



LAND PORTFOLIO

801 EWING AVE | 631 FOGG STREET | 644 FOGG STREET
FOR SALE | SOBRO

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW



PROPERTY DETAILS

Address 801 Ewing, Nashville TN | 22,216SF (0.51AC)
631 Fogg, Nashville TN | 3,981SF (0.091AC)
644 Fogg, Nashville TN | 8,158SF (0.187AC)

Bldg Size 20,919 SF

Submarket SoBro

Asking Price Portfolio | 10.98MM
644 Fogg | 2.49MM
801 Ewing & 631 Fogg | 8.49MM

FOUNDRY COMMERCIAL IS THRILLED TO PRESENT A REMARKABLE OPPORTUNITY TO ACQUIRE THREE PRIME PARCELS AT 801 EWING, 631 FOGG, AND 644 FOGG STREET IN THE HEART OF NASHVILLE, TENNESSEE.

This unique development opportunity stands out, benefiting from its strategic location in close proximity to notable developments, attractions, and cultural landmarks that make it an exceptional choice for businesses, developers, residents and visitors alike.

PROPERTY HIGHLIGHTS

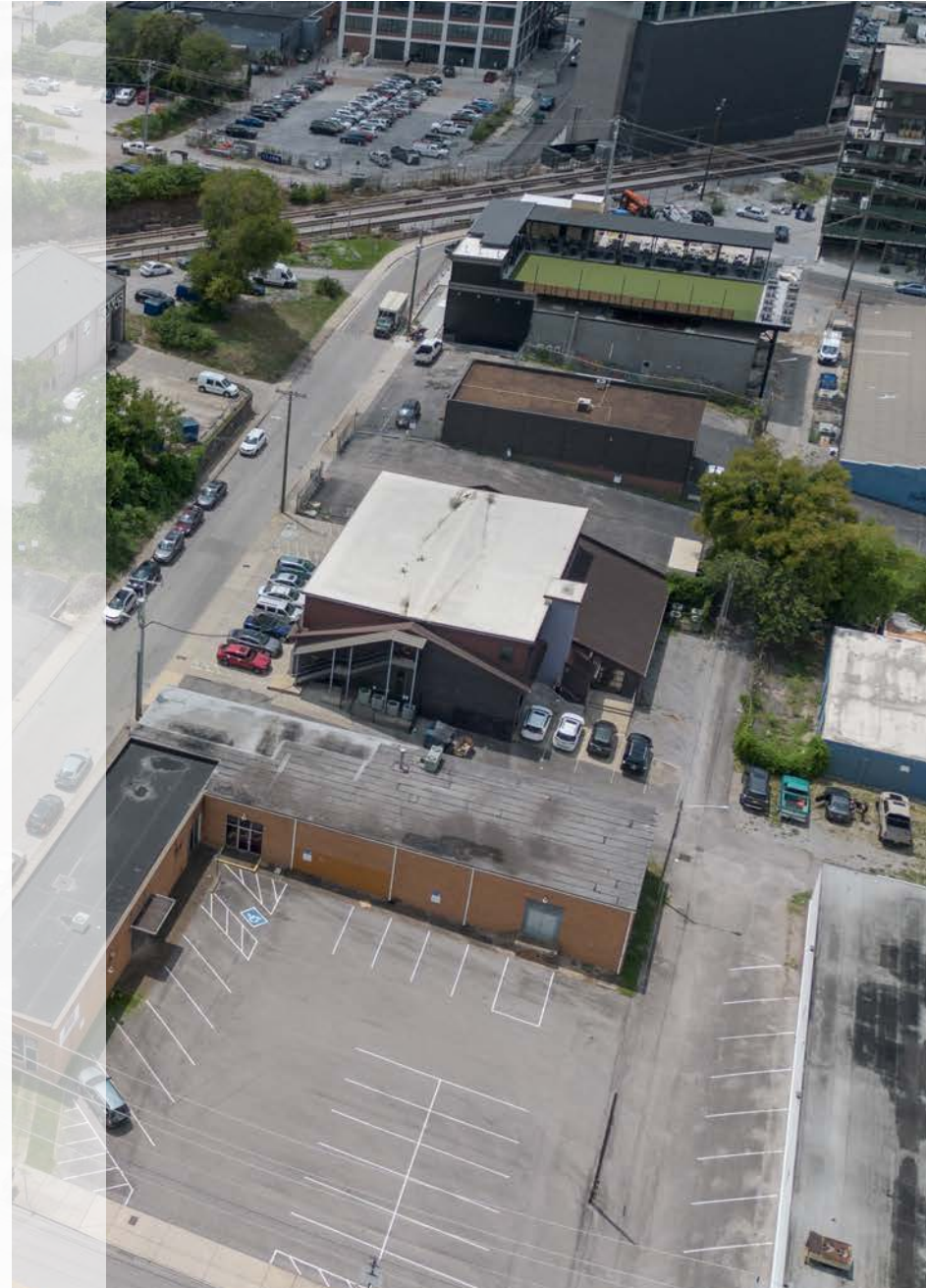
UNBEATABLE LOCATION: Situated in the heart of the vibrant SoBro submarket & surrounded by a plethora of new developments. This prime spot guarantees high visibility and exposure for your business or development.

