

2251 WINFORD & 802 LONGVIEW

LAND FOR SALE: .72 ACRES
APPROVED FOR MULTIFAMILY OR CONDO
DEVELOPMENT PROJECT

ASKING PRICE: \$2,500,000

Concept Architecture - 28 Residential Units | Downtown Views!!!



NextHome
MUSIC CITY REALTY

Byrd & Bass
GULCH TEAM

Conceptual Rendering
28 Residential Units



Longview Elevation

Winford Elevation



EXCLUSIVE AGENTS:



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Executive Summary

The Offering

Prime Development Opportunity in Nashville's Urban Core

NextHome Music City Realty - Gulch Team Nashville is excited to present an exceptional development opportunity:

2251 Winford Avenue and 802 Longview Avenue. This ±0.72-acre site, located just minutes from downtown Nashville along the I-440 corridor, offers unparalleled potential for urban residential development.

The property consists of two fully entitled parcels, approved for a 28-unit residential development project. This site represents a rare chance for developers to secure prime real estate in Nashville's dynamic urban core. Its strategic location ensures easy access to the city's top economic drivers, making it an ideal investment for those looking to capitalize on Nashville's continued growth and vitality.

Don't miss out on the opportunity to develop within one of the most sought-after areas in the city, combining convenience, connectivity, and significant future value.

Parcel Info

Address	2251 Winford Ave & 802 Longview Ave Nashville, TN 37211
Parcel Numbers	118-04-0-210 ; 118-04-0-216
County	Davidson
Property Size	.72 Acres
Zoning	MULA - NS

Zoning Regulations

Front Setback	5 ft.
Rear Setback	20 ft
Max FAR	1.00
Height	4 stories; 60 ft.
Unit Count	28 units



- + Rare infill development opportunity
- + Leading market for investment
- + Proximity to top economic drivers - CBD and Airport
- + Easily accessible via Nashville's major interstates
- + Dense population with spending power

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2251 Winford Ave & 802 Longview Ave
Nashville, TN 37211



Property Survey

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2251 Winford & 802 Longview

.72 Acres Land For Sale

Development Project

Approved For: Multifamily or Condo



2251 Winford
and
802 Longview

Investment Highlights

Exceptional Development Opportunity

This is a rare infill development opportunity, fully approved and offering investors the flexibility to pursue either a For Sale or For Rent project. The property is designed to accommodate both residential and commercial uses, providing a versatile platform for a wide range of development strategies.

Premier Investment Market

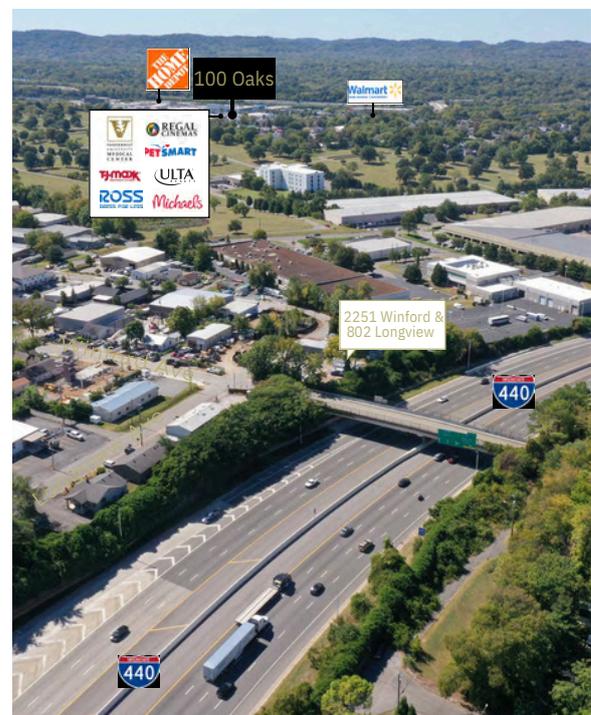
For seven consecutive years, Nashville has consistently ranked among the Top 10 U.S. metros for job growth and real estate investment, solidifying its reputation as a leading market for investors.

Unmatched Connectivity

This site offers exceptional access, strategically positioned along I-440 and key connector roads, providing seamless connectivity to Nashville's major interstates. The location benefits from eleven heavily trafficked surface arteries extending from the Central Business District (CBD) to the surrounding suburbs and communities, reaching up to thirty miles out. This prime positioning ensures easy and convenient access to and from the site, making it an ideal location for development.

