



DEVELOPMENT OPPORTUNITY IN MIDTOWN

NASHVILLE, TN

ENDLESS POTENTIAL

Situated in the heart of Midtown, the property spans 1.14 acres with an assemblage opportunity for an additional 0.20 acres. This exceptional site offers the potential to develop a high-density project in one of Nashville's most sought-after submarkets.

PROPERTY HIGHLIGHTS



1618-1626 STATE ST

ADDRESS



NASHVILLE

CITY



MIDTOWN

SUBMARKET



1.14

ACREAGE



MUI-A, OV-UZO

ZONING

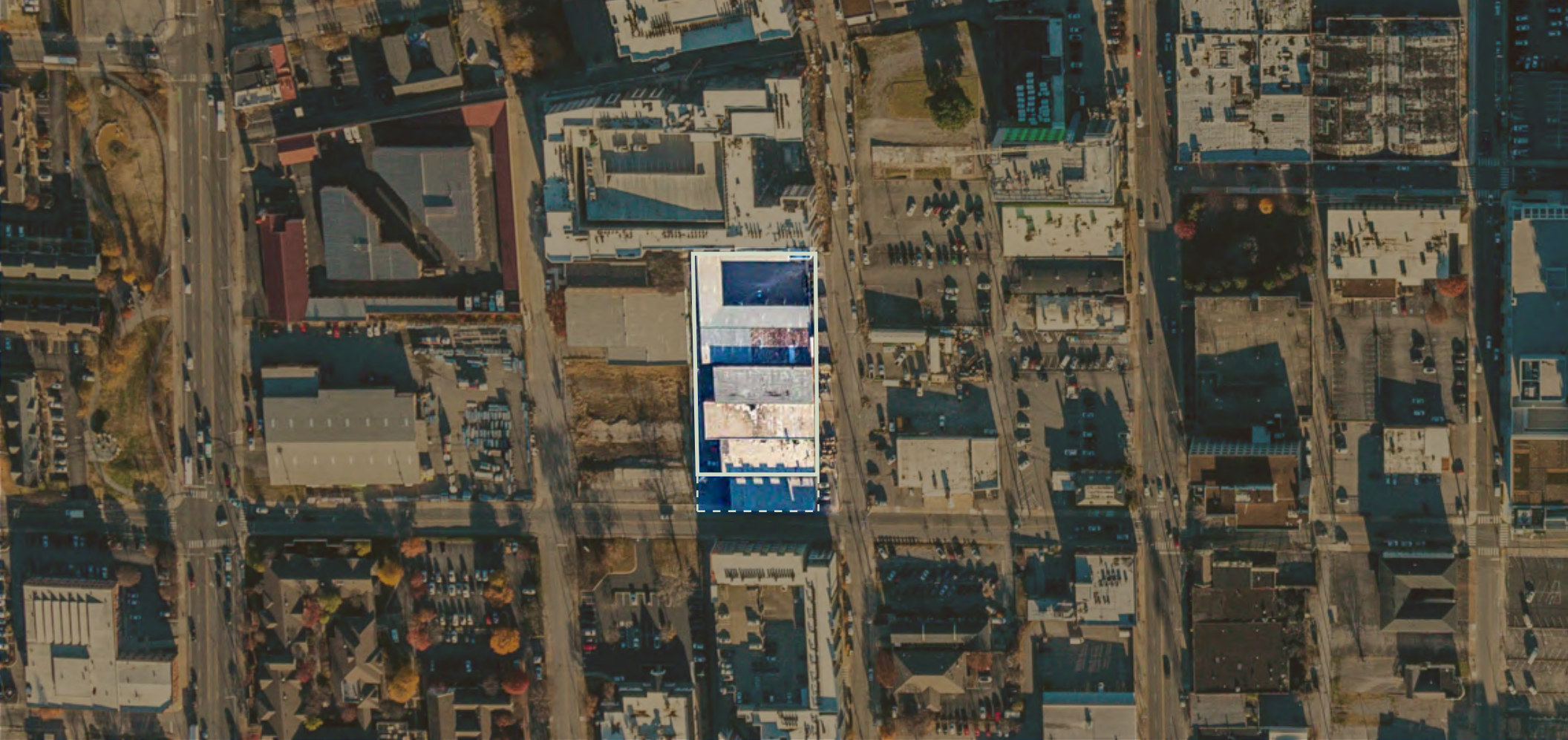


T5 MU

COMMUNITY CHARACTER POLICY



----- Indicates potential land assemblage.



