



# FOR SALE

820 & 900 44<sup>TH</sup> AVE N



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## 820 & 900 44<sup>th</sup> Ave N Nashville, TN 37209

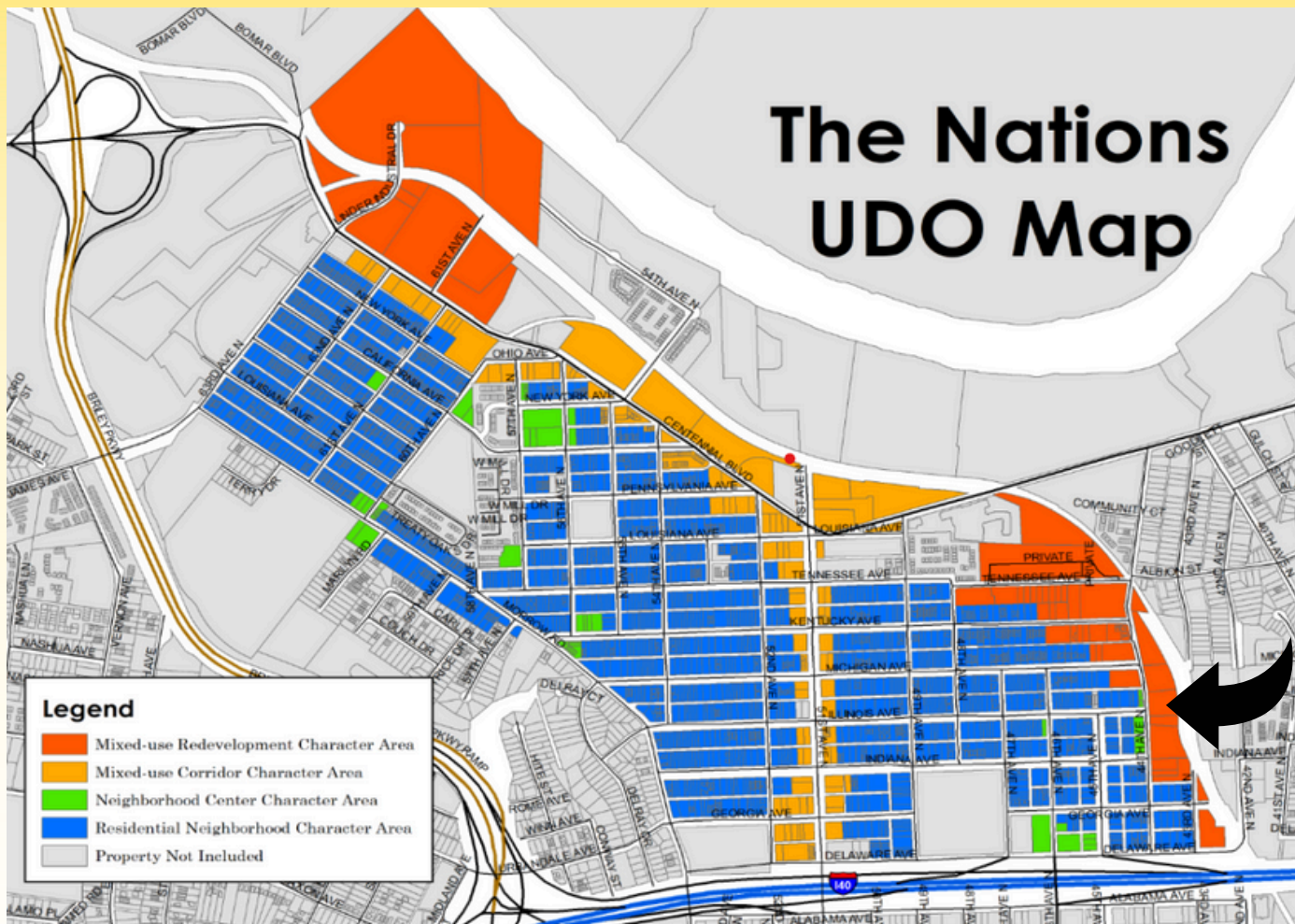
### Property Highlights

Located in the thriving Nations neighborhood just off of Charlotte Pike, less than 5 miles from downtown Nashville, this approximately 1.6 acre site for sale provides a unique redevelopment opportunity. In August of 2025, Metro Council passed a UDO ordinance for the Nations, categorizing this property as part of the Mixed-Use Redevelopment Character Area. The property formerly operated as a spirits distillery, but the new ordinance has paved the way for the site to be repurposed for mixed-use with both residential and commercial. The terrain and proximity to downtown Nashville also create the potential for unobstructed downtown views depending on the redevelopment design. As of December 2025, CoStar reports a 3.3% vacancy for retail in the West Nashville submarket, highlighting an undersupply of retail space in the area. This coupled with the rapid residential growth in the Nations motivated city officials to pass the UDO ordinance with a goal of transforming industrial areas in to higher density residential neighborhood centers. All of these elements make this a great opportunity for redevelopment.

