



FOR SALE

**SHOVEL-READY MULTIFAMILY
DEVELOPMENT OPPORTUNITY**

301 15TH AVENUE

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

FOUNDRY
COMMERCIAL

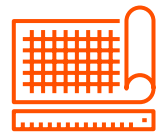
INVESTMENT
ADVISORY
GROUP

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

ZONING SUMMARY	
MUI-A	<p>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:</p> <ul style="list-style-type: none">– 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

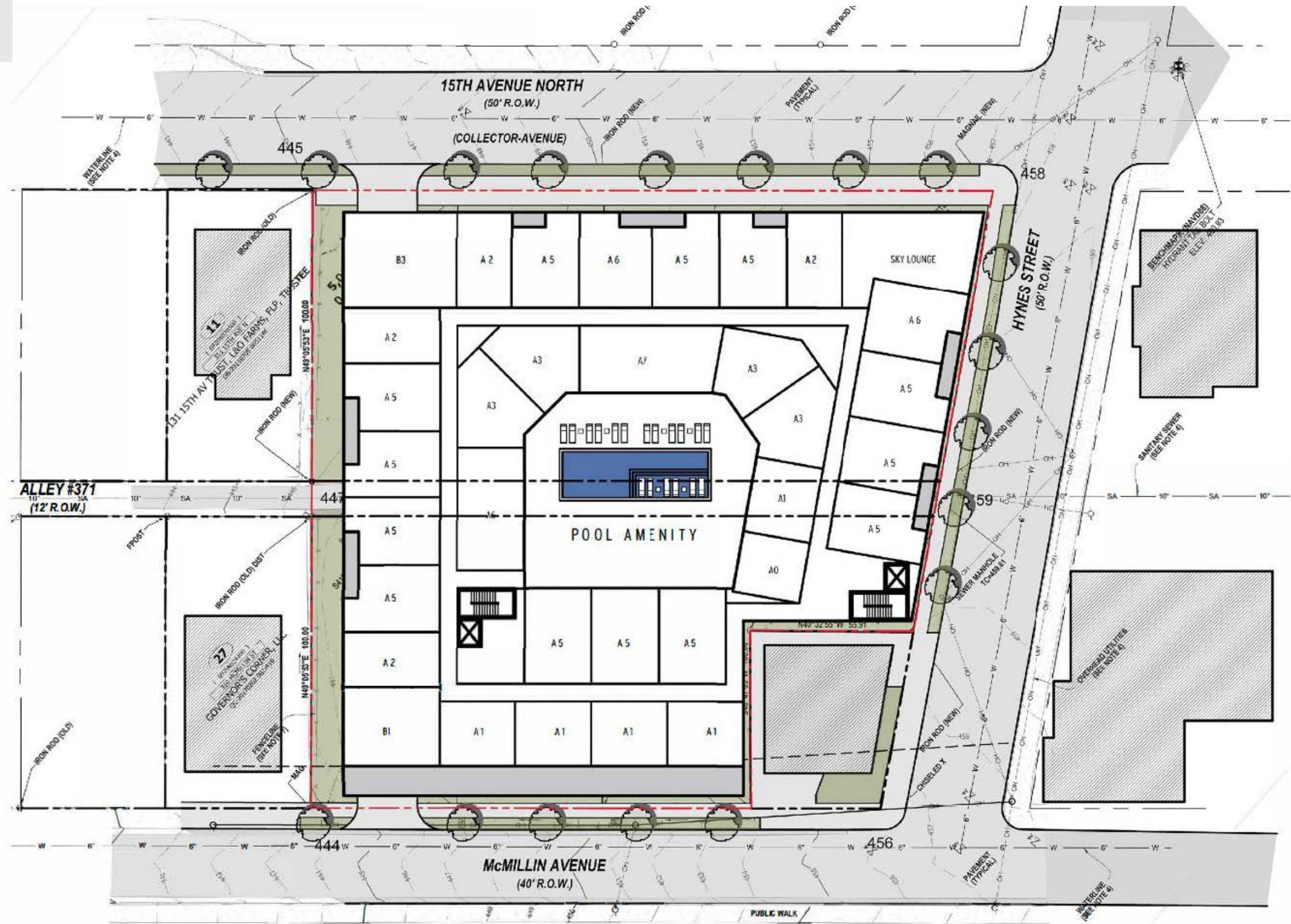


APPROVED SITE PLAN

APPROVED MULTIFAMILY DEVELOPMENT SUMMARY

PROJECT DESCRIPTION	
Height	7 stories
Residential SF	~132,535 SF
Residential Units	177 Units
Commercial SF	~6,528 SF
Parking	220 Spaces
Construction	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