WALKABILITY AT ITS FINEST: Embrace the convenience of a truly walkable neighborhood with a diverse array of popular restaurants, bars, coffee shops, breweries, and arts/music venues, all just steps away.

PREMIUM QUALITY & SCARCITY: A high quality opportunity for both owner-users and developers. This is a unique and rare opportunity to purchase a +21K SF building on three parcels.

AMPLE PARKING: A rare gem in the SoBro area, the subject property provides 48 parking spaces, 26 of which are gated and secured, making it an ideal choice for owner-users seeking parking convenience or developers aiming to accommodate the needs of future tenants.

VERSATILE POTENTIAL: Whether you're an owner-user or a developer, this property offers endless potential, as it is zoned DTC which allows for an 8 story building by right expanding to 11 stories with the bonus height program. Customize the space to fit your unique business requirements or seize the opportunity to create a dynamic multi-purpose development.



SOBRO

The subject property is surrounded Nashville's iconic cultural landmarks.

The Music City Center, a state-of-the-art convention center, hosts a multitude of events and conferences, drawing visitors from across the globe and providing abundant opportunities for networking and business growth.

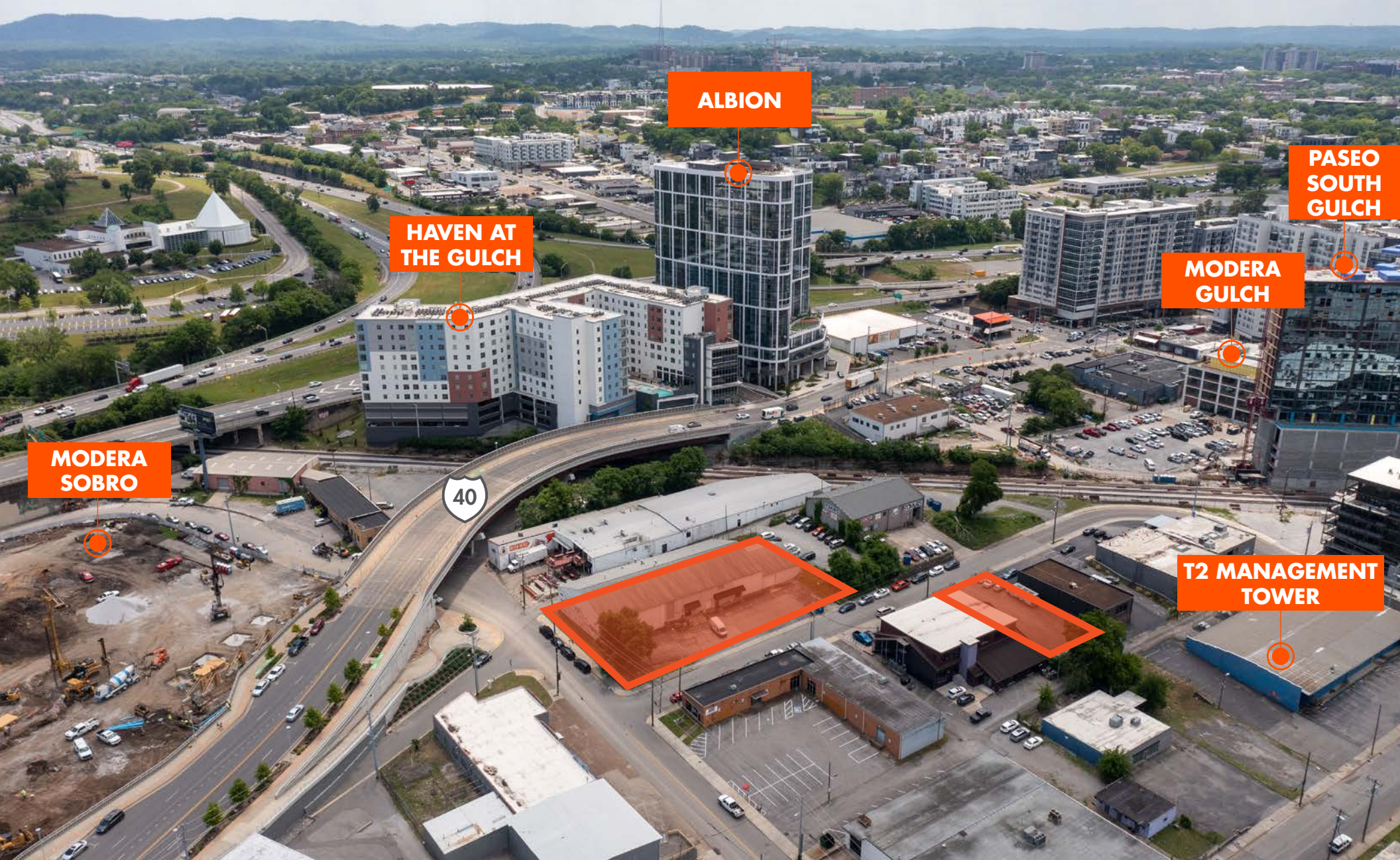


At the heart of SoBro lies a treasure trove of attractions, experiences, and amenities that make it a coveted destination for residents and visitors alike. The neighborhood boasts a remarkable array of cultural landmarks and entertainment venues.

