

2911 Hillsboro Pike

Nashville, Tennessee

Confidential Offering Memorandum

Owner / User / Developer
Opportunity

**AVISON
YOUNG**



Contacts and confidentiality

If you would like more information on this offering please get in touch.

Brokerage

Mike Jacobs, CCIM

Senior Vice President

+1 615 727 7415

mike.jacobs@avisonyoung.com

Lisa Maki, CCIM

Senior Vice President

+1 615 727 7411

lisa.maki@avisonyoung.com

Additional Brokerage Support

Jordan Powell

Kadie Black

Executive

Warren Smith

Managing Director

+1 615 727 7409

warren.smith@avisonyoung.com

Confidential information and disclaimer

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of 2911 Hillsboro Pike, (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf. If you have no interest in the property at this time, please return this Offering Memorandum immediately to:

Avison Young
Attn: Warren Smith
Principal, Managing Director
+1 615 727 7409
warren.smith@avisonyoung.com

2911 Hillsboro Pike

Nashville, Tennessee

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Executive summary

Avison Young, as exclusive advisor for ownership, is pleased to present an opportunity to acquire 1.13 acres at 2911 Hillsboro Pike (the "Property"), located in the Greens Hills area of Nashville, Tennessee. With limited sites within Nashville, and especially the Green Hills submarket, this is well poised for strong investor and owner / user activity. The property currently operates as a Church and would be a plug and play for another church looking to relocate or as a residential redevelopment opportunity.

The Nashville market has seen some of the best residential sales activity in its history and was recently ranked as #2 in the country for Fastest Selling Homes. Home prices have been up over 23% from a year ago, and home sales are up over 7%, while the months supply is down nearly 50% versus last year.

Nashville remains one of the top tourist locations in the country and was named #2 Hottest U.S. Job Markets according to the Wall Street Journal (2020). Additionally, Nashville was named by ULI and PWS as one of the Top 3 Cities for real estate investment opportunities in 2020 and was ranked by the Milken Institute in the nation's Top 10 best-performing cities for 2021. With superior access to the interstate system and the Division Connector, the site offers developers a distinct location within one of the most active development areas in the Nashville market.



Property highlights

- Fluid interstate access
- Residential potential
- Well-landscaped with strong curb appeal
- Limited site availability in Green Hills
- Newsweek rated 37215 as “Most Affluent Zip Code in Tennessee”
- Debt markets remain at historic lows
- Visible signage opportunity



Property overview

Owner / User / Developer Opportunity

The lush landscaped site consists of 1.13 acres of land, centrally located in the Nashville MSA. The rectangular shaped site sits at the Southwestern section of the I-440 loop, that borders the central portion of the Nashville MSA and includes multiple access points from Sharon Hill Circle and Sharondale Court. With portions of the buildings being built in 1830 and 1960, there are many historical and intricate characteristics with the building.

Address	2911 Hillsboro Pike, Nashville, Tennessee
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Current Use	Church
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Building Size	10,200 square feet
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Land Size	1.13 acres
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Current Zoning	SP / OV-IMP: I-440 Impact Overlay
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Buildings	Two
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Sharon Hill Circle