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ZONING OVERVIEW

- **T5 Center Mixed-Use Neighborhood (T5 MU)**

Intended to maintain, enhance, and create high-intensity urban mixed-use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses.

Source – Nashville Next: A General Plan for Nashville & Davidson County

- **Existing Zoning**

MUI-A; 1.14 AC – Mixed-use intensive intended for a high-intensity mixture of residential, retail, and office uses.

Source – The Code of The Metropolitan Government of Nashville and Davidson County, Tennessee

AREA DEVELOPMENT



DOWNTOWN

THE GULCH

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19

MAP NUMBER	DEVELOPMENT	ADDRESS	ASSET TYPE	PROJECT DETAILS	HEIGHT	DEVELOPER	STATUS
1	Reed District	1530 Broadway	Mixed-Use	Phase I; 300 Units, 250 Keys, 300,000 SF Office, & 100,000 SF Creative Office	Multiple Buildings; Up to 40 Stories	Hines & Barings	Proposed
2	1401 Church	1401 Church St	Mixed-Use	1,350 Units, 250 Keys, & 75,000 Retail/Office	Three Towers; 30, 35, & 40 Stories	Bosa Residential	Proposed
3	14th & Hynes	225 14th Ave N	Mixed-Use	TBD	Two Towers; 36 & 40 Stories	Roers Companies	Proposed
4	Albion Music Row	1517 McGavock St	Mixed-Use	832 Units	Two Towers; 20 & 29 Stories	Albion Residential	Proposed
5	15th & Church	1414 Church St	Mixed-Use	570 Units, 374 Keys, & 26,000 SF Retail	Two Towers; 29 & 30 Stories	Roers Companies	Proposed
6	Beaman Site	1501 Broadway	Mixed-Use	1.3 MSF Office, 900 Units, 350 Keys, 69,000 SF Retail	Up to 35 Stories	GBT & Monarch Alternative Capital	Proposed
7	1705 Hayes	1705 Hayes St	Mixed-Use	342 Units	30 Stories	Cherry & Associates	Proposed
8	Vocé	1719 Hayes St	Mixed-Use	190 Condos, 120 Keys, & 60,000 SF Office	25 Stories	Vastland	Proposed
9	19th & Church	1901 Church St	Mixed-Use	315 Units, 182 Keys, & 5,750 SF Retail	Two Buildings; 28 & 12 Stories	Greystar & North Point Hospitality	Proposed
10	1805 Church	1805 Church St	Mixed-Use	383 Units & 6,300 SF Retail	16 Stories	Ascend Real Estate Group	Under Construction
11	The Gupton	1615 State St	Multi-family	305 Units	14 Stories	Chartwell Residential	Proposed
12	Cambria Hotel	1610 Church St	Hotel	159 Keys	9 Stories	Private Individual	Under Construction
13	Local Nashville	1904 Hayes St	Multi-family	307 Units	15 Stories	Subtext	Under Construction
14	Hilton Tempo	110 20th Ave N	Hotel	161 Keys	12 Stories	Vision Hospitality Group	Proposed
15	Margaux Midtown	1600 Patterson St	Multi-family	292 Units	Two Buildings; 6 Stories	Woodfield Development	Delivered Q2 2023
16	Aspire Midtown	1801 Patterson St	Multi-family	277 Units	14 Stories	AI Neyer & Dinerstein	Under Construction
17	1804 Patterson	1804 Patterson St	Multi-family	210 Units	7 Stories	Elk Development	Proposed
18	301 15th	301 15th Ave N	Multi-family	179 Units	7 Stories	Q&A Development	Proposed
19	17th & Patterson	310 17th Ave N	Multi-family	139 Units	15 Stories	M2 Development Partners	Proposed

