

FOR SALE

SHOVEL-READY MULTIFAMILY  
DEVELOPMENT OPPORTUNITY



301 15TH AVE N

± 0.89 AC MIDTOWN NASHVILLE INFILL DEVELOPMENT SITE  
301 15TH AVE N, NASHVILLE, TN

FOUNDRY  
COMMERCIAL

INVESTMENT  
ADVISORY  
GROUP

# OFFERING AT A GLANCE



## PRIME MIDTOWN NASHVILLE LOCATION

301 15th Ave N is a 0.89-acre fully entitled residential development site in Midtown, one of Nashville's most active urban submarkets, prized for its proximity to the downtown core and immediate access to premier employment, dining, and entertainment options.



## 100% SHOVEL-READY PROJECT

The site is fully shovel-ready for 177 residential units and 6,528 SF of ground-floor retail in a wood frame building. Grading permit in hand, 100% construction documents completed, all water and sewer capacity fees fully paid, and the alley closure already approved.



## STRONG ACCESSIBILITY

Strategically located on 15th Ave N between Charlotte Ave and Church Street, the site provides convenient access to I-40, I-65, and I-440, providing strong connectivity throughout the Nashville metro area.



# PROPERTY OVERVIEW

## SITE DESCRIPTION

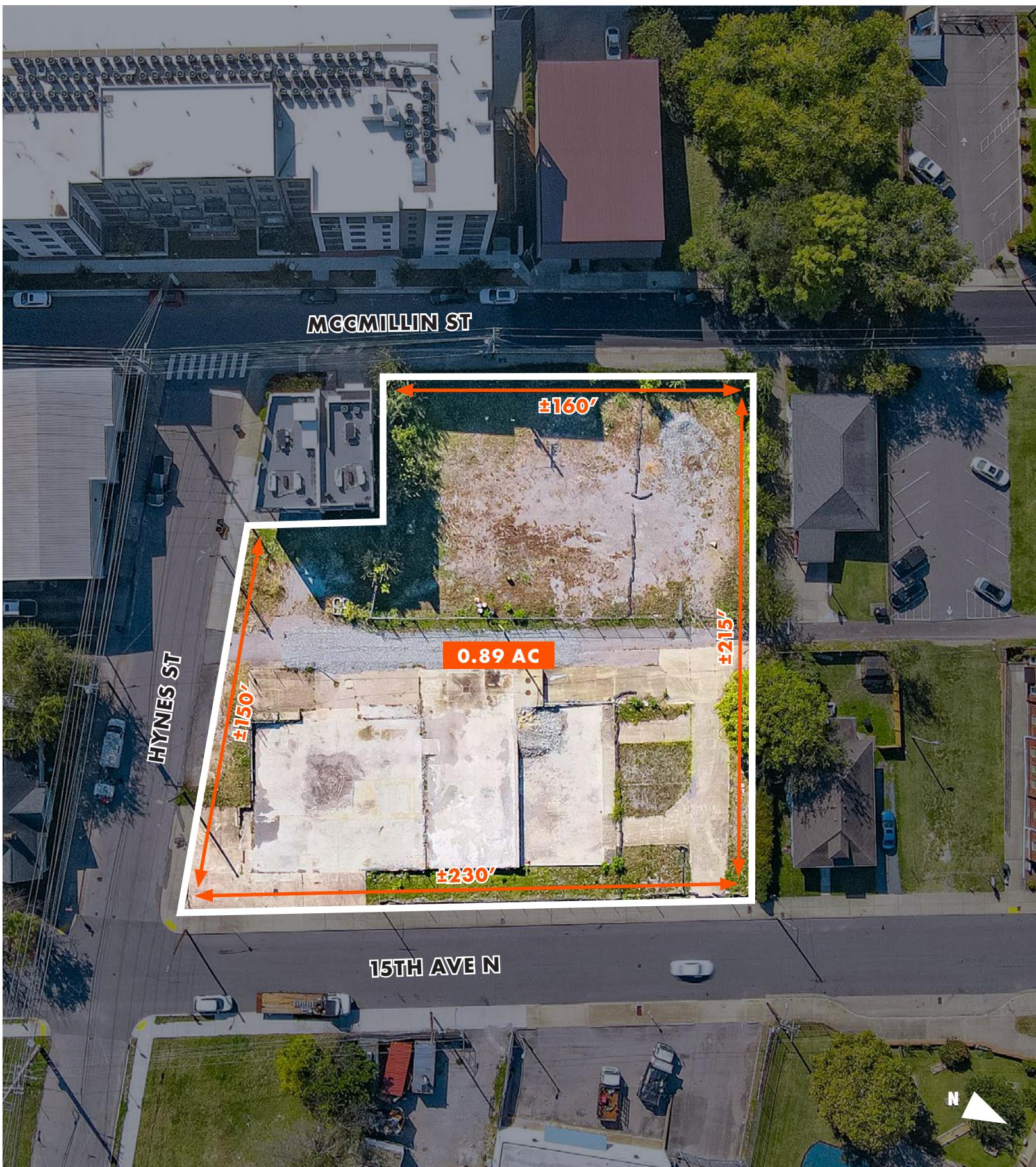
<b>Address</b>	301 15th Ave N, Nashville, TN 37203
<b>Total Acreage</b>	0.89 AC
<b>Parcels</b>	9208036800; 9208029100
<b>County</b>	Davidson
<b>Submarket</b>	Midtown
<b>FAR</b>	5
<b>Stories by Right</b>	15 Stories
<b>Zoning</b>	MUI-A (Mixed-Use Intensive – Alternative)