106

Hillsboro Pike

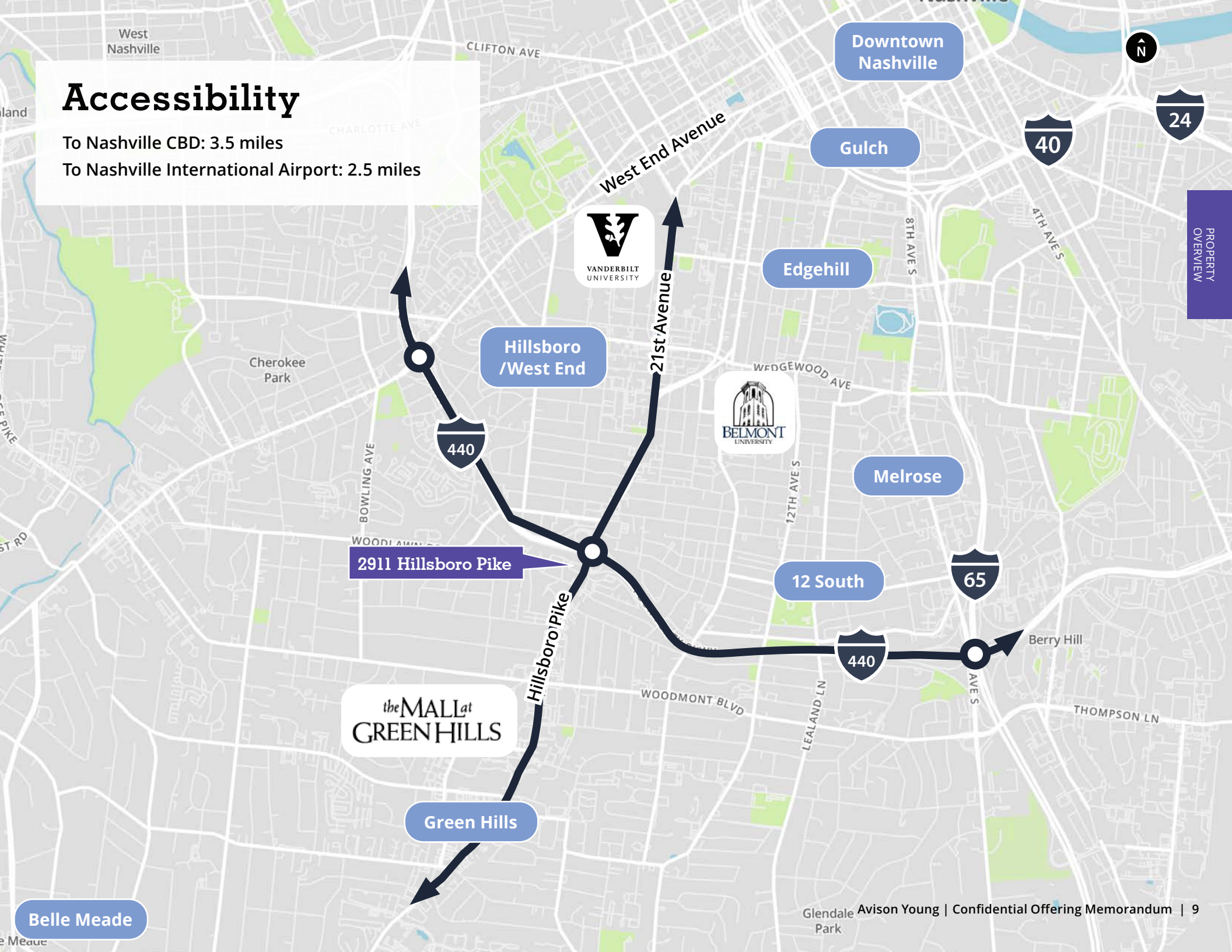




Accessibility

To Nashville CBD: 3.5 miles

To Nashville International Airport: 2.5 miles



PROPERTY OVERVIEW

Location overview

Green Hills

Area Overview

Just blocks away from the bustling Green Hills retail corridor, the Church, sits at a highly trafficked (average daily traffic count of 44,000) intersection with great visibility and signage. Green Hills is bordered by Belle Meade to the west and Forest Hills / Brentwood to the South. The prestigious Hillsboro Road neighborhood encompasses the Green Hills Mall and retailers such as Nordstrom, Restoration Hardware, Coach, Gucci, Apple and Louis Vuitton. The income demographics of Green Hills are some of the best in the state.

With lack of land availability, developers have begun to increase density in the Green Hills submarket, including Vertis (18 stories), Hilton (10 stories) and 3808 Cleghorn, which is currently planned for a 12 story senior living facility. The densification of Green Hills and the profile of the retailers has allowed Green Hills to be one of the fastest growing submarkets in the southeast.



Burton Hills Office Park

Belle Meade

Hillsboro Pike | 43,716 ADT

theMALLat GREEN HILLS ATHLETA APPLE SEPHORA
 NORDSTROM ARHAUS your home CARRABBA'S ITALIAN GRILL
 RH ANN TAYLOR macy's
 AMERICAN EAGLE Brooks Brothers Crate&Barrel chico's CINNABON
 COACH free people Dillard's Foot Locker
 GAP STARBUCKS LOFT J.CREW
 ZARA WILLIAMS-SONOMA
 The Cheesecake Factory REGAL

Hampton Inn & Suites by HILTON
 Advanced Dental Health Center Heritage Medical Associates
 COURTYARD BY HARRIOTT
 Hilton Pinnacle FINANCIAL PARTNERS

