



Colliers

2.68 AC

FOR SALE

PRIME DEVELOPMENT
INVESTMENT OPPORTUNITY

MINUTES TO DOWNTOWN
EAST NASHVILLE & I-65/I-24

1825 LIBERIA ST
NASHVILLE, TN 37207

INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

Colliers International, as exclusive advisor, is pleased to present a prime ± 2.68 -acre development site across two parcels located just off Trinity Lane, one of Nashville's most active and evolving urban corridors. This prime assemblage boasts excellent proximity to East Nashville, MetroCenter, and Downtown, offering developers a rare opportunity to capitalize on momentum in a high-demand infill location.

The site consists of two parcels located at 1825 Liberia Street (zoned RS5 – Residential Single Family, minimum 5,000 SF lots) and 0 Liberia Street (zoned CL – Commercial Limited). The Site boasts highly desirable land use policy with both parcels enjoying T4 CC (Urban Community Center) policy allowing for a range of possibilities including mixed-use development. The favorable policy allows for a range of possibilities through a rezoning effort and would allow the future development to align with the rapid growth being witnessed along the Trinity Lane corridor.

± 2.68 ACRES of developable land just off Trinity Lane

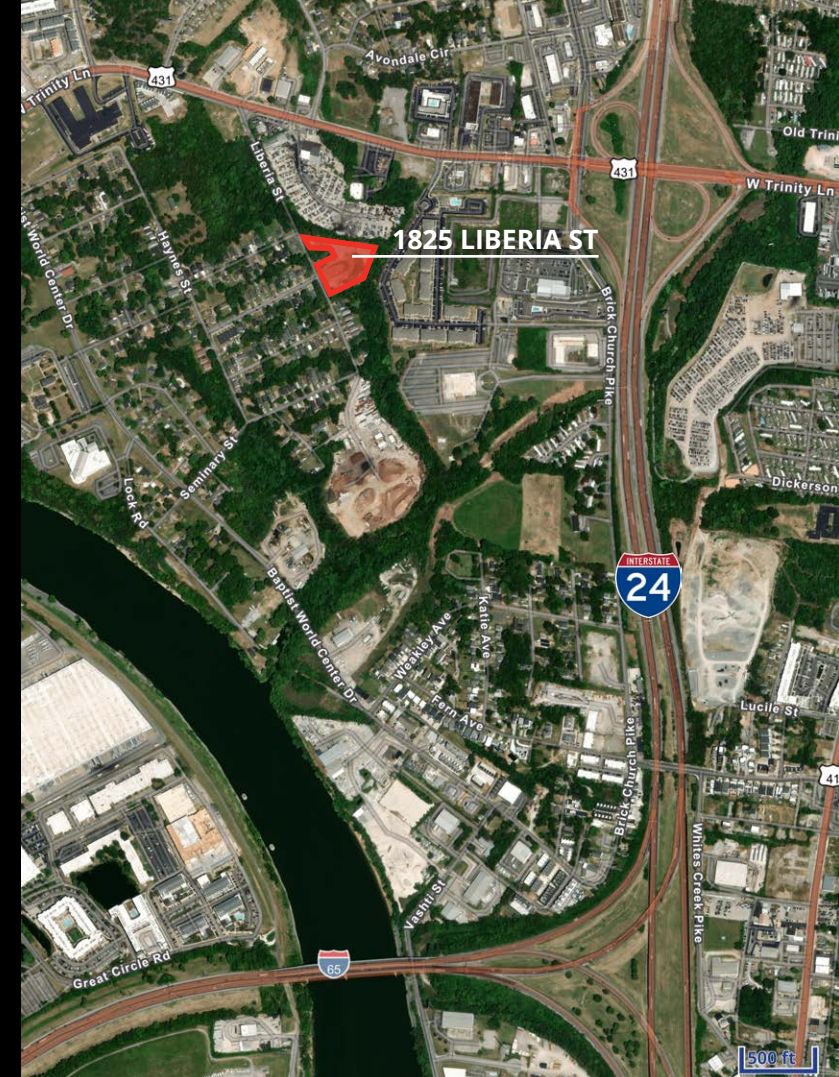
T4 CC (URBAN COMMUNITY CENTER) POLICY – allowing for significant increases in density