## ZONING SUMMARY

**MUI-A** The MUI-A (Mixed Use Intensive – Alternative) zoning district in Nashville is designed to promote high-density, walkable neighborhoods by integrating residential, retail, and office spaces, and permits up to 15 stories and a 5.0 Floor Area Ratio (FAR) at this site. Key features:

- **High-Intensity Mixed-Use Development:** MUI-A zoning permits a dense combination of residential, retail, and office uses, fostering vibrant, walkable communities.
- **Permitted Uses:** The MUI-A district allows a wide range of uses, including multifamily residences, hotels, restaurants, retail stores, offices, and certain medical facilities, either by right or under specific conditions.
- **Urban Design Focus:** The zoning emphasizes urban design elements that enhance pedestrian experiences, such as building placement and bulk standards that contribute to a walkable environment.

Source: Owner Provided Materials



# RENDERING OF APPROVED DEVELOPMENT

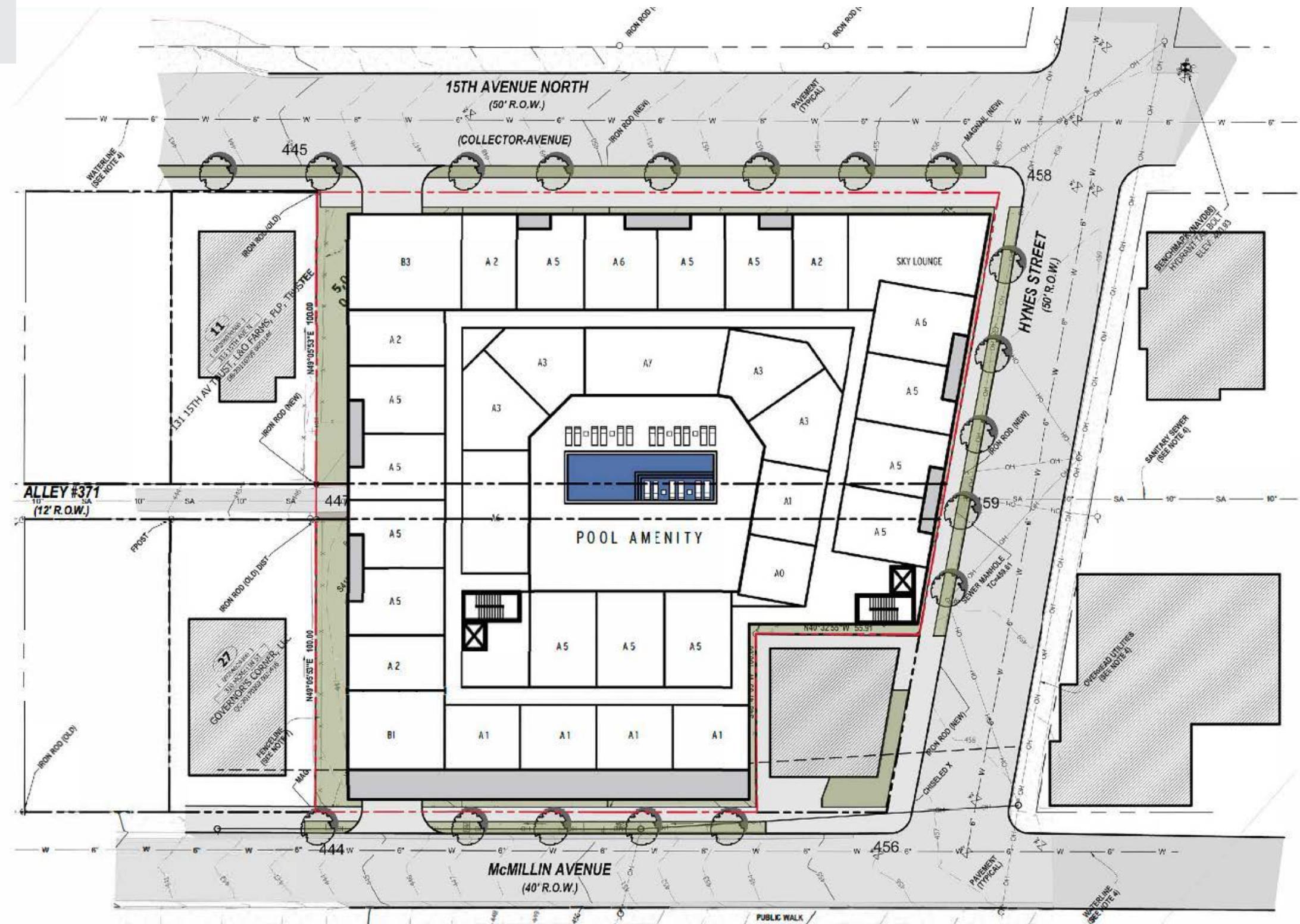


## APPROVED MULTIFAMILY DEVELOPMENT SUMMARY

## PROJECT DESCRIPTION

<b>Height</b>	7 stories
<b>Residential SF</b>	~132,535 SF
<b>Residential Units</b>	177 Units
<b>Commercial SF</b>	~6,528 SF
<b>Parking</b>	220 Spaces
<b>Construction</b>	Wood Frame

*\*Preliminary site plan and full construction drawings available upon execution of NDA*



# INTERIOR RENDERINGS



# LOCATION OVERVIEW

## EDUCATION, HEALTHCARE & CORPORATE HUB

Midtown is anchored by Vanderbilt University and multiple major medical centers—including Vanderbilt Medical Center, Ascension Saint Thomas, and TriStar Centennial—driving consistent demand from students, professionals, and healthcare workers. The area also benefits from Nashville's expanding corporate base, supported by a favorable business climate and robust job growth.

## VIBRANT, LOCALLY-DRIVEN LIFESTYLE

Midtown offers over 30 bars and restaurants, including award-winning spots like The Catbird Seat and Patterson House. Popular with young professionals, the area delivers an authentic, energetic vibe with strong local appeal—just minutes from the urban core.

