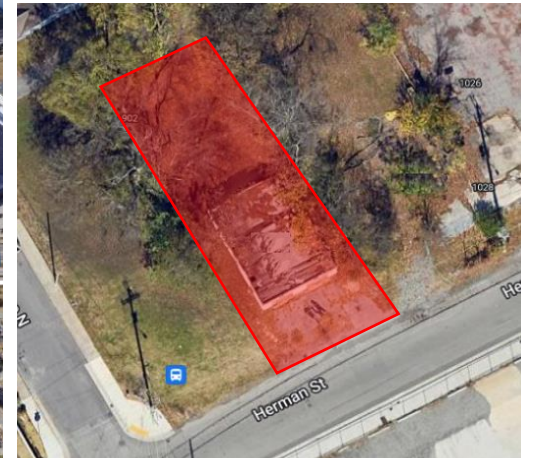
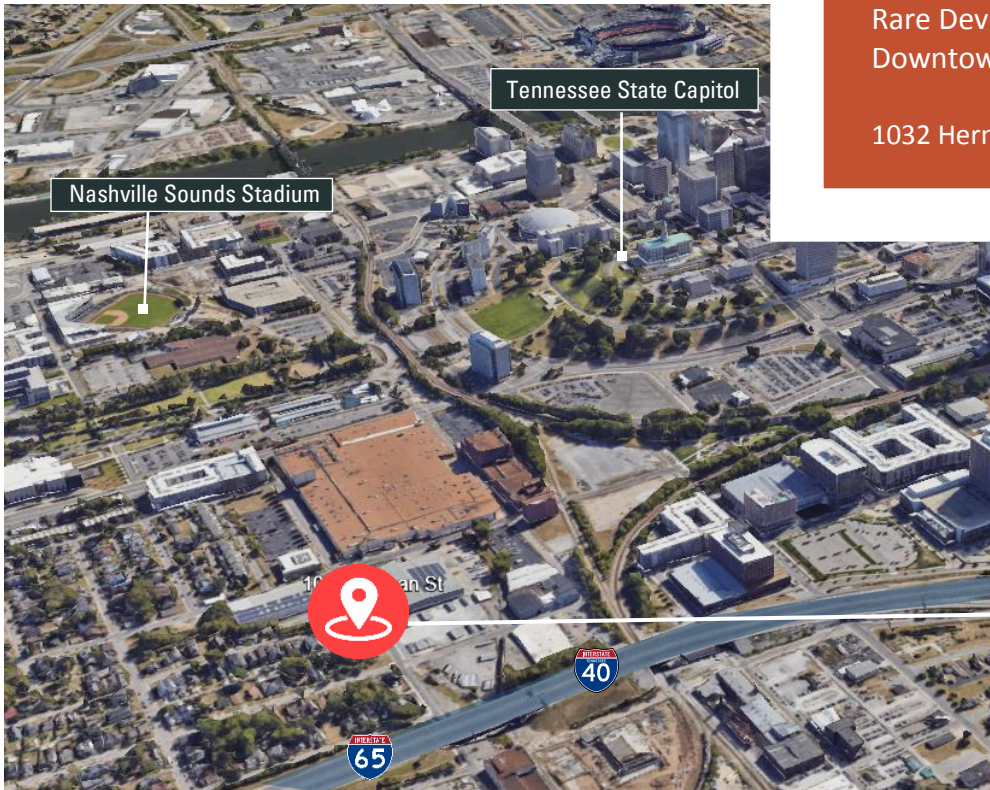


