

SPECIALTY PROPERTY / REDEVELOPMENT OPPORTUNITY
for sale, ground lease, or joint venture

1415 DEFORD BAILEY AVENUE

NASHVILLE, TN



33,995± SF | 1.51± AC

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

1415 DEFORD BAILEY AVENUE • NASHVILLE, TN

property highlights

EXECUTIVE SUMMARY

1415 DeFord Bailey Avenue presents a rare opportunity to acquire, joint venture, or ground lease a 1.51± acre corner parcel in the highly sought-after Edgehill neighborhood of Nashville, Tennessee. Improved with a 33,995± square foot church facility, the property offers immediate functionality alongside significant long-term redevelopment potential.

Strategically positioned at the intersection of Nashville's most dynamic submarkets—including The Gulch, 12 South, Wedgewood-Houston, and Midtown—the site sits directly in the path of continued urban growth and investment. The property is located just one and a half blocks from Music Row, less than 0.5 miles from Vanderbilt and Belmont Universities, and under one mile from Downtown Nashville, providing unparalleled centrality and accessibility.

The existing improvements include a multi-level sanctuary, classrooms, administrative offices, fellowship hall, and full kitchen, in addition to an attached chapel structure. This versatile layout supports continued institutional use while also offering a highly efficient footprint for adaptive reuse or redevelopment.

With flexible acquisition structures and a premier infill location surrounded by strong demographics and sustained demand, 1415 DeFord Bailey Avenue represents a unique opportunity to capitalize on one of Nashville's most compelling growth corridors.

1.51[±] acres

The property comprises a 1.51± acre parcel which borders three roads: DeFord Bailey Avenue, 15th Avenue S, and 14th Avenue S.

R6-A zoning

The parcel is zoned R6-A within the UZO, has an underlying T4NM Policy and sits within the Edgehill Neighborhood Plan.