## WALKABLE & CONNECTED LOCATION

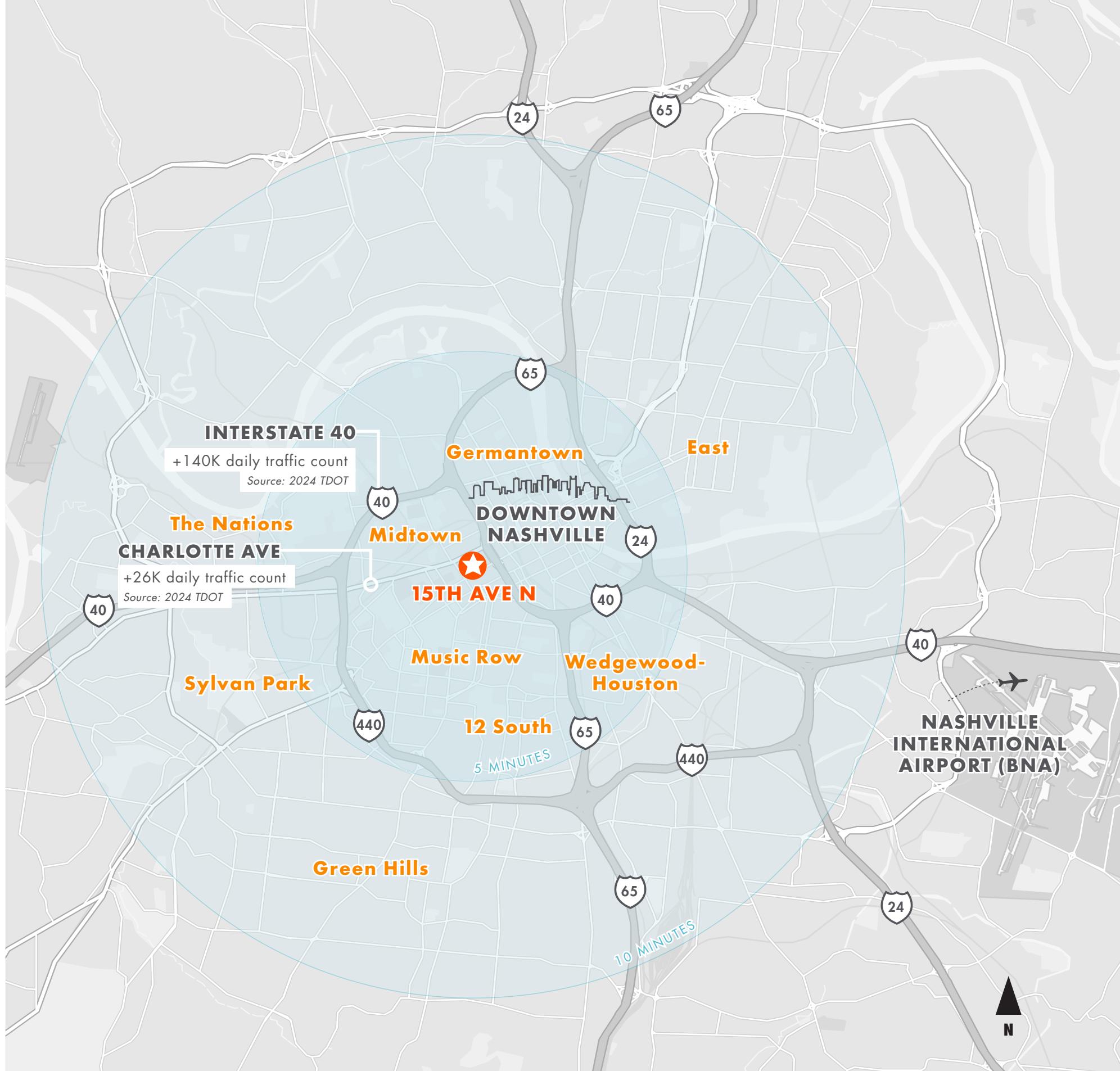
The site sits within a highly walkable, amenity-rich neighborhood—steps from Amazon Yards, major employers, and entertainment. Residents enjoy seamless access to downtown, I-40, I-65, and Nashville's key destinations.