High-Density Population with Strong Spending Power

The area surrounding 2251 Winford Avenue and 802 Longview Avenue has seen significant growth, mirroring the broader trend across Nashville. Within a 3-mile radius of the site, there are approximately 88,000 residents, with an average household income exceeding \$103,000 annually. This affluent population is projected to spend over \$1.1 billion in 2022 alone. Despite this robust economic backdrop, the community remains underserved in both housing and retail options. This presents a prime opportunity to meet the growing demand and capitalize on the area's expanding market potential.



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Development Plan

Development Summary

Residential		
Grd floor (S 1 2)	5,354 gsf	8 units
2nd floor (1 2)	7,114 gsf	8 units
3rd floor (1 2)	7,114 gsf	8 units
4th floor (2)	4,920 gsf	4 units
Amenity Space	2,269 gsf	

Total Units	28 units
Density	41.8 du/ac
Total GSF (not including parking or terrace)	28,936 gsf
FAR	.991

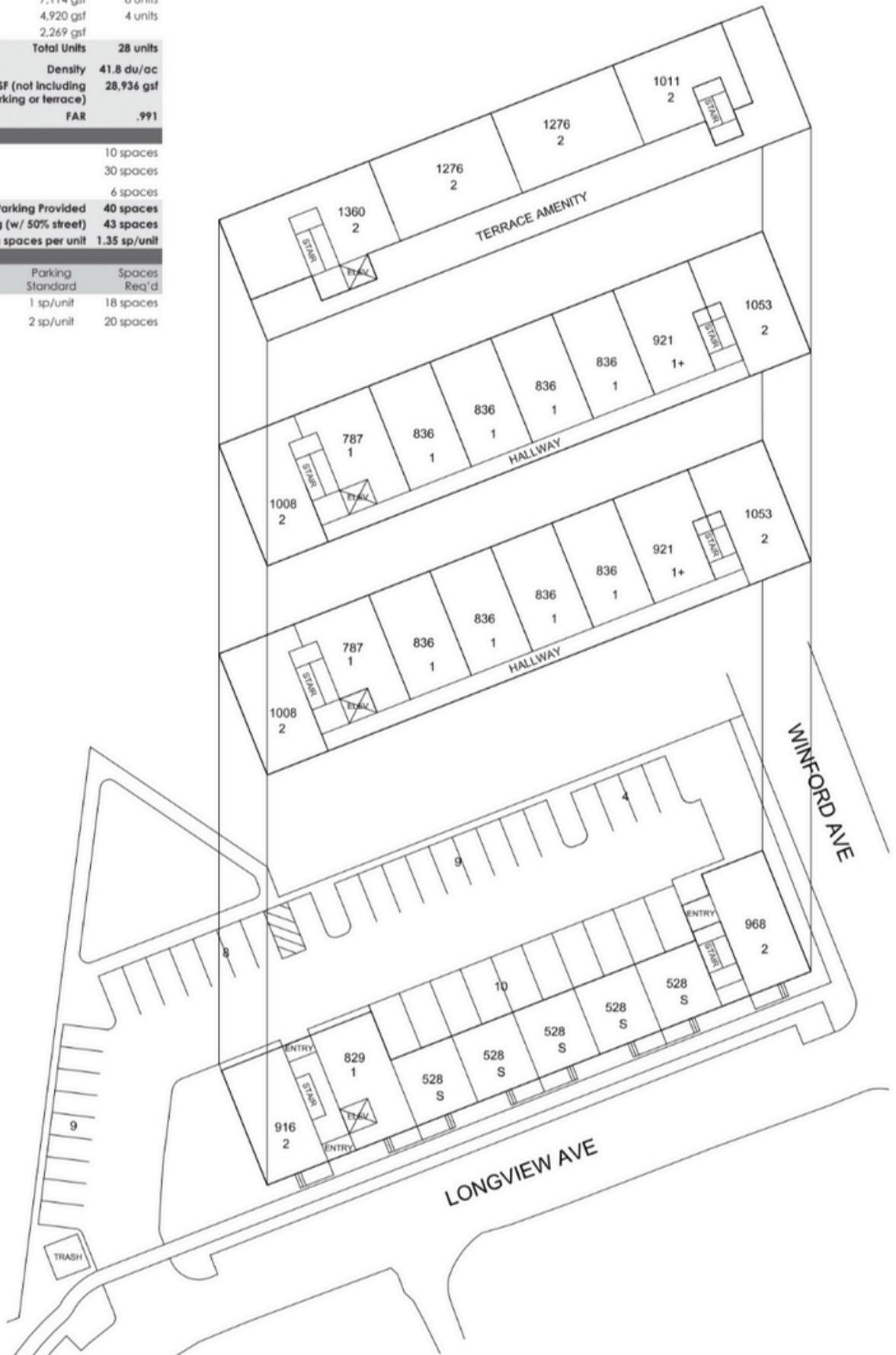
Parking Provided

Tuck-under Parking	10 spaces
Surface Parking	30 spaces
Street Parking	6 spaces

Total Parking Provided	40 spaces
Total parking (w/ 50% street)	43 spaces
Parking spaces per unit	1.35 sp/unit