INFILL LOCATION – strategic connectivity to I-65/I-24, East Nashville, and Downtown

RAPIDLY GROWING TRINITY LANE LOCATION – surrounded by new residential and mixed-use projects

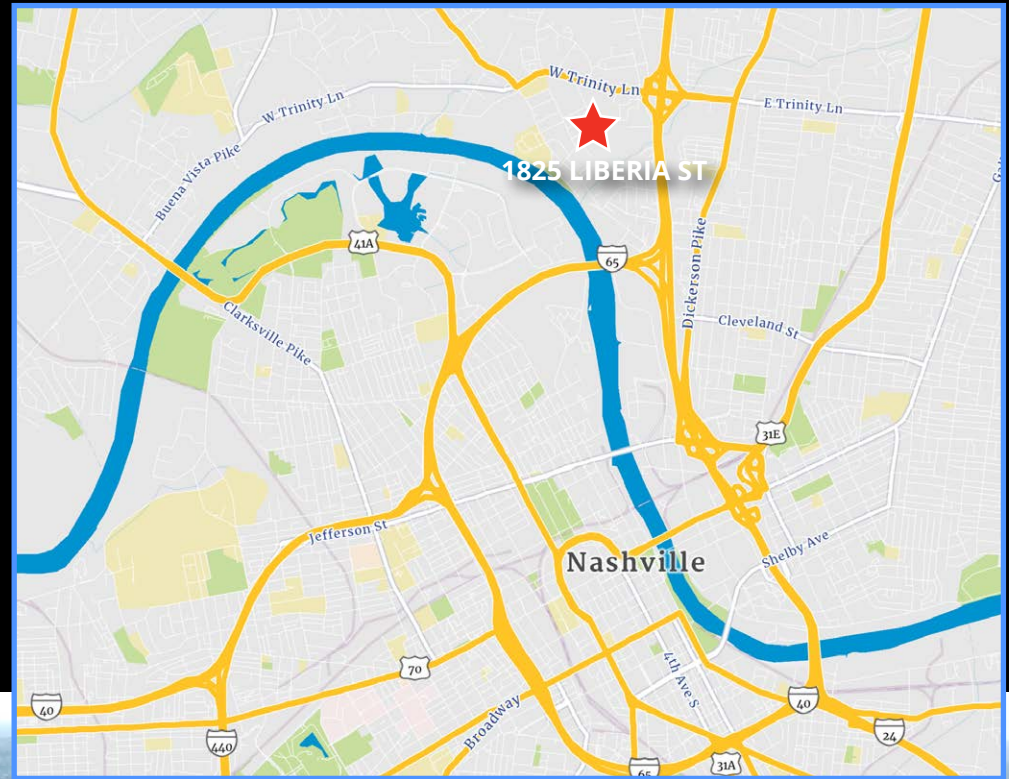
STRONG RESIDENTIAL DEMAND – driven by population growth and housing undersupply

This ± 2.68 -acre site on Trinity Lane represents a rare infill development opportunity in one of Nashville's most dynamic submarkets. With RS5 and CL zoning in place as well as extremely favorable T4 CC land use policy, a favorable development footprint, and immediate access to the city's economic and cultural core, the property offers an ideal platform for delivering much-needed housing product in a supply-constrained market. Surrounded by transformative investment and continued growth, this site provides the scale, timing, and location to capture long-term value in one of the Southeast's most resilient real estate markets.



PROPERTY SUMMARY

Address	1825 Liberia St, Nashville, TN 37207 0 Liberia St, Nashville, TN 37207
Parcel Size	2.2 acres & 0.48 acres
Land Use	Residential, Urban Community Center
County	Davidson County
Parcel ID	071-05-0-229.00 & 071-05-0-228.00
Zoning	RS5 & CL
Land Use Policy	T4-CC Urban Community Center



INTERSTATE 24 175,074 AADT

**TRINITY LANE
26,315 AADT**

1825 Liberia Street
2.2 acres
Zoned RS5
Assessor Parcel ID:
07105022900

0 Liberia Street
0.48 acres
Zoned CL
Assessor Parcel ID:
07105022800

LIBERIA STREET

ZONING

T4-CC Urban Community Center

POLICY INTENT

Maintain, enhance, and create urban community centers. Encourage their development or redevelopment as intense mixed use areas that provide a mix of uses and services to meet the needs of the larger surrounding urban area.