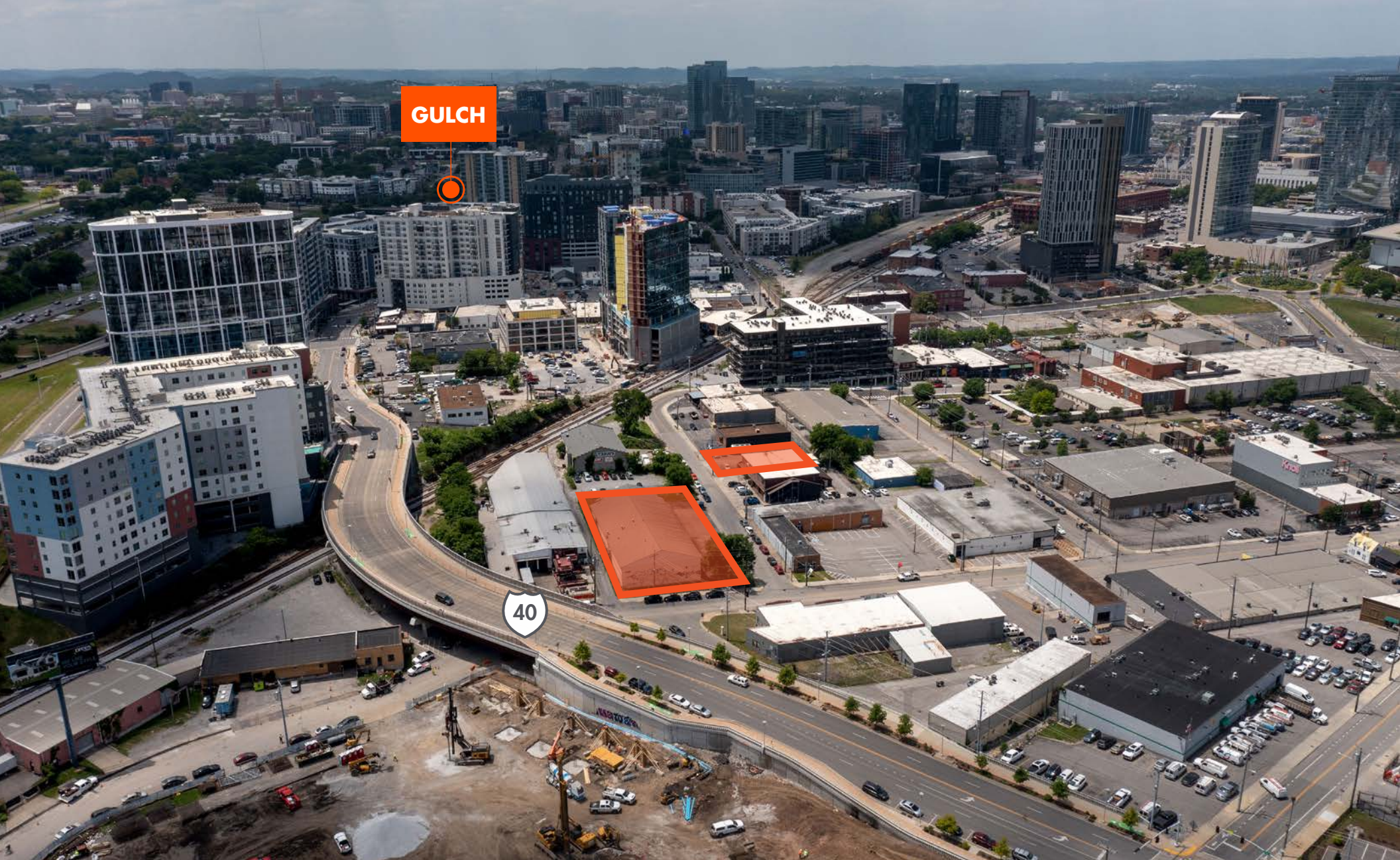


With its unparalleled array of attractions, experiences, and recreational opportunities, SoBro presents a complete package for a day and night of exploration and enjoyment. Whether it's delving into the rich history of country music, savoring delectable culinary creations, immersing oneself in live performances, or simply reveling in the vibrant energy that permeates the streets, SoBro ensures a truly unforgettable experience.