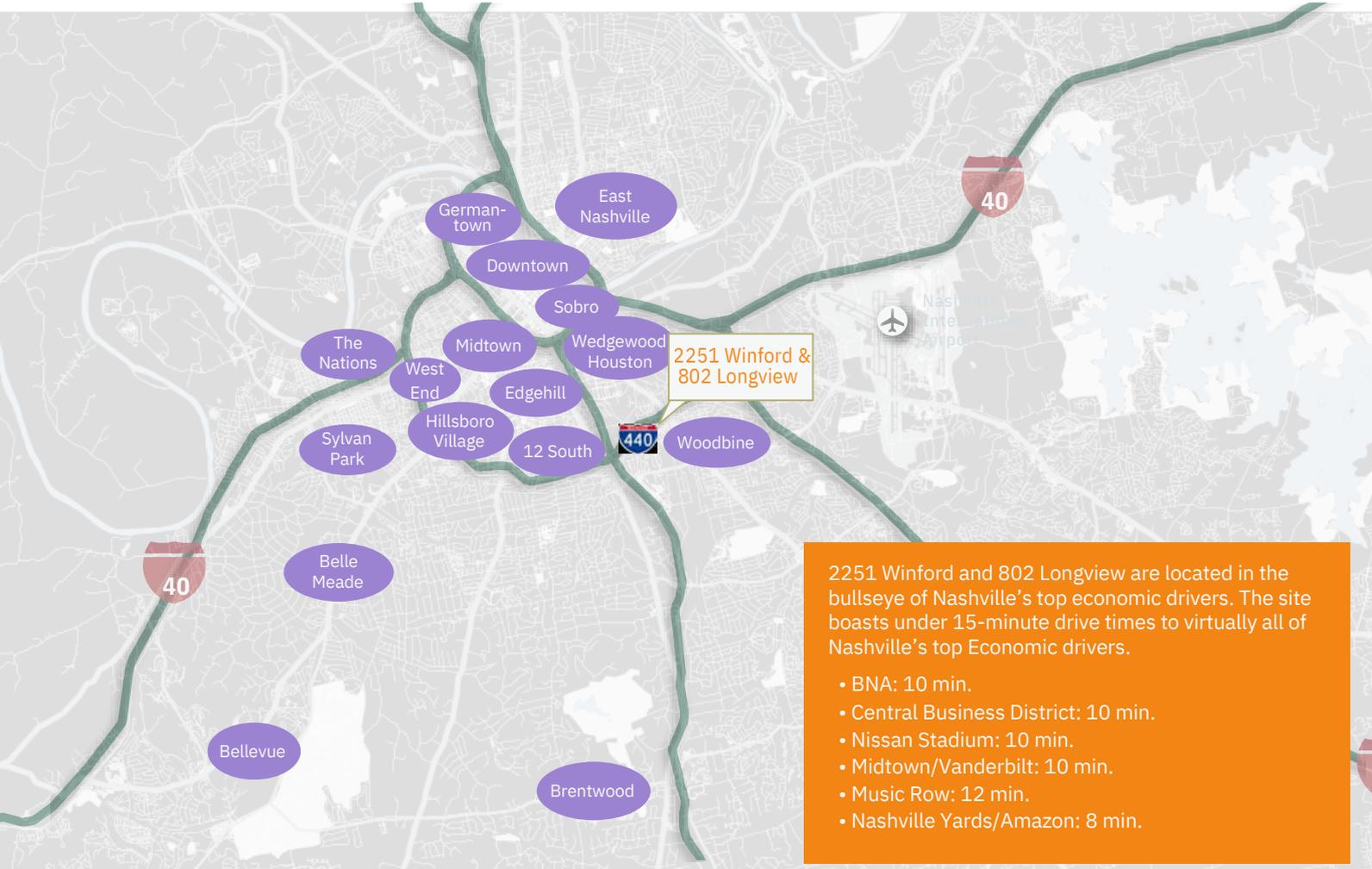
Parking Required

	Parking Standard	Spaces Req'd
Residential - 1 bed	1 sp/unit	18 spaces
Residential - 2-bed	2 sp/unit	20 spaces



