BAPTIST
WORLD
CENTER
DR



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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1308 – 1322 Baptist World Center Drive

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

Current Zoning: IWD

1308 Baptist World Center Dr	1.13 AC (2) 2,400 SF Buildings
1314 Baptist World Center Dr	0.53 AC 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

*Seller is interested in joint venture opportunities

CHARLES HAWKINS CO.



DENSITY STUDY



GROUND FLOOR

SCALE: 1" = 100' - 0"

DRAWING
SITE PLAN

MS101

PROJECT NUMBER:
24000.03
DATE:
03.15.24

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

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 REQUIREMENTS 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)
- TYPE D: 2,625 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 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 = 54 SPACES
 TOTAL PARKING SPACES REQUIRED = 54 SPACES

TOTAL PARKING PROVIDED = 54 SPACES

*PARKING REQUIRED MUST BE CONFIRMED W/ CITY ZONING.

Paradigm.
STUDIO

78 OLD HICKORY BLVD., STE. 301
BRENTWOOD, TN 37027

T4-MU CLASSIFICATION

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 non-nuisance 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

River North Lands First Two Restaurants

According to the Nashville Business Journal, Beer taproom concept Hoppin' and burger-and-fries chain Shake Shack will be the first restaurants to operate at River North, with both slated to open by year's end.



River North Development

Future Oracle Campus

Downtown

Katie Hill Neighborhood



DEVELOPMENT IN THE AREA

Katie Hill
Neighborhood

Subject Parcels:

- 1308 Baptist World Center Dr
- 1314 Baptist World Center Dr
- 1320 Baptist World Center Dr
- 1322 Baptist World Center Dr

NEW ORACLE CAMPUS

Oracle has purchased 60 acres for \$254M and plans to invest \$1.2 billion in a second U.S. headquarters.

New Pedestrian Bridge

The East Bank Mobility Plan proposes a new bridge connection that will connect Nashville's most disadvantaged and underserved neighborhoods to the East Bank via walking, cycling and transit.

NEUHOFF DISTRICT

\$550 million mixed-use development with office, apartments, and retail. Revitalization of former slaughterhouse.

STATION EAST & NEW NISSAN STADIUM

18-acre project with 1,400 residential units, 1.2 million square feet of office, at least 225,000 square feet of retail and more than 600 hotel rooms.

New \$2.1 billion stadium, projected to open in 2027.

RIVER NORTH DEVELOPMENT

\$260 million mixed-use development on 105 acres. Phase I will feature 817,070 square feet of development, including 651 apartment units, 78,000 square feet of office space and approximately 80,000 square feet of retail space spread across four buildings on the riverfront site. Phase I is slated for completion by 2023

DICKERSON PIKE CORRIDOR | PATH OF TRANSFORMATION

Dickerson Pike runs parallel to I-65 with multiple access points via Spring Street, Cleveland Street, Douglas Avenue, East Trinity Lane, etc., which provide quick access to other major thoroughfares along Dickerson Pike, including Ellington Parkway, I-65, and Briley Parkway. Dickerson Pike also offers premier skyline views of downtown Nashville.

The Dickerson Pike corridor has become a sought-after destination for development due to its proximity to downtown and East Nashville and the future \$1.2 billion Oracle campus and River North mixed-use development project that is transforming the east bank. Many prominent voices in Nashville have declared the corridor the next area to be built up in the city. The area has attracted numerous investors and developers in recent years seeking to take advantage of an up-and-coming area. Several major mixed-use and residential projects are currently underway.

DEMOGRAPHIC SUMMARY (5 MILES OF SUBJECT PROPERTY)



243,718
Population



104,049
Households



\$86,413
Average HH Income

Subject Parcels:

1308 Baptist World Center Dr
1314 Baptist World Center Dr
1320 Baptist World Center Dr
1322 Baptist World Center Dr

±2.7 miles

Germantown

±3.5 miles

Downtown

±2.5 miles

East Nashville

Meridian Court – 10,000 SF retail and 300-unit apartment building

Meridian Court Townhomes

Bristol Apartments – 186-unit apartment building

Riverchase – 1,150 residential units



THE NASHVILLE MARKET

Nashville, the state capital of Tennessee, has continued to demonstrate its staying power as one of the 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**
CNBC Top 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



±2M

Cost of Living Index



97.8

Population Growth 2011-2021



24.3%

RECENT
INVESTMENT



amazon.com



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