LOCATION OVERVIEW

106

2911 Hillsboro Pike

to Downtown Nashville

431

to Hillsboro Village

440

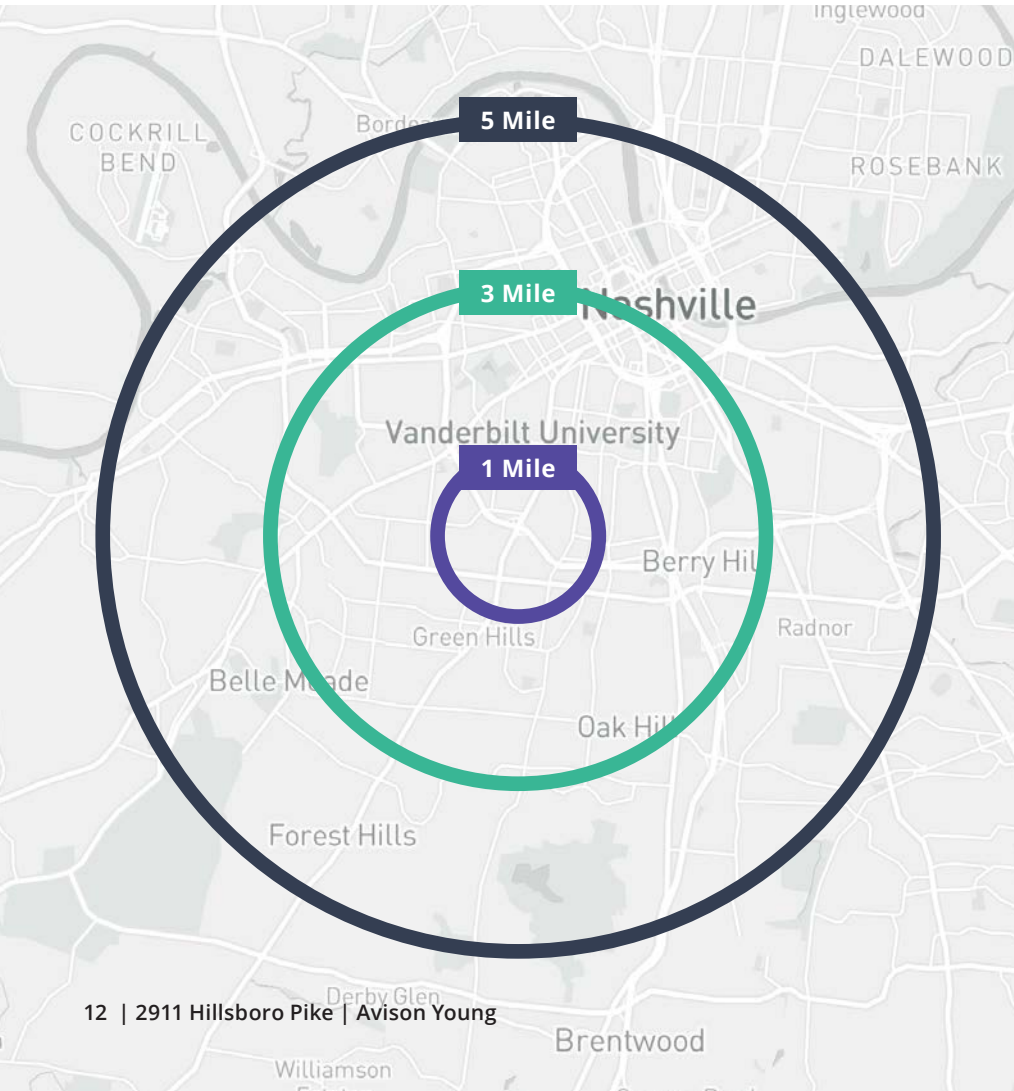
94,783 ADT

440

3

Location overview

Demographics



Population	1 Mile	3 Mile	5 Miles
2021 Population	18,535	125,826	250,273
2026 Population	23,383	140,646	274,228
2021 Median Age	32.6	32.2	34.4



Households	1 Mile	2 Mile	5 Miles
2021 Total Households	10,426	56,179	108,026
2026 Total Households	3,205	23,632	53,096



Median HH Income	1 Mile	2 Mile	5 Miles
2021 Median HH Income	\$70,494	\$62,665	\$61,373
2026 Median HH Income	\$80,515	\$72,742	\$70,767



Average HH Income	1 Mile	2 Mile	5 Miles
2021 Average HH Income	\$98,386	\$95,245	\$95,121
2026 Average HH Income	\$114,456	\$108,069	\$106,795



First Church of Christ, Scientist

First Church of Christ, Scientist
Charleston
Services

4

Market overview

Nashville

Music City

Recognized by the Urban Land Institute as a top 5 city for real estate and investment activity for 2020, Nashville is poised for continued growth in the coming years.

- Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**
- **43** companies have announced or moved their headquarters to Nashville in the last five years
- A **top growth market** in the Southeast, Nashville has received **over 100,000 new jobs** since 2010* by national companies such as Amazon, AllianceBernstein, EY and Philips
- **66** People move to Nashville a day, via *Nashville Chamber of Commerce*

1.9 million **20%***
Population

1.1 million **20%***
Regional Workforce

806,178 **14.5%***
Households

*growth since 2010

Low cost of doing business

- One of the nation's lowest tax burdens
- Tennessee named top state for low business taxes and regulations by the U.S. Chamber of Commerce's Enterprising States Report

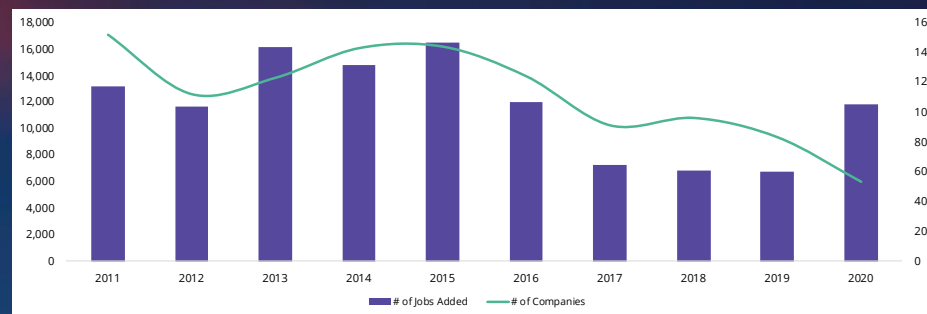
Top Employers in Nashville Region

Major Employers	# of Local Employees
• Vanderbilt University Medical Center	23,627
• Nissan North America	10,750
• HCA Healthcare Inc.	10,613
• Saint Thomas Health	6,100
• Vanderbilt University	5,695
• Community Health Systems Inc.	4,700
Randstad	4,557
• Asurion	3,750
• Bridgestone Americas Inc.	3,539
The Kroger Co.	3,523
National Healthcare Corp.	3,250
Electrolux Home Products North America	3,200
Amazon	3,094
• Cracker Barrel Old Country Store Inc.	3,085
• Shoney's	3,000
Lowe's Cos. Inc.	2,890
Walgreens	2,716
• Dollar General Corp.	2,585
• Gaylord Opryland Resort & Convention Center	2,500
A.O. Smith Corp.	2,456
AT&T Inc.	2,250
Middle Tennessee State University	2,175
UnitedHealthcare	1,984
Ingram Content Group Inc.	1,842
State Farm Insurance Cos.	1,650

• Denotes headquarter location

Nashville Relocations & Expansions

Decisions to do business in Nashville highlight the market's position as a corporate headquarters destination, and show its ideal combination of low costs, business friendly environment, quality of life and talented labor force.



Fortune 500/1,000 HQs in Nashville

2019 Ranking		2019 Ranking	
HCA	63	Brookdale Senior Living	543
Dollar General	123	Cracker Barrel Old Country Store	742
Community Health Systems	160	YMCA	747
Envision Healthcare	198	Acadia Healthcare	754
Delek US Holdings, Inc.	384	Louisiana-Pacific	787
LifePoint Health	390	Quorum Health	937
Tractor Supply Company	391		

MARKET OVERVIEW

Downtown Nashville is the epicenter of business and culture in the Nashville MSA and has evolved into a vibrant live-work-play environment in recent years as a growing critical mass of residents and employees have flocked to the urban core. Downtown has long been the center of government and commerce in Nashville as it is the site of the Tennessee State Capitol & Museum and numerous other federal buildings. As the hub of Nashville's legal, financial and professional services industries, Downtown has proven to be a magnet for corporate relocations and expansions over the last few years. Currently over 72,000 employees work in Downtown Nashville each day. The area also offers over 300 restaurants, nearly 9,000 hotel rooms and hundreds of cultural attractions.





Airport expansion

By 2032, BNA passenger traffic is expected to grow from 18 million today to more than 23 million. In order to accommodate the record-setting growth seen at BNA, the airport has laid out a multi-year, multi-phase expansion plan which includes new parking garages, concourse gates, international arrivals facility and an on-site hotel.

#1 METRO WITH THE MOST CHANGE SINCE THE 2010'S

ApartmentList.com

#1 METROPOLITAN ECONOMIC STRENGTH 2019 RANKINGS

Policom

#2 BEST PLACE FOR NEW BUSINESSES

SmartAdvisor

#5 AMERICA'S BIGGEST BOOMTOWNS

MagnifyMoney

#3 U.S. MARKETS TO WATCH FOR OVERALL REAL ESTATE PROSPECTS

Emerging Trends in Real Estate Report

#3 BEST CITY FOR YOUNG PROFESSIONALS

SmartAsset

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700 12th Ave. South, Suite 302, Nashville, TN 37203