FOR SALE

±0.16 Acre Available

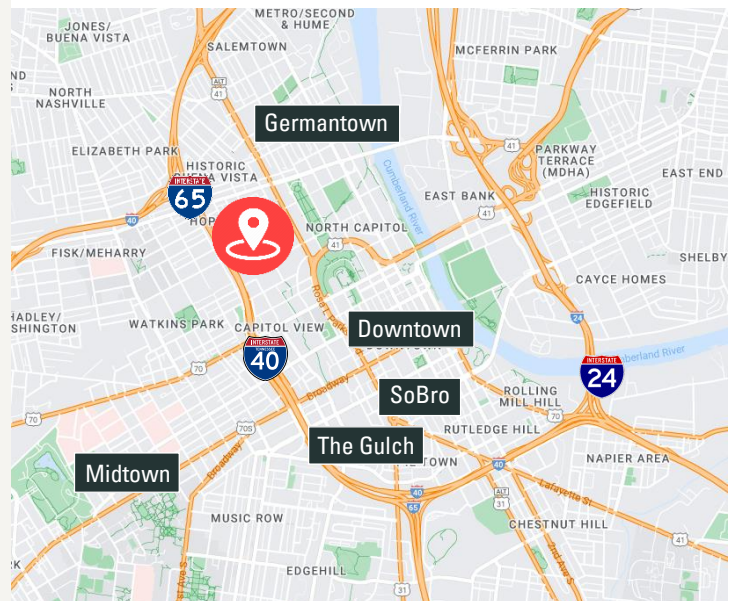
Rare Development Site within Nashville's Downtown Urban Core

1032 Herman Street, Nashville, TN 37208



HIGHLIGHTS

- Prime Intown Development Site
- ±0.16 Acre
- ±1,598 SF of Improvements on site
- Sale Price: \$820,000
- Zoning: Multi-Zone /Ov-Uzo: Urban Zoning Overlay
 - [Link to Downtown Nashville Zoning Code](#)
- Excellent location in Nashville's downtown urban core
- Less than 1 mile to access I-40/I-65
- Property offers excellent views of Downtown Nashville
- Centrally positioned near Downtown, SoBro, the Gulch, and Germantown (all less than 3 miles from the subject property)
- Site is surrounded by numerous high-profile development projects
- A rich array of restaurants, retail, and entertainment venues surround the property



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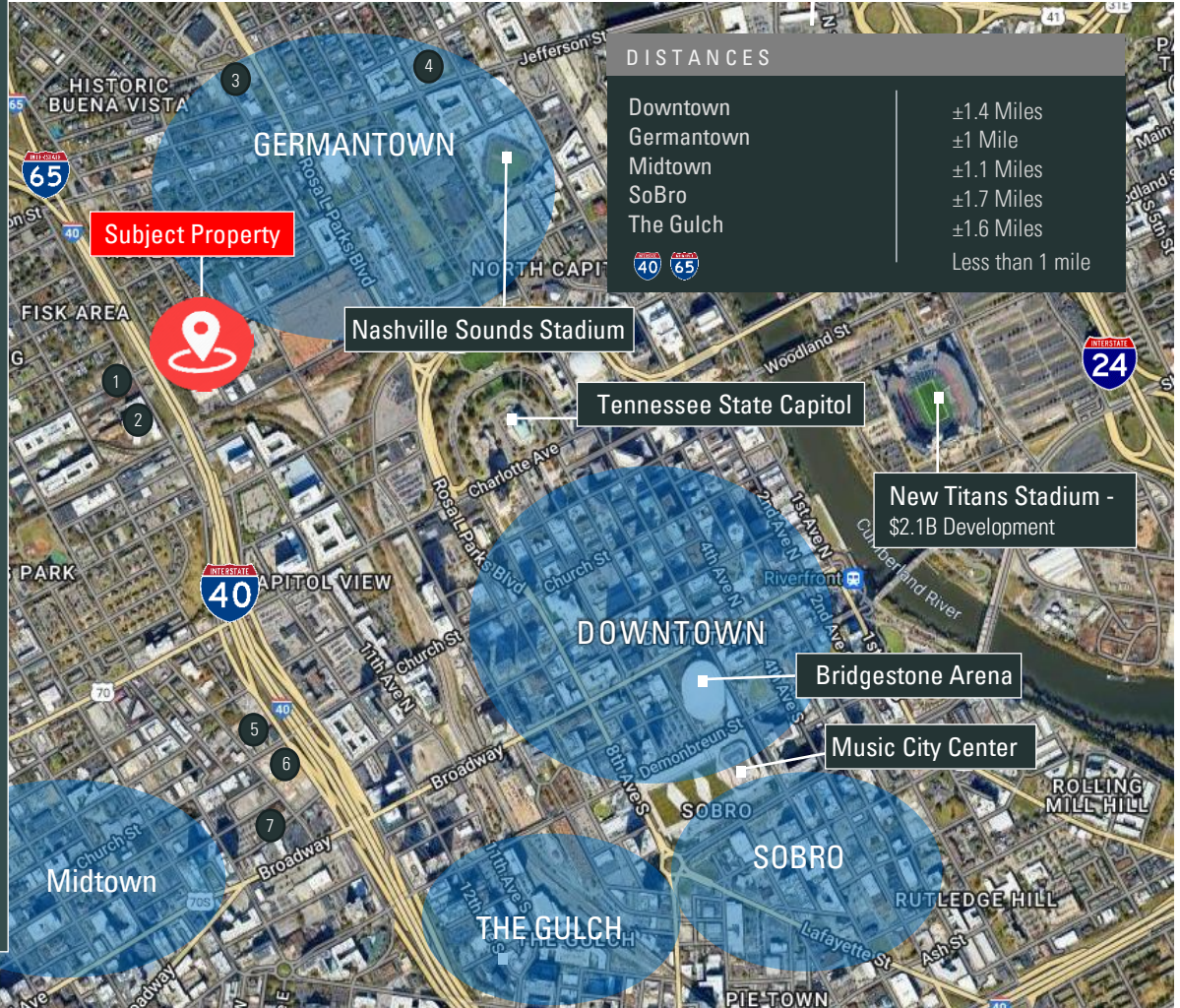
For Sale
±0.16 Acre