PROPERTY SUMMARY

ADDRESS

1415 DeFord Bailey Avenue
Nashville, TN 37212

COUNTY

Davidson County

PARCEL ID

105-05-0-088-00

YEAR BUILT

1955/2005

SQUARE FOOTAGE

33,995± SF

SITE SIZE

1.51± AC

ZONING

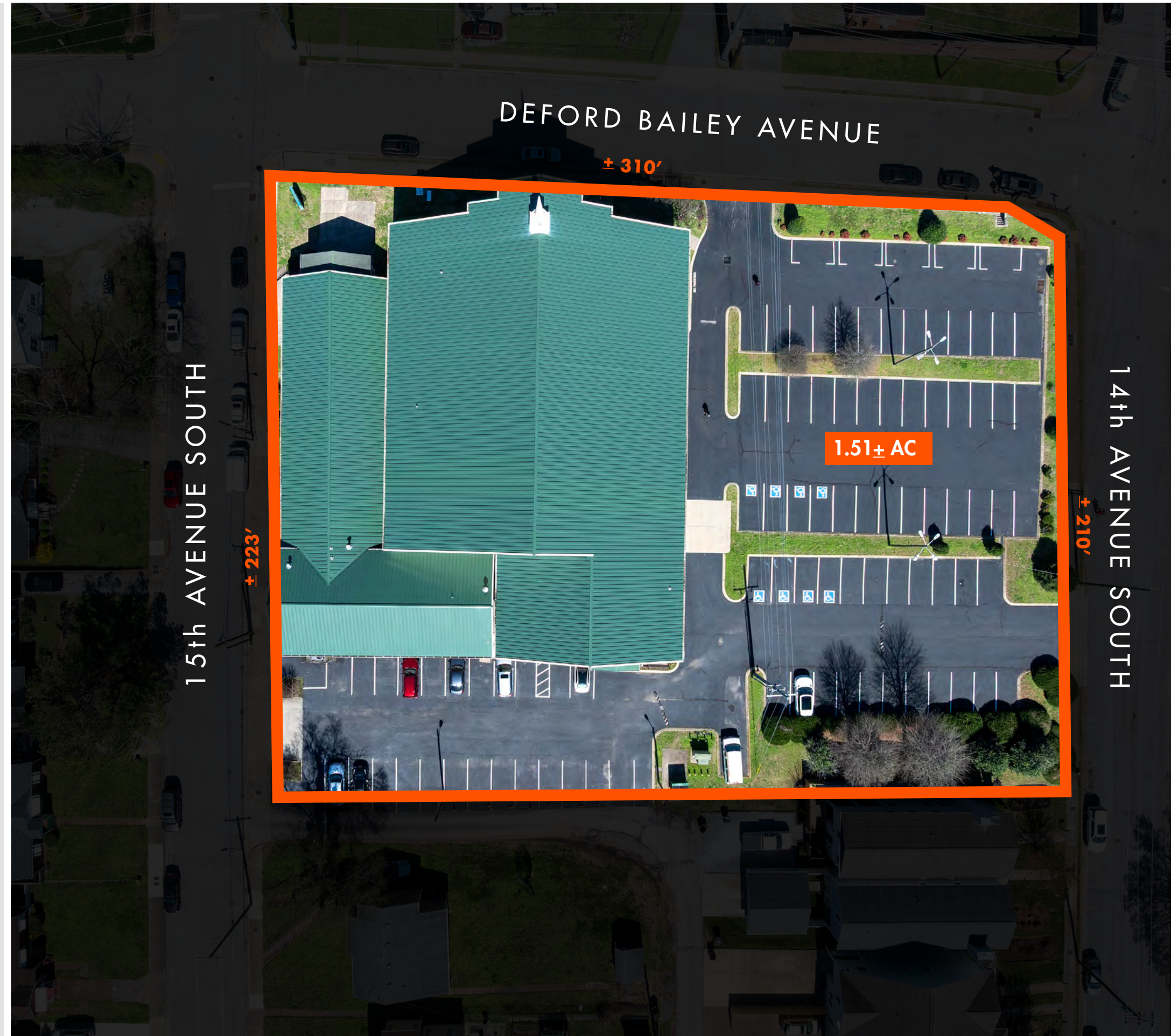
R6-A /OV-UZO

CURRENT USE

Religious

PRICE

The current ownership is open to all offers including outright sale, joint venture, and long term ground lease.



aerial

12 South

12th Avenue South

Wedgewood Avenue

Belmont University

Music Row

0.30± MILES TO BELMONT UNIVERSITY

1± MILES TO DOWNTOWN

1.5± BLOCKS FROM MUSIC ROW

0.50± MILES TO VANDERBILT UNIVERSITY
(7± Minute Walk)





zoning

R6-A ZONING

Intended to provide for higher intensity one-family and two-family development, this district is appropriate for implementing the residential medium or medium-high density policies of the general plan. This district should have good access to arterial streets with preference given to locations with mass transit service.

Bulk regulations for R6-A are as follows:

- Min lot area: 6,000 SF
- Max Building Coverage: 0.50
- Min rear setback: 20'
- Min side setback: 5'
- Max. Height: 3 stories

T4-NM URBAN NEIGHBORHOOD MAINTENANCE

[CLICK HERE FOR MORE INFORMATION](#)

Policy Intent: Maintain urban neighborhoods as characterized by their moderate- to high-density residential development pattern, building form/types, setbacks, and building rhythm along the street.

EXAMPLES OF APPROPRIATE LAND USES

Residential • Community Gardens/Open Spaces • Institutional

BUILDING TYPES

House • Detached Accessory Dwelling Unit • Plex House • House Court • Low-Rise Townhouse • Mid-Rise Townhouse • Manor House • Low-Rise Flat • Mid-Rise Flat Institutional