GENERAL CHARACTERISTICS

T4 Urban Community Centers (T4-CC) are served by multiple modes of transportation and accommodate sidewalks, bikeways, vehicles, and existing or planned transit. Where transportation infrastructure is insufficient or not present, enhancements may be necessary to improve pedestrian, bicycle, and vehicular connectivity.

T4-CC areas are suitable for creating services to meet the needs of surrounding neighborhoods. T4-CC areas are pedestrian-friendly, generally located at intersections of prominent urban streets and consists of the following:

- Commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining policy areas;
- Services to meet the daily needs of residents within a five-minute drive or a five-to-ten minute walk, as well as services that are needed less frequently and provide a draw to the larger community;
- Intensity generally placed within edges not exceeding a quarter-mile in diameter;
- Regularly spaced buildings built to the back edge of the sidewalk with minimal spacing between buildings;
- Parking behind or beside the building, or on-street;
- Consistent use of lighting and formal landscaping;
- Highly connected street networks, sidewalks, and existing or planned mass transit leading to surrounding neighborhoods and open space;

EXAMPLES OF APPROPRIATE LAND USES*

- Mixed Use
- Commercial
- Office
- Institutional
- Transitional Residential
- Artisan manufacturing and other low impact industrial and warehousing uses

ZONING*

- MUL-A
- MUG-A
- OR20-A
- OR40-A
- ORI-A
- RM20-A
- RM40-A
- Design-based zoning

BUILDING TYPES

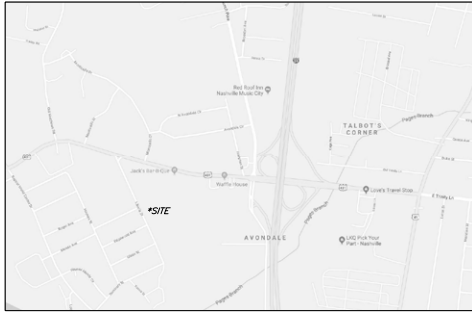
- Low-rise Townhouse
- Mid-rise Townhouse
- Courtyard Flat
- Low-Rise Flat
- Mid-Rise Flat
- Low-Rise Mixed Use
- Mid-Rise Mixed Use
- Low-Rise Commercial
- Institutional

Disclaimer: This information is provided as an aid for general reference and should not be construed as all data that may apply to each property. Users should independently verify the accuracy of the information.