OVERALL PLAN | 1/32" = 1'-0"

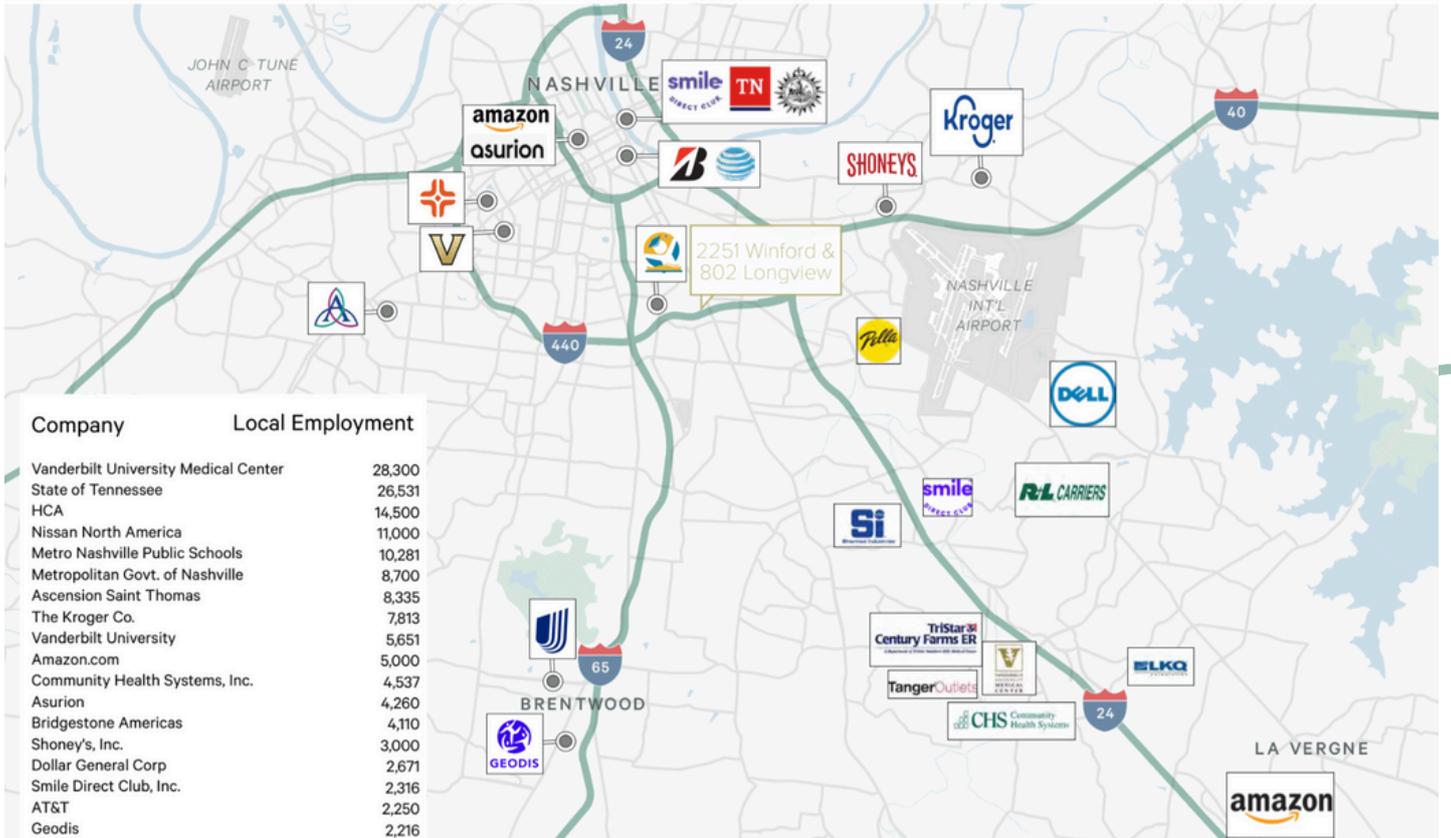
Proximity to Nashville's Hottest Neighborhoods



2251 Winford and 802 Longview are located in the bullseye of Nashville's top economic drivers. The site boasts under 15-minute drive times to virtually all of Nashville's top Economic drivers.