TRANSFORMATIVE DEVELOPMENT

#1

Market for real estate investment in 2023

Emerging Trends in Real Estate, ULI & PWC

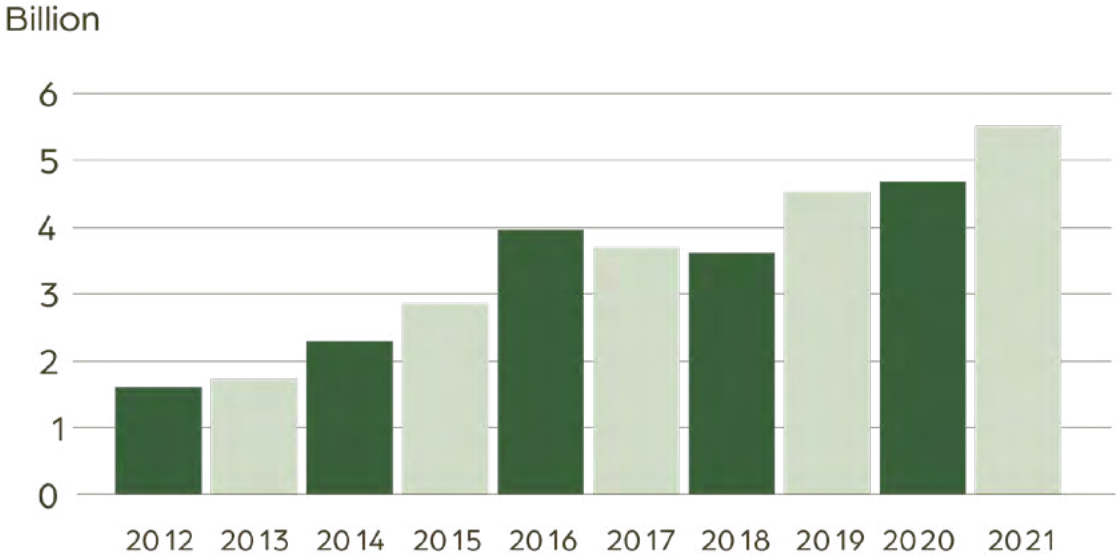
\$6.5B

Public and private investment in the past five years

\$10.1B

Public and private investment under construction or planned in next five years

BUILDING PERMITS ISSUED IN NASHVILLE



Source: Metro Codes



LOCATION AND ACCESSIBILITY



3 MAJOR INTERSTATES

1 of 6 U.S. cities that have a convergence of 3 major interstates



2-Day 
Trucking distance

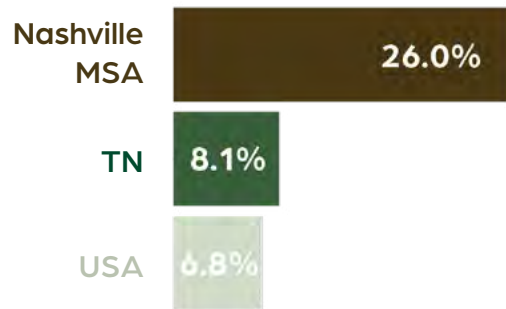
 **12 million**
People live within
a 3-hour drive