ZONING POLICY DOCUMENT

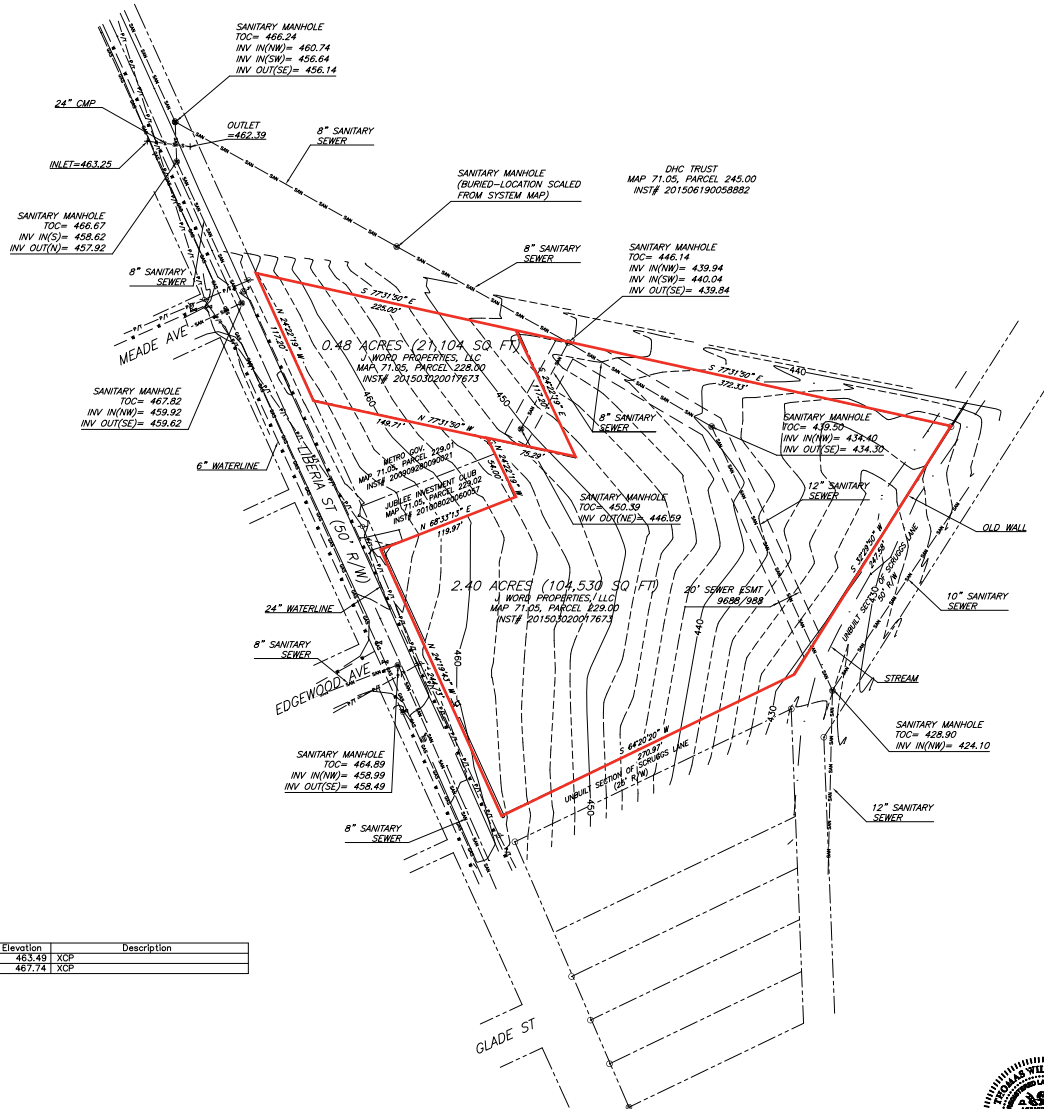
Adopted August 24, 2017 III-CCM-205

PROPERTY SURVEY

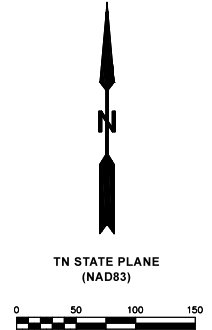


VICINITY MAP
(NTS)

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	FENCE
---	ROAD CENTERLINE
---	GAS
---	OVERHEAD LINES
---	SANITARY SEWER
---	STORM SEWER
---	WATER
○	IP(O) - IRON PIN OLD
○	IP(S) - IRON PIN SET
●	BOLLARD
○	CURB INLET
○	ELECTRIC METER
○	GAS METER
○	GAS VALVE
○	GUY WIRE
○	FIRE HYDRANT
○	LIGHT POLE
○	MAILBOX
○	SANITARY SEWER MANHOLE
○	SIGN
○	STORM SEWER MANHOLE
○	UTILITY POLE
○	WATER METER
○	WATER VALVE



Point	Northing	Easting	Elevation	Description
2	681983.8013	1737272.673	463.49	XCP
3	682358.6411	1737321.762	467.74	XCP



NOTES

- DEED REFERENCE: BEING PROPERTIES CONVEYED TO J WORD PROPERTIES, LLC AS OF RECORD IN INST# 201503020017673 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN.
- PROPERTY SHOWN AS PARCELS 228.00 AND 229.00 IN DAVIDSON COUNTY PROPERTY MAP 71.05 AND ALSO KNOWN AS METRO PARCEL ID# 07105022900 & 07105022900
- NORTH ARROW BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
- UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ONSITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON. HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
- SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL CLIENT(S) AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THIS SURVEYOR.