CAVEAT TO THE T4-NM POLICY

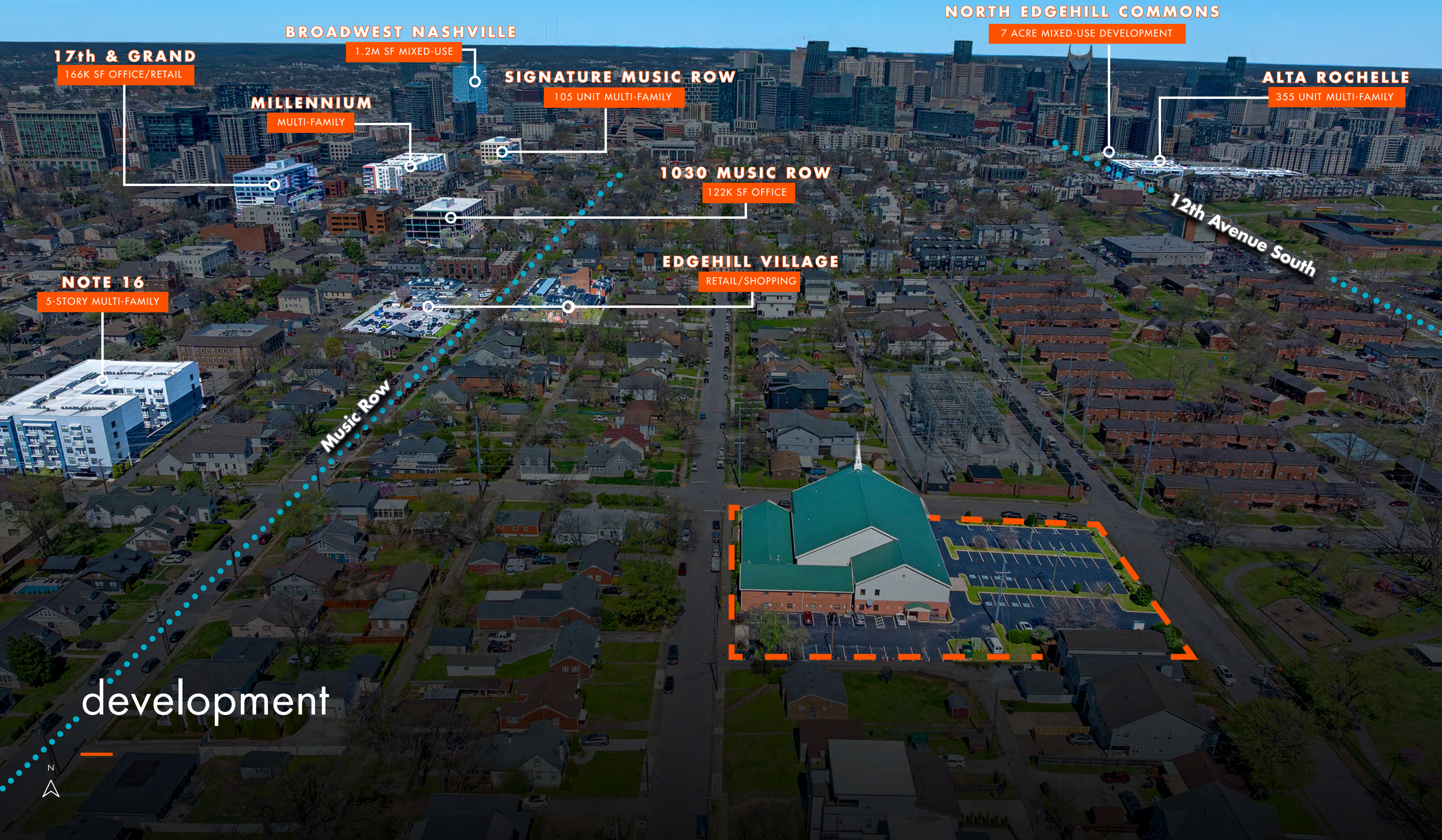
Established T4-NM areas may include areas of land that are vacant, underutilized, or in a nonresidential use that could redevelop. Examples could include large tracts of undeveloped land, an undeveloped farm, a former country club or church, etc. These areas differ from T4 Neighborhood Evolving areas because they are generally smaller and interior to the neighborhood. Such areas may be developed or redeveloped with a broader mix of housing types than the rest of the T4NM area subject to appropriate design that transitions in building type, massing, and orientation in order to blend new development into the surrounding neighborhood. Further guidance for redeveloping certain historically significant institutional uses, such as religious institutions, is provided in the Zoning section for this Transect. In some cases, additional guidance for development or redevelopment of these infill areas may be outlined in a Community Plan.

[CLICK IMAGE TO RIGHT FOR EDGEHILL NEIGHBORHOOD PLAN](#)