AERIAL VIEW



AERIAL VIEW

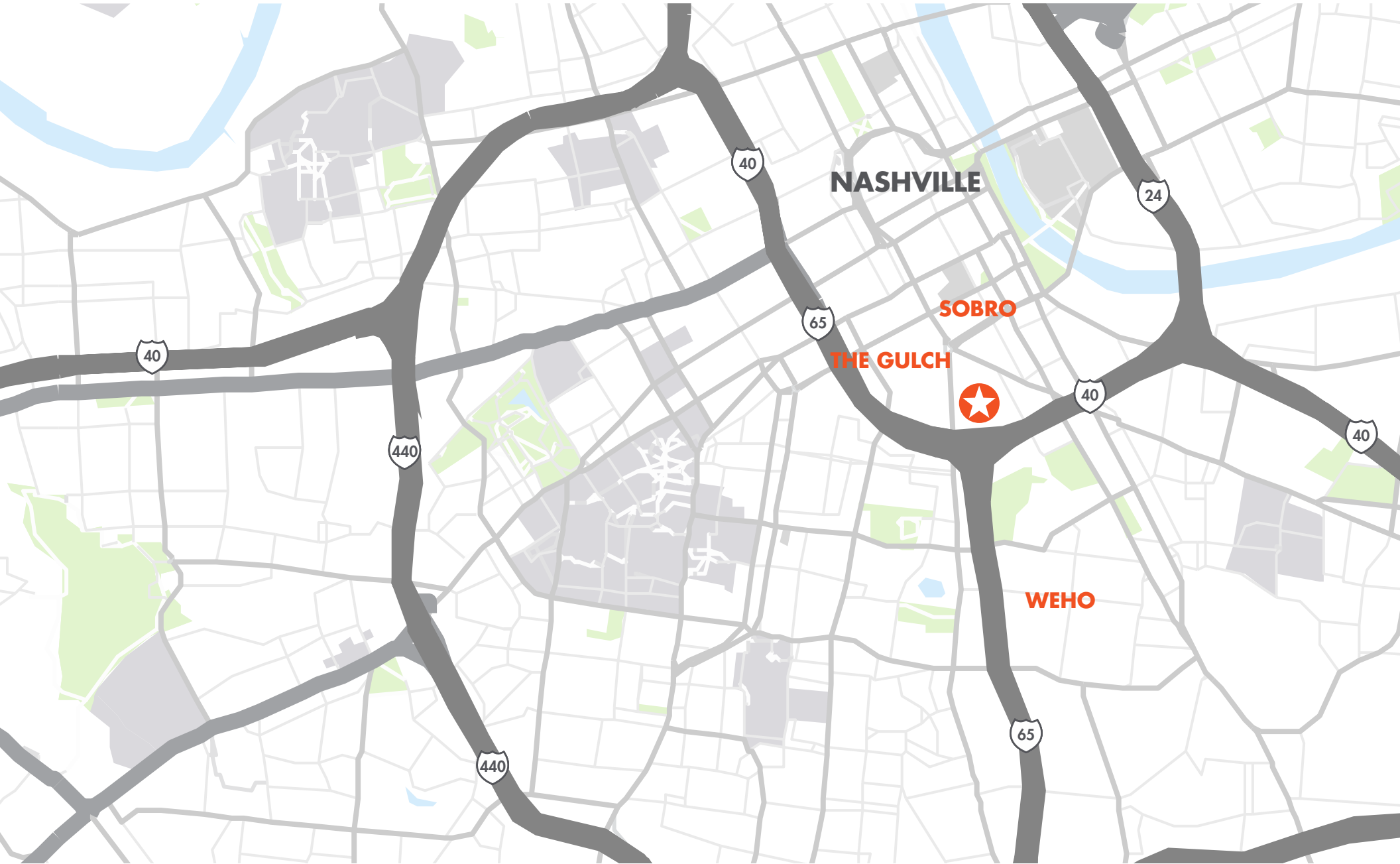




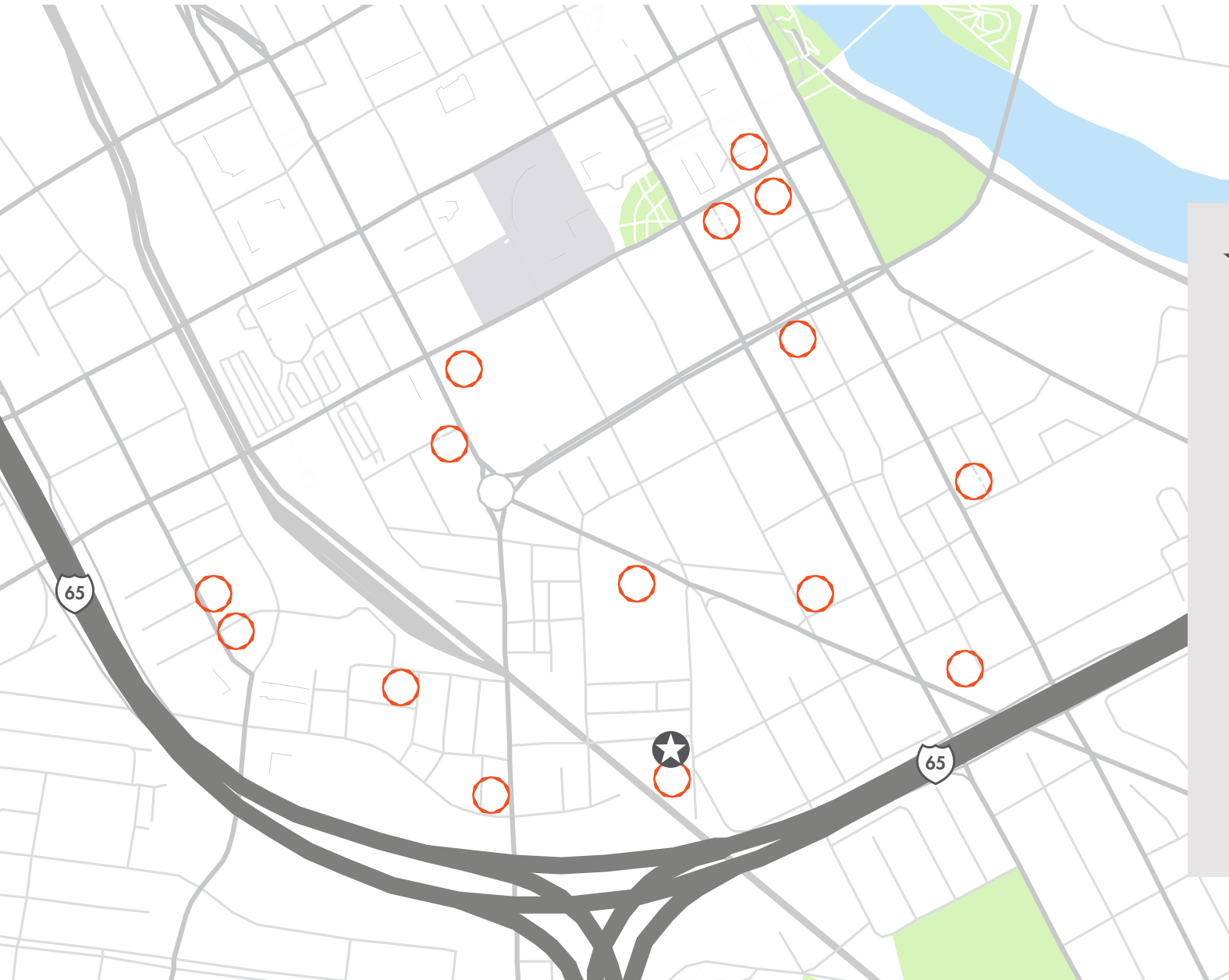
THE NASHVILLE REGION IS HOME TO 10 FORTUNE 1000 COMPANIES INCLUDING 5 FORTUNE 500 HEADQUARTERS

- # 1** In Economic Strength in the United States in 2019 & 2020 ~ POLICOM, March 2020
- # 1** City for Job Seekers in 2020 ~ Money Geek, 2020
- # 2** Hottest U.S. Job Market ~ Wall Street Journal, February 2020
- # 2** Best Place for New Businesses ~ Smart Advisor, 2019
- # 3** Real Estate Prospects 2021 ~ ULI/PwC, October 2020
- # 7** Best City in the United States ~ Travel+Leisure, July 2021
- # 9** Top Student Destination 2019 ~ Teach&Travel, May 2019