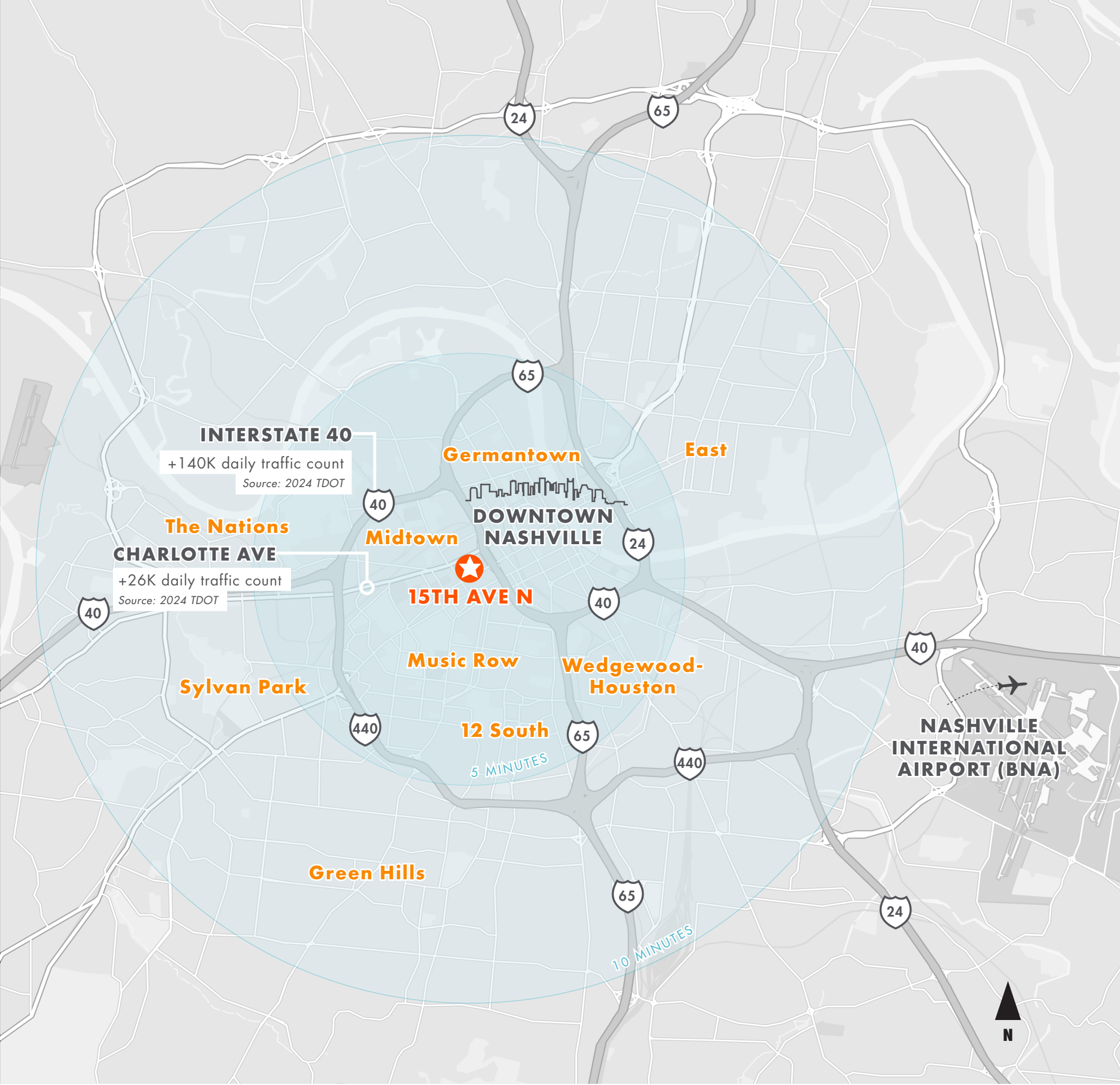
The site sits within a highly walkable, amenity-rich neighborhood—steps from Amazon Yards, major employers, and entertainment. Residents enjoy seamless access to downtown, I-40, I-65, and Nashville’s key destinations.