75% 
of the U.S. Market is
within a 2-hour flight

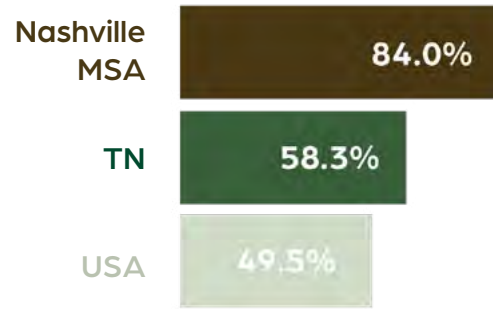


NASHVILLE'S UNPRECEDENTED GROWTH

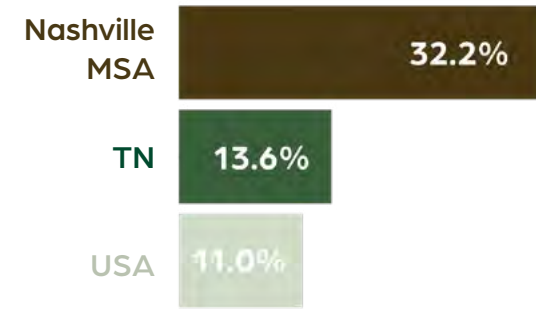
2012-2022 Population Growth



GDP Growth*



2012-2022 Job Growth

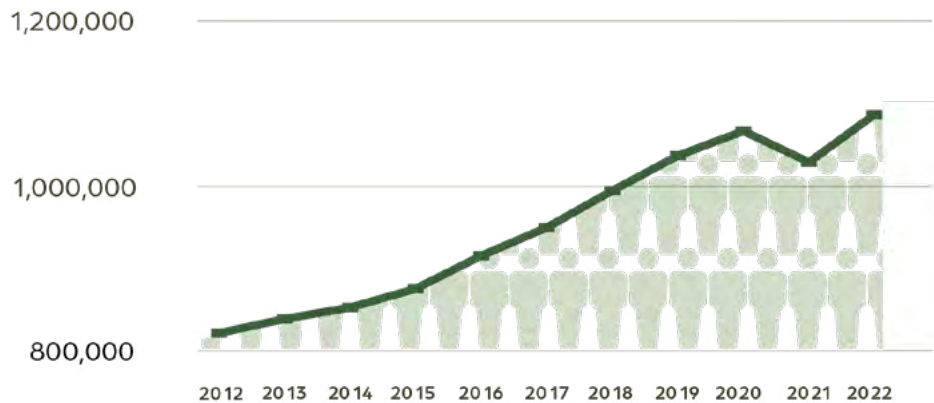


Source: U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis *2011-2021 Data



NASHVILLE'S EMPLOYMENT

Nashville MSA Employment Growth



#1 Hottest Job Market
Wall Street Journal

Top Downtown Nashville Employers (by number of local employees)



14,700



8,500*



7,000



4,024



2,966



2,316



2,250



1,821



1,524



1,000+

Midtown Medical Employers (by number of local employees)



25,095



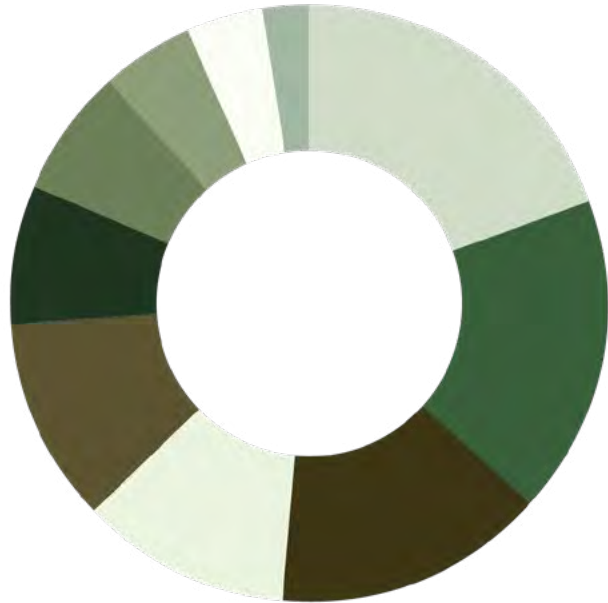
Ascension

8,335

Source: Nashville Business Journal's Book of Lists 2022-2023

* by 2031

NASHVILLE'S EMPLOYMENT DIVERSITY & PIPELINE



19.53%	Trade, Transportation, and Utilities
17.39%	Professional and Business Services
14.72%	Education and Health Services
11.37%	Leisure and Hospitality
11.03%	Government
7.57%	Manufacturing
6.88%	Financial Activities
5.02%	Mining, Logging, & Construction
4.00%	Other Services
2.50%	Information

Source: U.S. Bureau of Labor Statistics

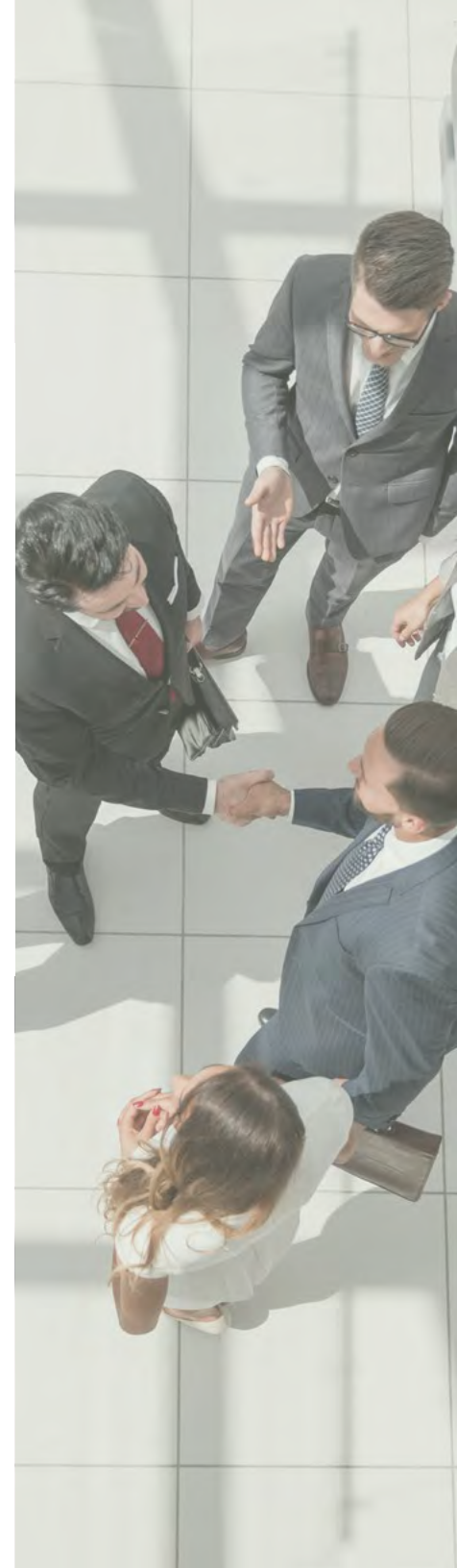
Nashville has **13** accredited and postgrad institutions, plus **7** 2-year institutions and tech schools.