## STRONG DEMOGRAPHICS & MIGRATION TRENDS

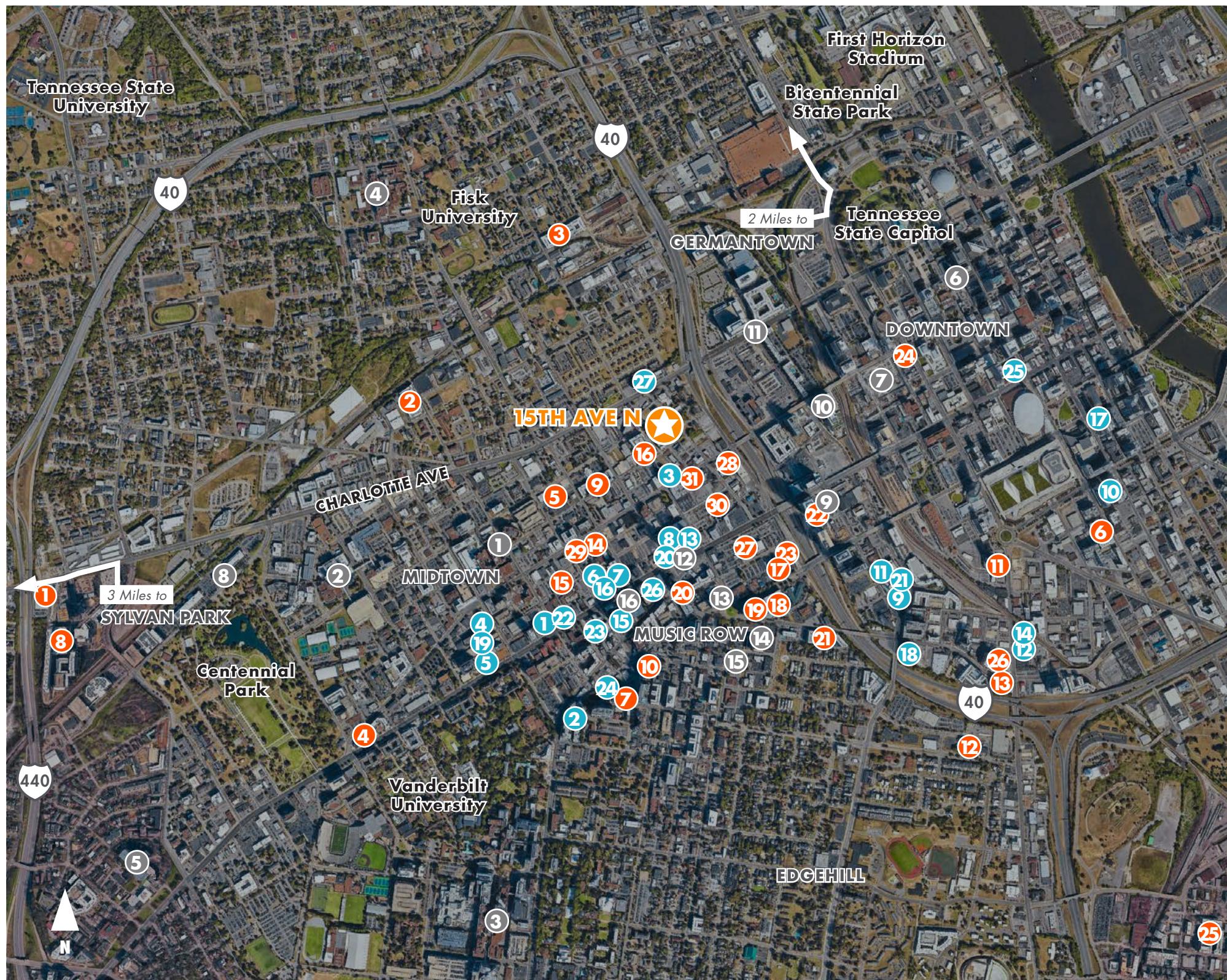
Nashville is one of the fastest-growing metros in the U.S., attracting 80–100 new residents daily. With 123,000+ college students and a #2 national ranking for job creation per capita, the city offers a deep talent pool and resilient long-term demand drivers.

## DRIVE TIMES

<b>&lt;2 MINS TO</b>	I-40 & Music Row
<b>5 MINS TO</b>	I-440, I-65, & Downtown Nashville
<b>6 MINS TO</b>	Germantown
<b>8 MINS TO</b>	Sylvan Park
<b>10 MINS TO</b>	The Nations, East Nashville, 12 South, Wedgewood-Houston, & Nashville International Airport
<b>15 MINS TO</b>	Green Hills