URBAN ZONING OVERLAY
 T4 NM COMMUNITY CHARACTER POLICY

R6-A ZONING
 EDGEHILL NEIGHBORHOOD PLAN



17th & GRAND

166K SF OFFICE/RETAIL

BROADWEST NASHVILLE

1.2M SF MIXED-USE

MILLENNIUM

MULTI-FAMILY

SIGNATURE MUSIC ROW

105 UNIT MULTI-FAMILY

1030 MUSIC ROW

122K SF OFFICE

EDGEHILL VILLAGE

RETAIL/SHOPPING

NORTH EDGEHILL COMMONS

7 ACRE MIXED-USE DEVELOPMENT

ALTA ROCHELLE

355 UNIT MULTI-FAMILY

NOTE 16

5-STORY MULTI-FAMILY

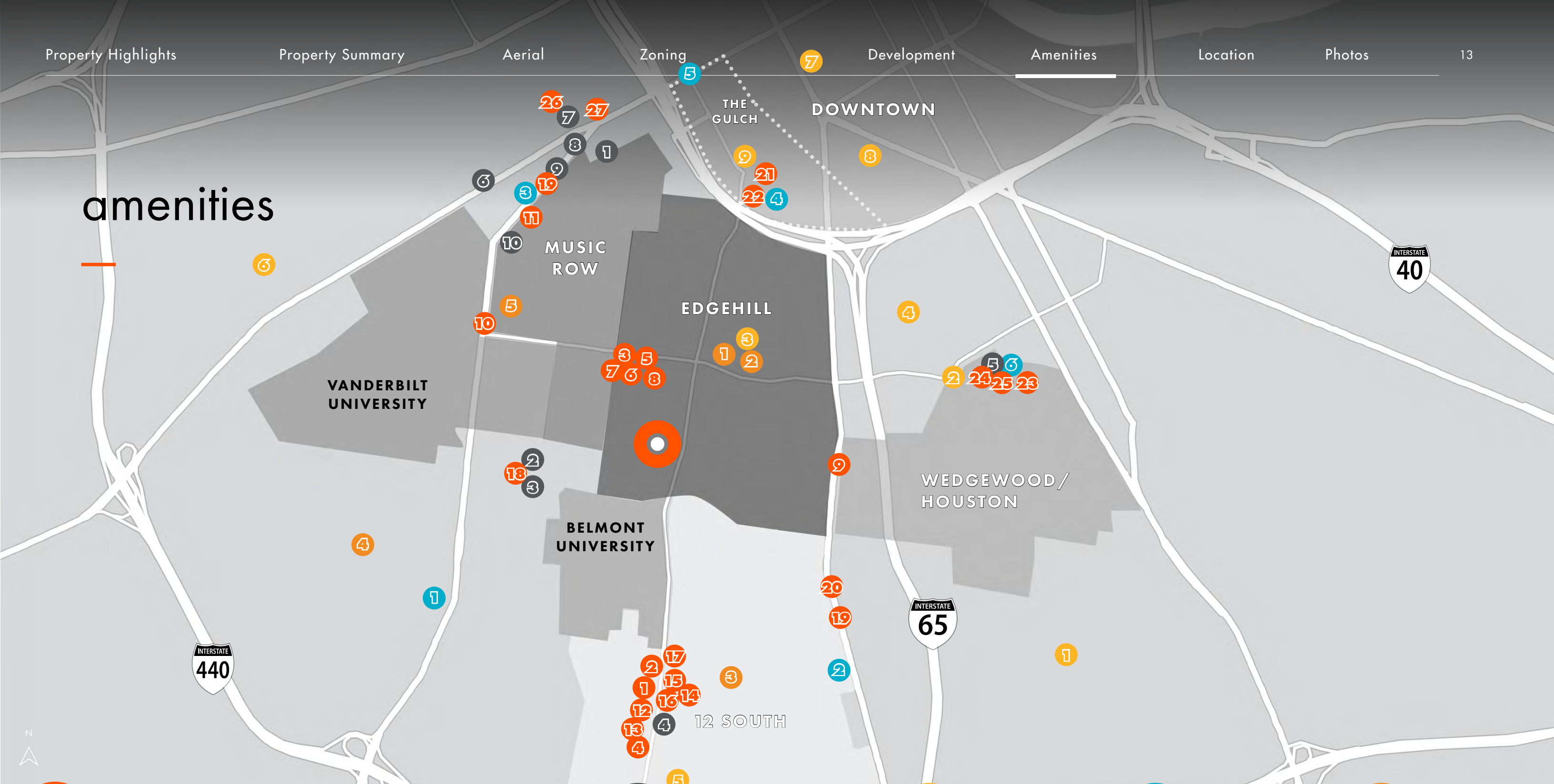
Music Row

12th Avenue South

development



amenities



- ### FOOD & SHOPPING
- | | | | |
|-----------------|---------------------|--------------------|---------------------|
| 1. Locust, | 8. Van Leeuwen | 15. Birkenstock | 22. STK |
| 2. Sushi-San | 9. Baked on 8th | 16. La La Land | 23. Aba |
| 3. Barcelona | 10. Cava | 17. Todd Snyder | 24. Pastis |
| 4. Bartaco | 11. Velvet Taco | 18. Pancake Pantry | 25. Hermes |
| 5. Billy Reid | 12. Stag Provisions | 19. Hattie B's (2) | 26. Chick-fil-A |
| 6. Warby Parker | 13. Frothy Monkey | 20. Zanies | 27. Halls Chophouse |
| 7. Double RL | 14. Ladybird Taco | 21. Superica | |