TOTAL AREA = 2.88 ACRES

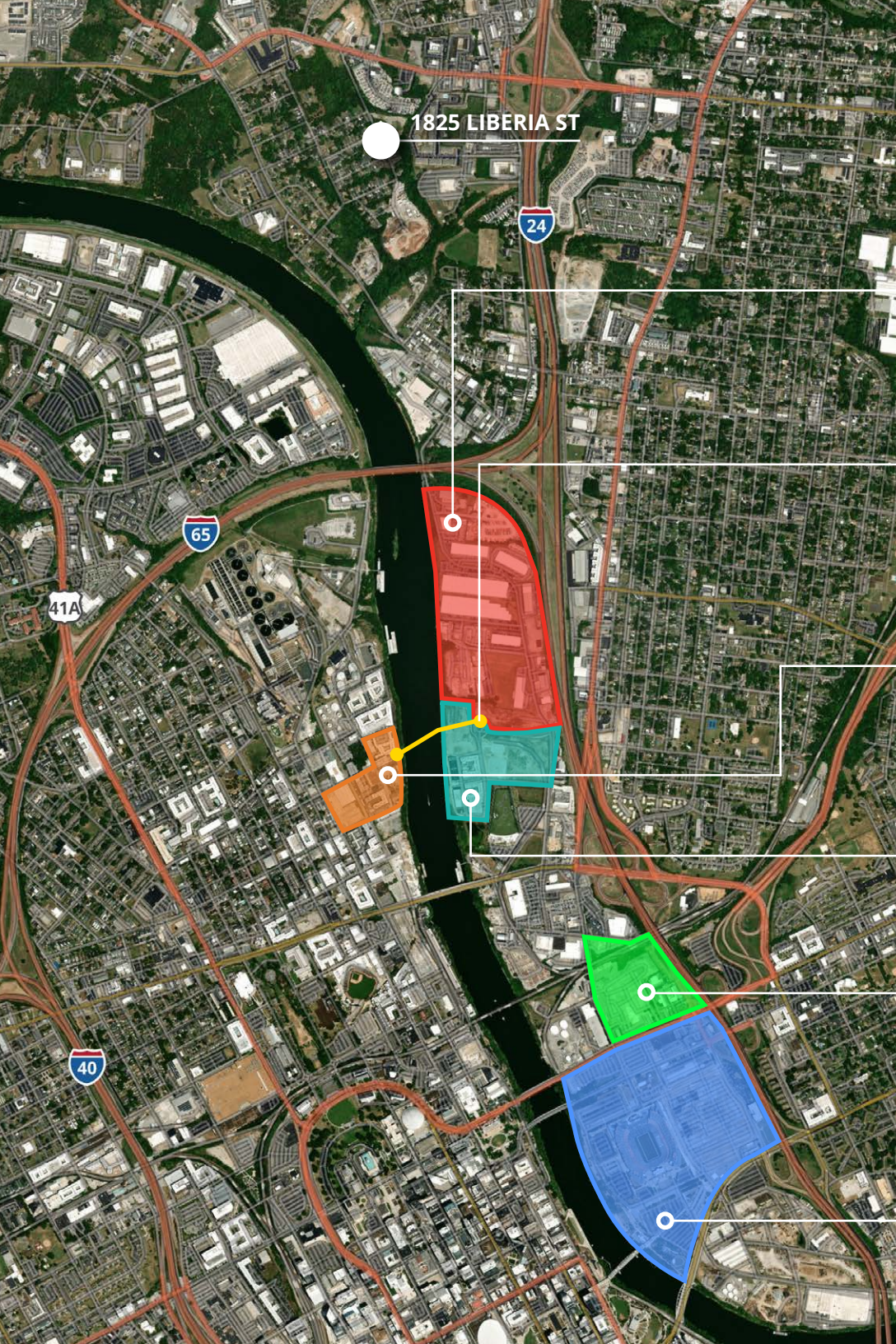
TOPOGRAPHICAL SURVEY OF
THE J WORD PROPERTY ON
LIBERIA STREET
SECOND COUNCIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE



CROWN LAND SURVEYING
115 EASTSIDE ROAD • BURNS, TENNESSEE 37029
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AREA DEVELOPMENT



ORACLE CAMPUS

- \$1.2 billion dollar proposed future HQ
- 70 acre campus
- 8,500 employees by 2031



PROPOSED PEDESTRIAN BRIDGE

- Connecting from Germantown to Cowan Street
- Part of \$175 million public infrastructure agreement between Oracle and Metro