1032 Herman Street
Nashville, TN 37208
Davidson County

**CHARLES
HAWKINS CO.**

NOTABLE DEVELOPMENTS

- Leftbank Holdings apartments** – 331 residential units and nearly 2,000 square feet of retail across a seven-story mixed-use building
- The Chartwell at Marathon** – 398 apartments where the former Union Station Brick Co. building sits
- 801 Monroe** – Apartment units and retail space spanning a 10-story building facing Rosa L. Parks Boulevard, a five-story building facing Monroe Street and a four-story building facing Ninth Avenue North.
- Hill Center Germantown** – 110,000 square feet of office space, 42,000 square feet of retail, 20,000 square feet of residential, nine townhomes and parking.
- 15th & Church** – Two 30-story towers — one 192-room hotel and one 462-unit residential building — separated by an alley.
- Church Street mixed-use** – Maximum of 1,350 apartment units and around 75,000 square feet of commercial space across four buildings, three of which would be towers of up to 30, 35 and 45 stories
- Reed District** – Redevelopment of 11-acre property that currently holds Jim Read dealerships. Project is slated for a 300-unit apartment building, 300,000-square-foot office building, 250-room hotel and 100,000 square feet of creative office space and retail.



DEMOGRAPHIC INFORMATION

| | 2 MILES | 5 MILES | 10 MILES |
|---------------------------------|----------|----------|----------|
| Population 2023 | 82,512 | 266,824 | 533,191 |
| Households 2023 | 38,866 | 115,462 | 224,191 |
| Average Household Income | \$90,449 | \$93,581 | \$92,948 |
| Davidson County Population 2023 | | | 742,644 |

**NASHVILLE
MARKET OVERVIEW**

- #1** Overall Market to Watch 2022 & 2023 (ULI PwC)
- #1** Hottest Job Market in the Country (Wall Street Journal, 2023)
- #4** Metro for Economic Strength 2022 (Policom)
- #4** Hot Spot for Corporate HQ Relocation (DeWittmove.com, 2021)

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