# AMENITY MAP



## NEARBY MULTIFAMILY

1. Haven at Charlotte 369 Units
2. Alta Foundry 231 Units
3. Apex Marathon Village 313 Units
4. The Sinclair 75 Units
5. Aspire Midtown 277 Units
6. The Burnham 271 Units
7. Moore Building 277 Units
8. Broadstone West End 342 Units
9. Olympus Midtown 170 Units
10. Kenect Nashville 420 Units
11. 805 Lea 356 Units
12. Illume 77 Units
13. Broadstone Gulch 307 Units
14. The Grace 383 Units
15. The Local 307 Units
16. Margaux Midtown 292 Units
17. Rhythm at Music Row 105 Units
18. 1505 Demonbreun 209 Units
19. Camden Music Row 430 Units
20. Skyhouse 352 Units
21. Marq Music Row 275 Units
22. Modera McGavock 410 Units
23. Albion Music Row 420 Units (Under Construction)
24. 805 Church Street 350 Units (Under Construction)
25. The Finery 383 Units (Under Construction)
26. Modera Gulch 400 Units (Under Construction)
27. MidCity 1,602 Units (Under Construction)
28. The Motley 1,194 Units (Under Construction)
29. 19th & Church 400 Units (Proposed)
30. Reed District 220 Units (Proposed)
31. 1515 Church Street 380 Units (Proposed)

## RETAIL/ HOSPITALITY

1. Graduate by Hilton
2. Kimpton Aertson Hotel
3. Cambria Hotel
4. Hyatt House
5. Loews Nashville Hotel
6. Hutton Hotel
7. SpringHill Suites
8. Conrad
9. Thompson Hotel
10. The Joseph
11. W Hotel - Gulch
12. Catbird Seat
13. Halls Chophouse
14. The Patterson House
15. Hattie B's at Hotel Fray
16. Evelyn's
17. etch
18. STK Steakhouse
19. Mason's
20. Blue Aster
21. Marsh House
22. Amerigo Italian Restaurant
23. The Row Kitchen & Pub
24. Riley Green's Duck Blind
25. The Twelve Thirty Club
26. Aloft Nashville West End
27. TownePlace Suites Midtown

## HOSPITALS/ OFFICES

1. Ascension St. Thomas Hospital Midtown 683 Beds; ~3.4K Employees
2. TriStar Centennial Medical Center 741 Beds; ~3.1K Employees
3. Vanderbilt University Medical Center 1,731 Beds; ~20K Employees
4. Nashville General Hospital
5. Regus American Center
6. Nashville City Center 480K SF Office
7. Nashville Yards 3M SF Office
8. HCA Healthcare HQ 10.5K SF Office
9. One 22 One 373K SF Office
10. Asurion Headquarters 550K SF Office
11. Capital View 1.1M SF Office
12. Broadwest 510K SF Office
13. Roundabout Plaza
14. BMI
15. Warner Music Nashville
16. 1801 West End

# CONTACT

## ANDREW MAXWELL, SIOR

**Partner**

ANDREW.MAXWELL@FOUNDRYCOMMERCIAL.COM  
615.324.0793

## RICK HELTON

**Partner, Managing Director**

RICK.HELTON@FOUNDRYCOMMERCIAL.COM  
615.324.0785

## ALLY LANAHAN

**Senior Vice President**

ALLY.LANAHAN@FOUNDRYCOMMERCIAL.COM  
831.238.1131

## ANDREW HOWARD

**Senior Analyst**

ANDREW.HOWARD@FOUNDRYCOMMERCIAL.COM  
615.828.5642

## MADI DULON

**Analyst**

MADI.DULON@FOUNDRYCOMMERCIAL.COM  
715.716.0885

## 301 15TH AVE N

The information on 301 15th Ave N, Nashville, TN (the "Property") provided by Foundry Commercial, LLC may be used only by parties approved by Foundry Commercial, LLC and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Foundry Commercial, LLC immediately upon request of Foundry Commercial, LLC or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Foundry Commercial, LLC or the Owner.

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of Foundry Commercial, LLC. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as a Principal. The material is based in part upon information supplied by the Owner and in part upon information obtained by Foundry Commercial, LLC from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, Foundry Commercial, LLC, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering or environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner and Foundry Commercial, LLC expressly reserve the right, at their sole discretion, to reject any or all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. Foundry Commercial, LLC is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. Foundry Commercial, LLC is acting as the exclusive Agent for the Seller in this transaction.

**FOUNDRY**  
COMMERCIAL

INVESTMENT  
ADVISORY  
GROUP