

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the sam e transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

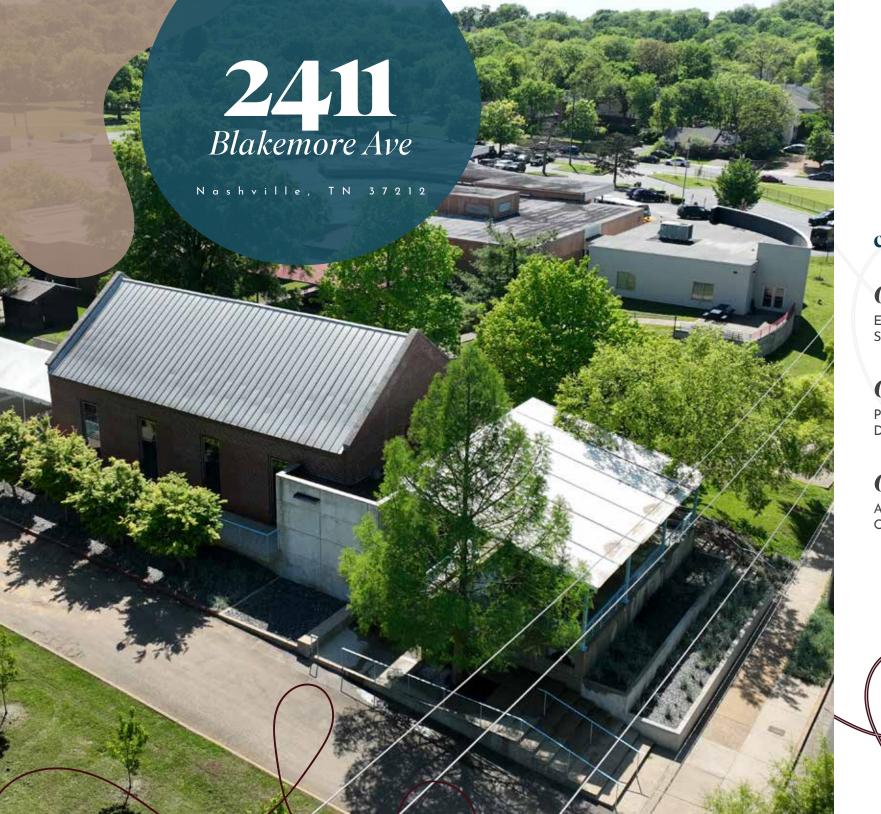
Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2024 CBRE, Inc. All Rights Reserved.



contents

01

EXECUTIVE SUMMARY

02PROPERTY DESCRIPTION

O3
AREA
OVERVIEW





executive summary

As a historical Nashville site rejuvenated with ageless elegance, Ruby offers the perfect blend of classic charm and modern flair, designed especially for social events.

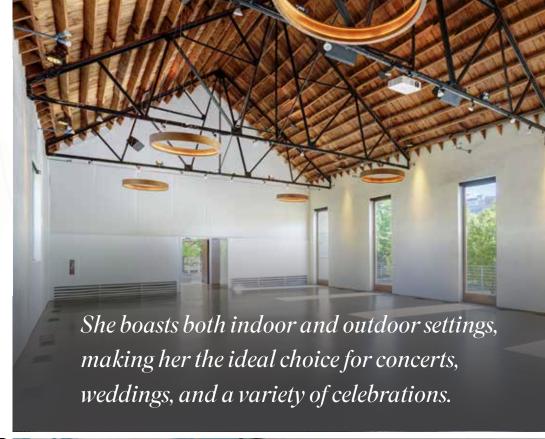
Initially encountered as a neglected edifice, Ruby underwent a transformative redesign and reconstruction in 2011. Since then, she has become a cornerstone of the historic Hillsboro Village neighborhood, perfectly positioned opposite Vanderbilt University in the bustling heart of midtown Nashville. Ruby's most distinguished feature arguably lies in its unique setting within a city park known to all as Dragon Park. This prime location offers a serene escape in the urban expanse, evident upon arrival. Surrounding the historic building, decks, and courtyards serve multifunctional roles, accommodating bars, catering services, and a variety of outdoor events. The commitment to architectural and design excellence has propelled Ruby into the upper echelons of venues for weddings, corporate events, music performances, and non-profit gatherings in Nashville.