STRONG DEMOGRAPHICS & MIGRATION TRENDS

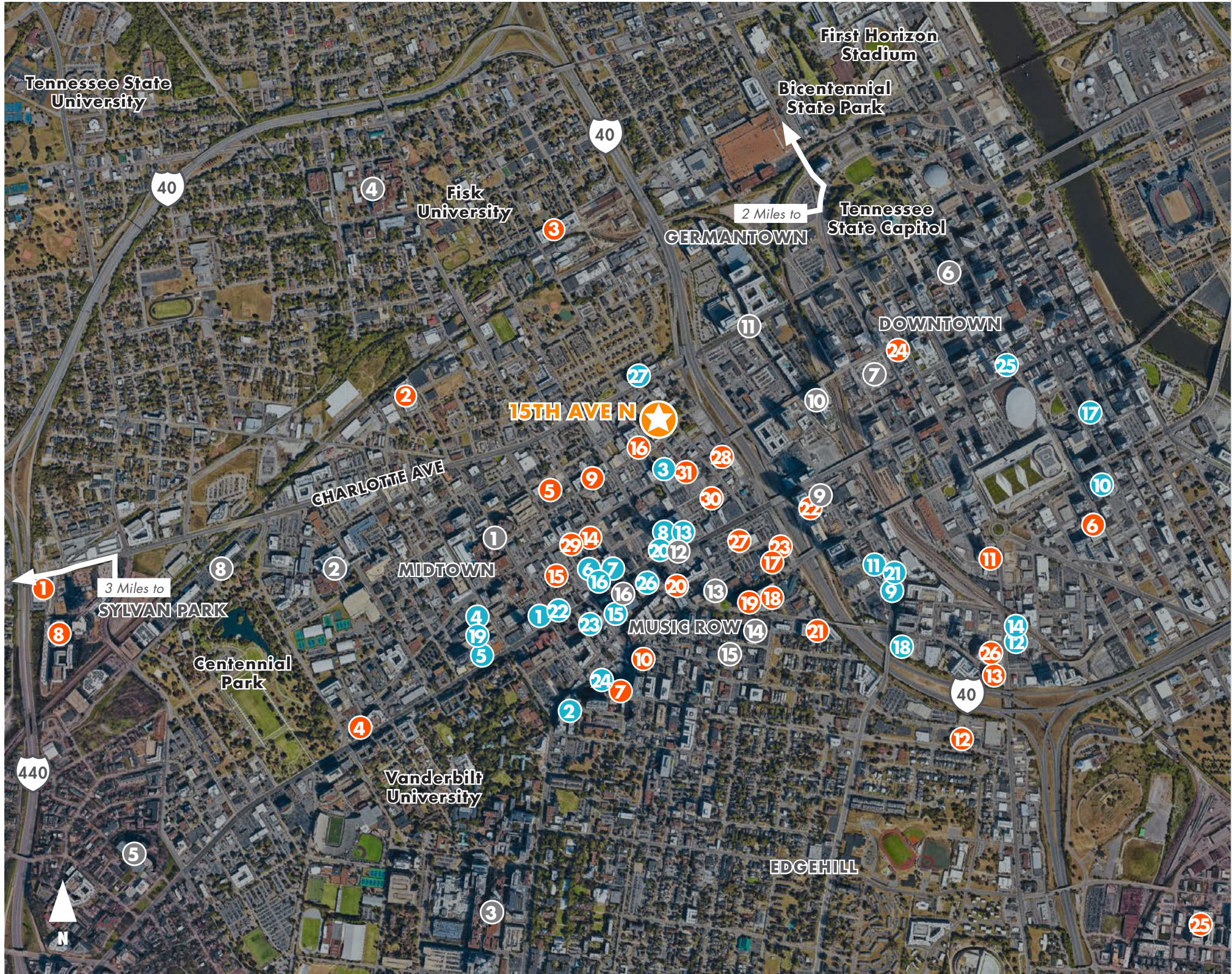
Nashville is one of the fastest-growing metros in the U.S., attracting 80–100 new residents daily. With 123,000+ college students and a #2 national ranking for job creation per capita, the city offers a deep talent pool and resilient long-term demand drivers.

DRIVE TIMES

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



AMENITY MAP



NEARBY MULTIFAMILY

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

RETAIL/HOSPITALITY

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

HOSPITALS/OFFICES

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

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301 15TH AVE N

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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.

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