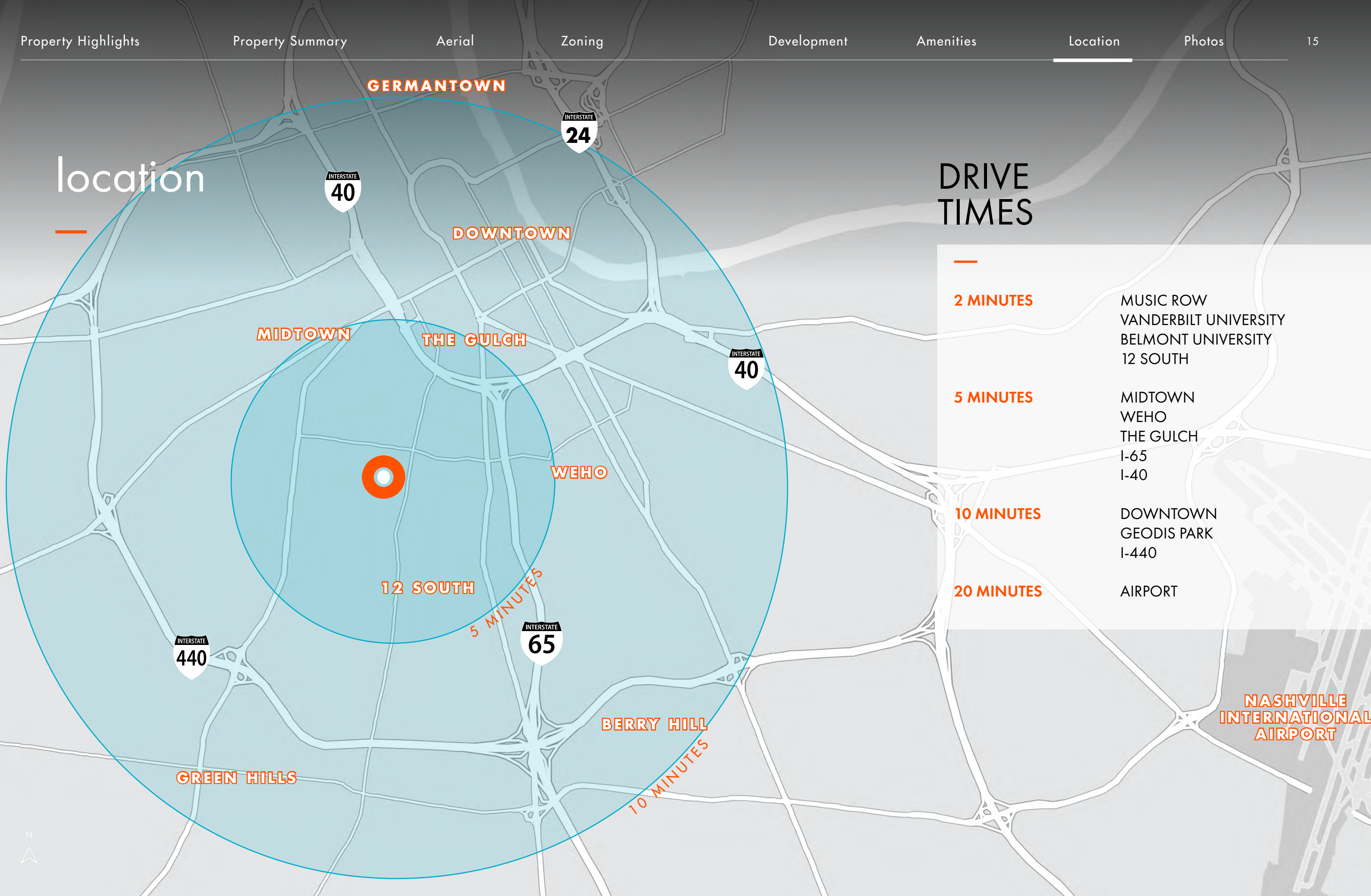
- ### HOTELS
- | | |
|----------------|----------------------|
| 1. The Virgin | 8. Hotel Fraye |
| 2. Moxy | 9. Hilton Garden Inn |
| 3. The Chloe | 10. Kimpton Aertson |
| 4. The Gilmore | |
| 5. SoHo House | |
| 6. Graduate | |
| 7. Conrad | |