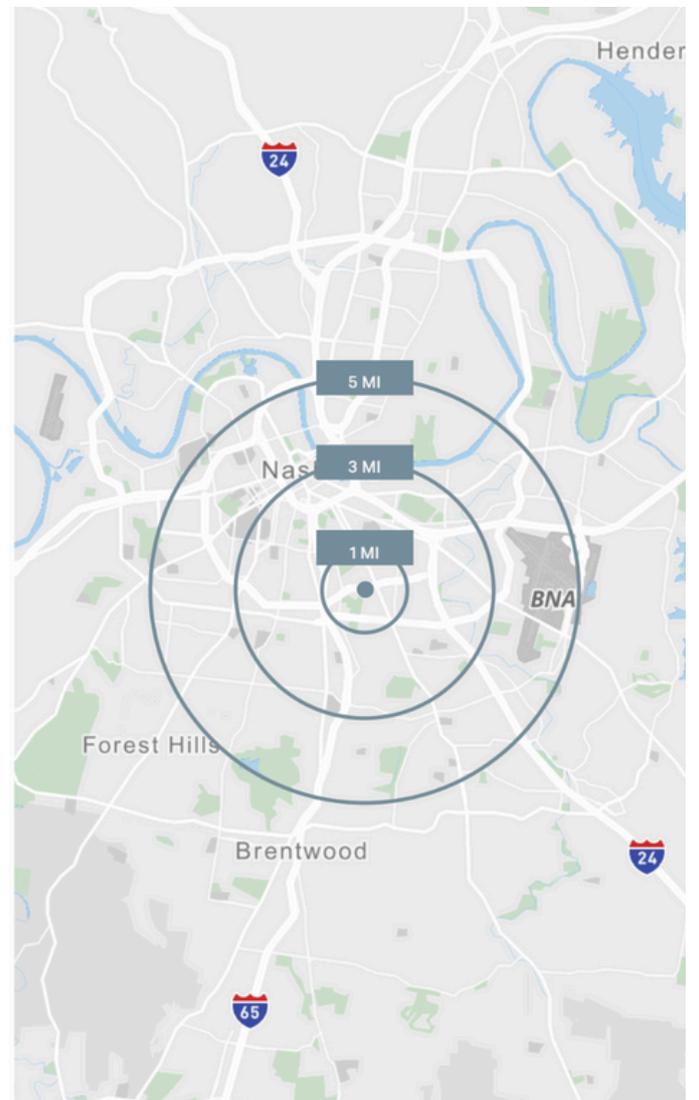
- BNA: 10 min.
- Central Business District: 10 min.
- Nissan Stadium: 10 min.
- Midtown/Vanderbilt: 10 min.
- Music Row: 12 min.
- Nashville Yards/Amazon: 8 min.

Proximity to Nashville's Major Employers



Area Demographics

	1 Mile	3 Miles	5 Miles
2022 Population	4,347	88,118	235,190
2027 Population	4,971	92,875	246,302
2010 Population	3,730	73,401	200,285
2022-2027 Pop. Growth Rate	2.72%	1.06%	0.93%
2022 Households	1,912	37,976	103,950
2027 Households	2,217	40,789	110,141
2010 Households	1,543	29,811	82,869
2022-2027 HH Growth Rate	3.00%	1.44%	1.16%
2022 Avg. Household Income	\$76,836	\$103,774	\$114,173
2022 Median Household Income	\$53,875	\$65,537	\$72,791
2022 Housing Units	2,152	44,158	118,689
2022 Vacant Housing Units	240	6,182	14,739
2022 Occupied Housing Units	1,913	37,977	103,950
% of Pop. with High School Diploma	19.6%	14.6%	14.4%
% of Pop. with Bachelor's Degree	31.0%	32.4%	32.1%
% of Pop. with Graduate Degree	13.5%	20.1%	22.8%
2022 Businesses	1,322	7,226	16,874
2022 Employees	18,440	129,668	368,929



Entertainment

Geodis Park

Home to the Nashville Soccer Club, this \$335 million development officially opened its doors for Nashville SC's first home match on May 1, 2022. The stadium is the largest soccer stadium in the US, holding over 30,000 fans. Adjacent to Geodis Park, construction is underway on 445 Park Commons, a \$123 million mixed-use project with 335 residential units, 11,000 sf of retail, and 7,500 sf micro-business space.