LOCATION MAP



AMENITIES MAP

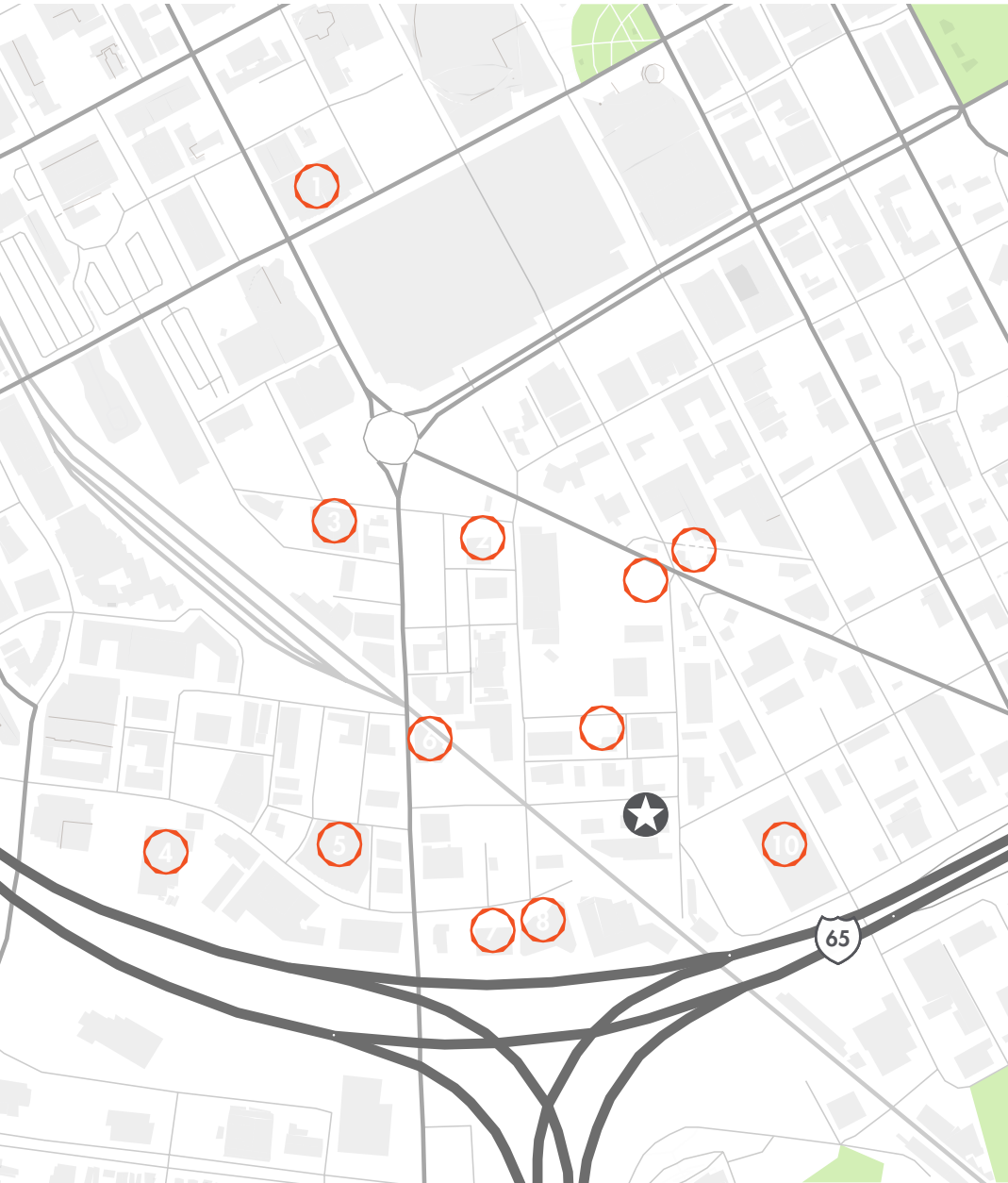


★ Property Site

DINING | RETAIL | AMENITIES

- 1 TN Brew Works
- 2 Bourbon Steak
- 3 Etch
- 4 The Southern
- 5 Peg Leg Porker BBQ
- 6 Martin's BBQ
- 7 The Diner
- 8 Carne Mare
- 9 The Duch
- 10 Oak Steakhouse
- 11 Party Fowl
- 12 Husk
- 13 City Winery
- 14 3rd & Lindsley Bar & Grill
- 15 Listening Room Cafe

DEVELOPMENT MAP



SOBRO LAND PORTFOLIO
NASHVILLE, TN

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