- ### PARKS & ENTERTAINMENT
1. Geodis Park
 2. The Truth (music venue)
 3. Rose Park
 4. Fort Negley
 5. Sevier Park
 6. Centennial Park
 7. Music City Center
 8. City Winery
 9. Station Inn

- ### GROCERY
1. Kroger
 2. Publix
 3. Turnup Truck
 4. Turnup Truck
 5. Whole Foods
 6. Perenn Grocery (Summer '26)

- ### SCHOOLS
1. Carter Lawrence Elementary
 2. Rose Park Middle
 3. Waverly-Belmont Elementary
 4. Eakin Elementary
 5. University School

location



DRIVE TIMES

2 MINUTES

MUSIC ROW
 VANDERBILT UNIVERSITY
 BELMONT UNIVERSITY
 12 SOUTH

5 MINUTES

MIDTOWN
 WEHO
 THE GULCH
 I-65
 I-40

10 MINUTES

DOWNTOWN
 GEODIS PARK
 I-440

20 MINUTES

AIRPORT

NASHVILLE
 INTERNATIONAL
 AIRPORT





exterior photos

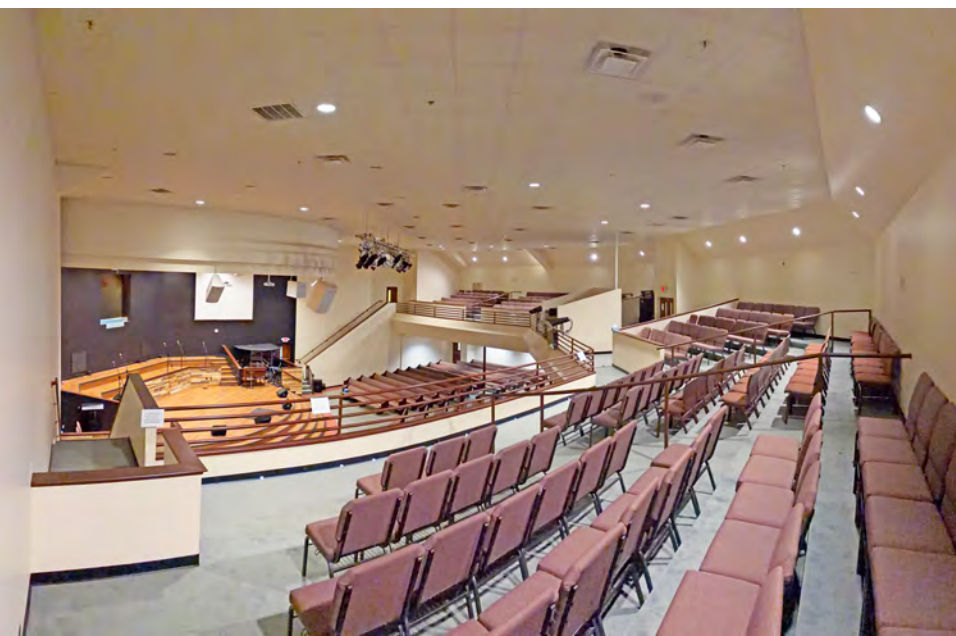
- 1.51± acre parcel
- Frontage on 3 streets
- 2 connected buildings
- 92± paved parking spots