More than **122,000** students attend the area's colleges and universities.

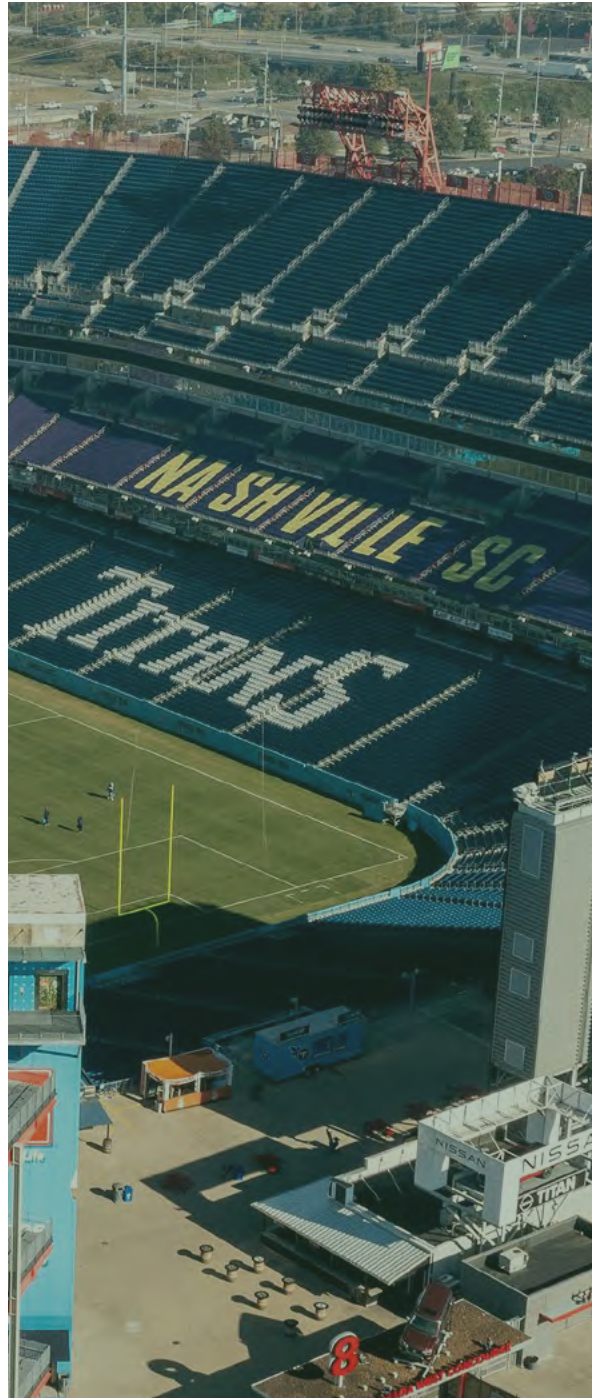
60% of college graduates remain to work in the region.

24,990 degrees and certificates awarded to graduates of Nashville-area colleges and universities in 2019.

Source: Nashville Chamber Economic Development Guide



LEISURE ATTRACTIONS



Tennessee Titans

NFL

Nashville Predators

NHL

Nashville Soccer Club

MLS

Nashville Sounds

MLB AAA

56

GOLF COURSES

200+

PUBLIC PARKS

30,000

ACRES OF INLAND LAKES

Nashville Zoo

OUTDOOR ADVENTURE

For more information on this offering, contact:

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