NEUHOFF DISTRICT

- 914,000 SF mixed-use campus
- 54,000 SF retail and restaurant space
- 396,000 SF office space
- 542 residential units
- Future-phase office tower planned



RIVER NORTH

- \$260 million mixed-use development
- Phase I (Delivered)
- 651 residential units
- 78,000 SF office space
- 73,000 SF retail and restaurant space



STATION EAST

- 3-acre campus
- 225,00 SF retail and restaurant space
- 1.2 Million SF office space
- 1,400 residential units
- 600 key hotel

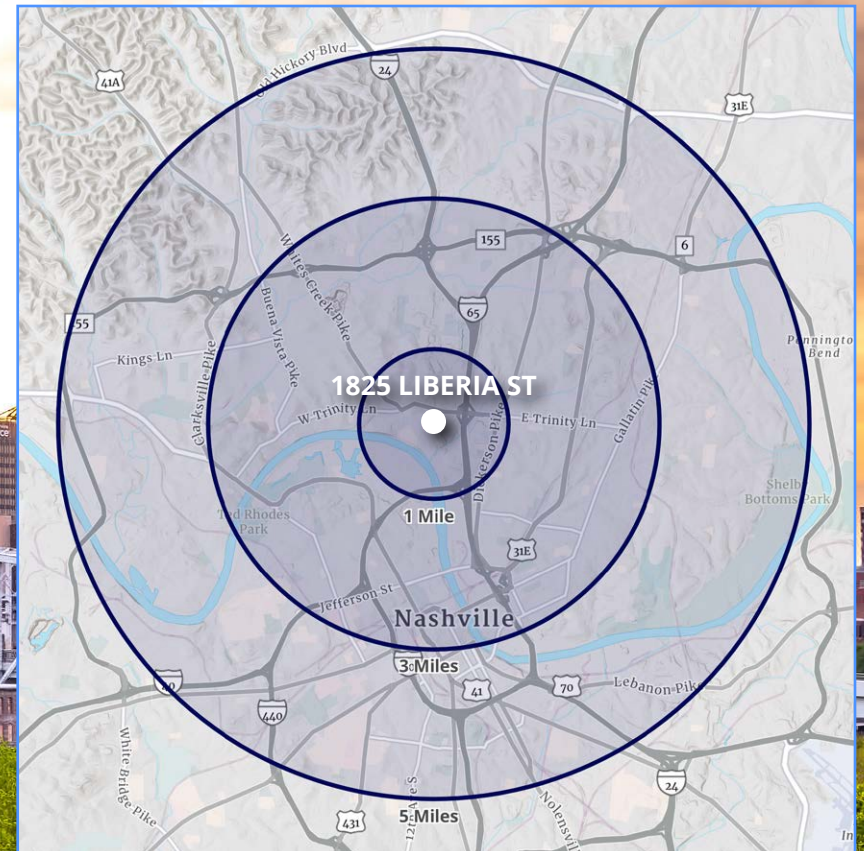


TITANS STADIUM DEVELOPMENT

- \$2.1 Billion dollar NFL stadium for 2027
- 60,000 seat capacity
- 30-acre retail, restaurant, outdoor activated space planned

NASHVILLE OVERVIEW & DEMOGRAPHICS

Nashville, Tennessee, widely known as “Music City,” has rapidly transformed into one of the nation’s most dynamic and fastest-growing metropolitan areas. Nashville has experienced more than 20% population growth since 2010, driven by a young, diverse, and highly mobile population. The city boasts a robust and diversified economy with a metro GDP nearing \$175 billion. It is a national leader in healthcare, home to major companies like HCA Healthcare and also thrives in sectors such as education, technology, manufacturing, and entertainment. Nashville ranks among the top U.S. cities for job growth and maintains an unemployment rate below the national average. Its appeal is further enhanced by a favorable business climate, no state income tax, and a high quality of life marked by affordability, a vibrant cultural scene, and a central location with excellent connectivity. These factors continue to draw new residents, businesses, and talent, solidifying Nashville’s place as a southern powerhouse of opportunity and innovation.



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	6,218	88,251	204,425
2024 Households	2,359	39,010	91,349
Average Household Income	\$82,811	\$96,739	\$104,611
Per Capita Income	\$32,420	\$42,853	\$47,057

FOR SALE

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