executive summary

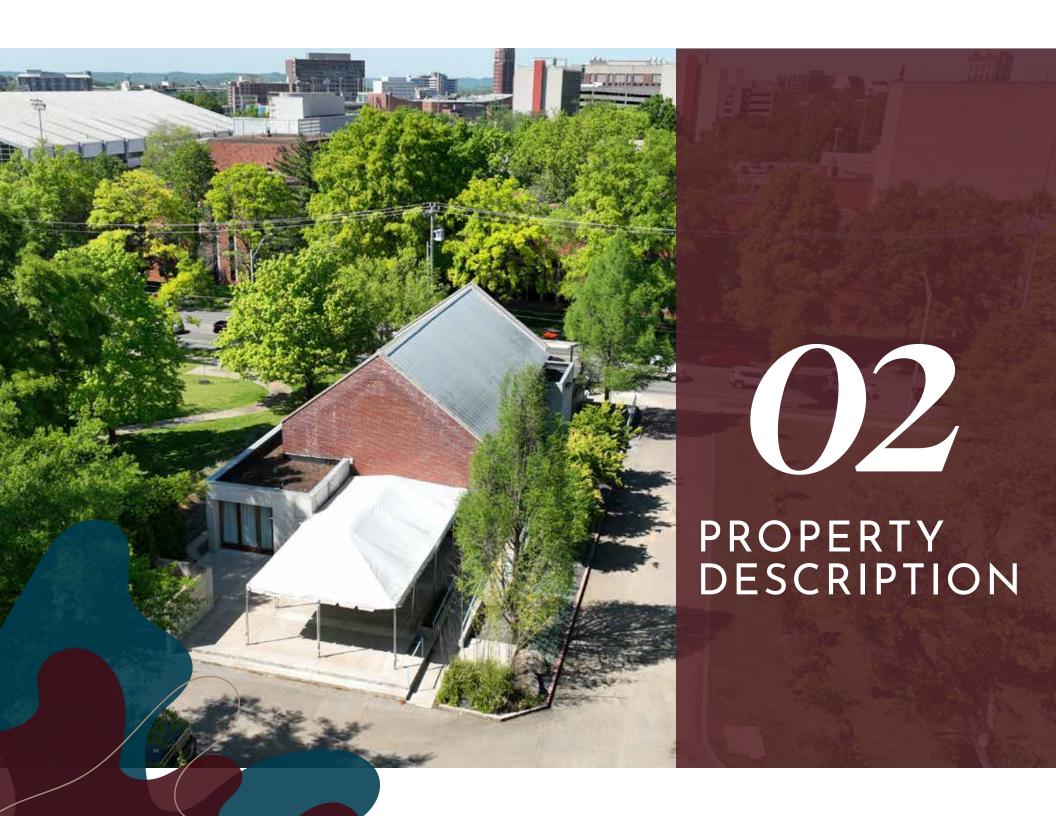
The sophisticated interplay of hardwoods, concrete, and Venetian plaster crafts an ambiance that resonates with historic, industrial, and contemporary themes alike. In a city celebrated for its musical heritage, this venue integrated an advanced audio, video, and lighting system. Ownership of the property enabled the venue to restore and elevate the building to an unmatched standard of quality, reflecting the identity as architects, designers, and engineers dedicated to excellence.















permitted use/zoning

Explore the development potential of this versatile property, suitable for a range of projects. Zoned RM40, the site supports up to 8 units per 0.2 acres, ideal for single-family, two-family, or multi-family residential constructions.

The property also offers options for special use developments such as a monastery, convent, church, orphanage, assisted-care living, hospice, nursing home, or residence for the handicapped. Additionally, it can accommodate low-intensity office developments with minimal employee and visitor traffic.

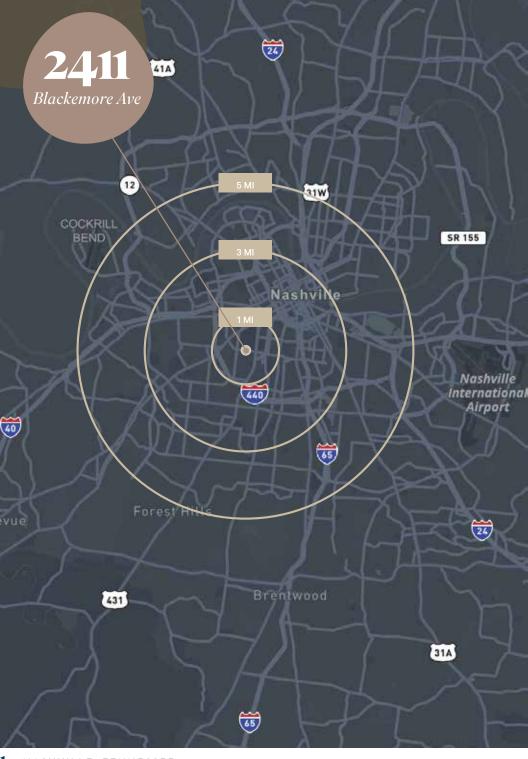
This property provides a range of development opportunities to suit various needs and visions.





area demographics

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	26,194	128,132	225,188
2028 Population - Projection	26,691	149,202	254,691
2020-2023 Annual Population	0.47%	1.69%	1.40%
GENERATIONS			
Generation Alpha	2.9%	5.9%	7.3%
Generation Z	46.1%	27.7%	25.5%
Millennials	28.0%	31.1%	28.7%
Generation X	9.9%	15.3%	16.8%
Baby Boomers	9.7%	15.5%	17.1%
Greatest Generations	3.5%	4.4%	4.7%
HOUSEHOLD INCOME			
Average Household Income - 2023	\$125,409	\$128,681	\$126,094
Median Household Income - 2023	\$70,204	\$75,910	\$72,304
HOUSING VALUE			
Median Home Price - 2023	\$678,137	\$663,947	\$563,589
Average Home Price - 2023	\$772,621	\$737,095	\$686,730
HOUSING UNITS			
Owner-Occupied Housing	26.2%	30.2%	36.0%
Renter-Occupied Housing	59.5%	53.7%	50.3%



2411 Blakemore Ave

Nashville TN 37919

BYRAN FORT

Senior Vice President +1 615 493 9259 byran.fort@cbre.com

FRANK THOMASSON

Senior Vice President +1 615 493 9258 frank.thomasson@cbre.com

RYAN COULTER

Senior Associate +1 615 248 1133 ryan.coulter@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