interior photos

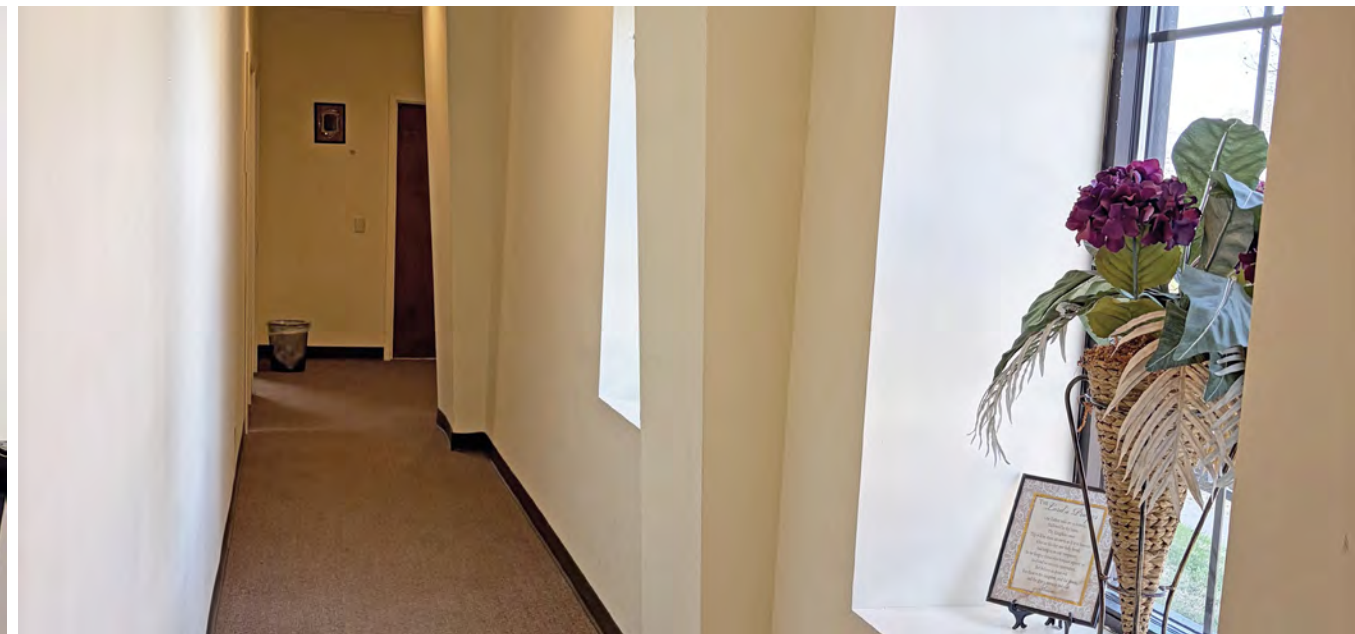
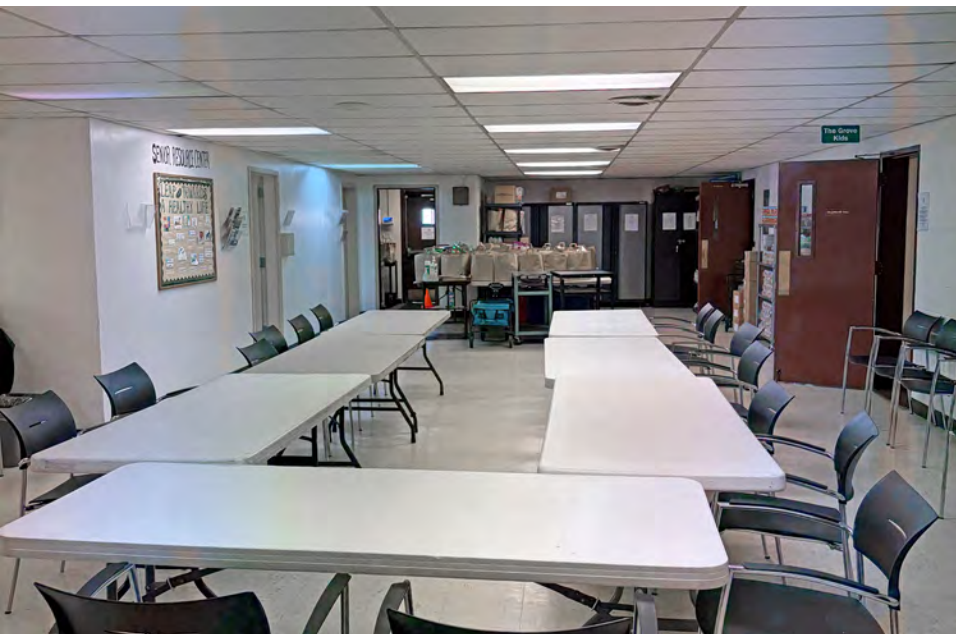
- Two-Level Sanctuary
- Seating for 700±





interior photos

- Separate Chapel
- Classrooms
- Office Space



contact

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