The Fairgrounds Nashville

The Fairgrounds Nashville is an ideal indoor/outdoor venue for meetings, conferences, trade shows, concerts and special events of all sizes. Home of the Tennessee State Fair, Nashville Speedway and Nashville Flea Market, the property maintains eight buildings with more than 120,000 square feet of indoor space for meetings and events.



Economic Overview

#2
in U.S. Job Growth
for Large Metros

46.2%
5 Year Increase in
Median Housing Value

91
New Residents
Per Day

#1
Overall Real Estate
Prospects

Nashville Fast Facts

Absorption Ratio Since 2015	93%
Occupancy Rate Costar July 2022	92.80%
Multi-Family Rent Growth 2019-2022	19.50%
Sales Price per Unit Growth 2019-2022	90.60%
Downtown Residents	±14,000

Tennessee has one of the **lowest tax burdens** in the U.S.

The Middle Tennessee region is expected to add **148,000+ people** and **88,000 new jobs** in the next 5 years.

The Nashville MSA has seen an influx of **major corporate relocations** recently.

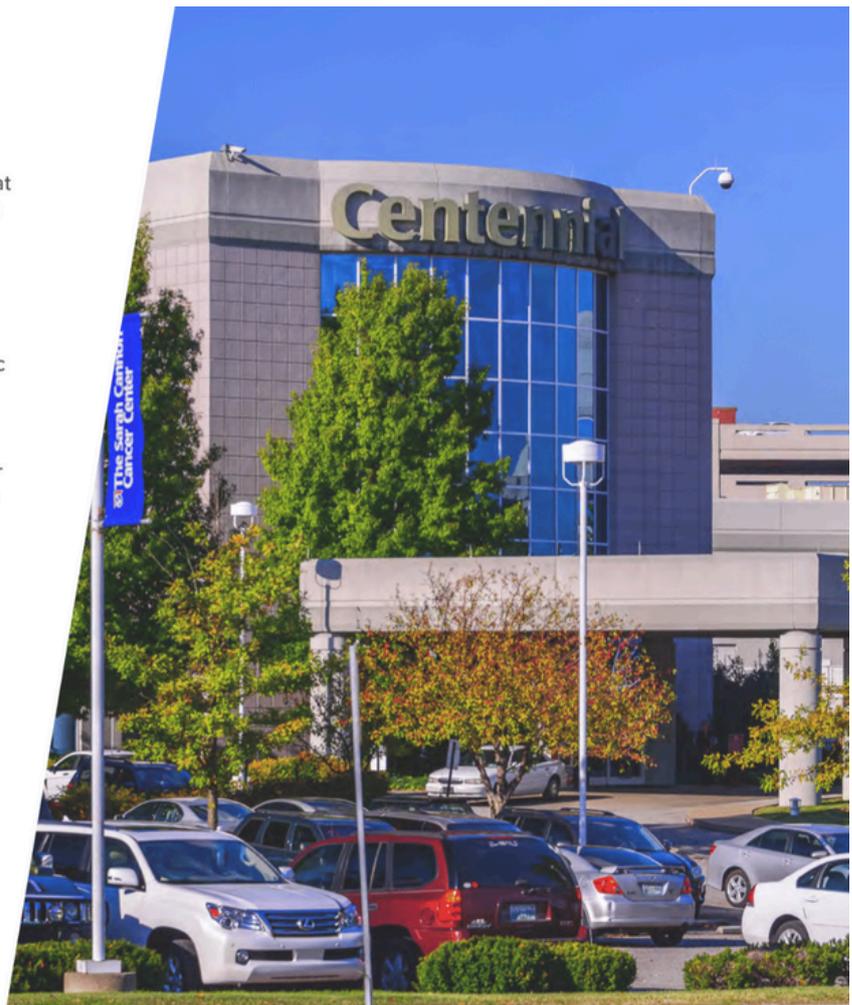
Healthcare Hub

The city of Nashville has benefited from being the "Silicon Valley" of managed healthcare, a business that is constantly expanding its Nashville footprint in terms of job growth and headquarter requirements. Over 900 healthcare companies are in Tennessee, making it the region's largest and fastest-growing industry. Nashville's healthcare industry is unique compared to the rest of the nation. It is comprised of many service offerings and backed up by world renowned academic research institutions including Vanderbilt University Medical Center and Meharry Medical College. With a reputation as a healthcare industry capital and global healthcare industry leader, it is no surprise that healthcare companies have chosen Nashville as their home.

\$46.7B
Economic impact

1 in 8
Nashville area workers are
employed in healthcare

270K+
Local healthcare jobs



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