### Section Snapshot

| Sales Price    | ADDRESS  | YEAR BUILT | LOT SIZE      | SUB MARKET  | TENANTS |
|----------------|--|------------|---------------|-------------|---------|
| \$5,500,000.00 | 820 & 900 44 <sup>th</sup> Ave<br>North, Nashville, TN | 1955       | +/- 1.6 Acres | The Nations | None    |





## ZONING MAP FROM METRO NASHVILLE RECORDS

## Mixed-use Redevelopment Character Area Standards

The standards below apply to all parcels within the Neighborhood Center Character Area. They shall be used in combination with the general standards.

### Bulk Standards

|  |   |
|--|---|
| Maximum Impervious Surface Ratio (ISR) | <ul style="list-style-type: none"><li>• Single-family: 0.40</li><li>• Two-family: 0.50</li><li>• Multi-family: 0.80</li><li>• Mixed-use/Non-residential: 0.80</li></ul>   |
| Minimum Required Setbacks              | <ul style="list-style-type: none"><li>• Side: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 0 ft except when adjacent to a Single-family, two-family, and detached multi-family use where a 5 ft. setback is required.</li><li>• Rear: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 20 ft.</li></ul> |
| Build-to Zone                          | <ul style="list-style-type: none"><li>• All principal structures shall have a build-to zone of 0 to 15 ft.</li><li>• Principal structures fronting onto a publicly accessible greenspace or plaza shall be exempt from the build-to zone requirement.</li></ul>   |
| Height                                 | <ul style="list-style-type: none"><li>• Single-family: 35 ft.</li><li>• Two-family: 35 ft.</li><li>• Detached multi-family and townhomes: 45 ft.</li><li>• Stacked flats multi-family and mixed-use/non-residential: 75 ft., except where the property is adjacent to or across an alley from a property within the Residential Neighborhood Character Area, where the maximum height shall be 60 ft.</li></ul>   |
| Roof Type                              | <ul style="list-style-type: none"><li>• For single-family and two-family, pitched roofs are required with the minimum pitch being 4:12.</li></ul>   |

# GUIDELINES FROM METRO NASHVILLE RECORDS



## Development Bonuses

|                        |   |
|------------------------|---|
| Floor Area Ratio (FAR) | <ul style="list-style-type: none"><li>• Refer to the base zoning.</li><li>• Any mixed use or residential development shall be eligible for the FAR bonus granted by <a href="#">Subsection 17.12.070.B</a> of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection.</li><li>• The preservation of any traditionally industrial structure already present on a property, such as a silo, water tower, or storage tank, that is at least 50 years old shall result in a bonus floor area of 3 sq. ft. per 1 sq. ft. of the footprint of the structure being persevered. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the structure(s) shall be preserved and maintained for perpetuity.</li><li>• Properties incorporating a publicly accessible greenspace or plaza shall receive a bonus floor area of 6 sq. ft. per 1 sq. ft. of greenspace or plaza provided. Eligible greenspaces and plazas shall provide a minimum depth of 20 feet from the adjacent street and a minimum area of five hundred square feet. The floor of any building located at the greenspace or plaza level shall provide individual establishments such as restaurants or retail sales that open directly to the greenspace or plaza. Up to fifty percent of a plaza area may be utilized as a sidewalk cafe. When feasible, pedestrian linkages shall be provided to greenspaces and plazas located on adjacent lots.</li><li>• Properties incorporating grocery store or day care center uses shall receive a bonus floor area of 1 sq. ft. per 1 sq. ft. of the eligible use provided. Portions of the property demarcated for such eligible uses on the site shall only be used for those uses for a period of 10 years. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the portion of the property delineated for use as a grocery store or day care center shall only be used for such uses for a period of 10 years beginning with the issuance of a use and occupancy permit.</li></ul> |
|------------------------|---|

# GUIDELINES FROM METRO NASHVILLE RECORDS

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