

CHARLES
HAWKINS CO.

REDEVELOPMENT OPPORTUNITY

Assembled 0.70-Acre **Shovel-Ready Infill Site**

564,566,568

Rosedale Avenue

Nashville, TN

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Show Up. Care. Deliver.

EXCELLENT REDEVELOPMENT OPPORTUNITY

564, 566, 568 Rosedale Ave, Nashville, TN, 37211

Pricing: Call for Confidential Pricing Guidance

A rare, fully assembled redevelopment parcel positioned at the convergence of Berry Hill, GEODIS Park, and the Nashville Fairgrounds campus.

- **±30,492 SF / 0.70 acres** — contiguous and under common ownership
- **OR20 zoning** (20 units/acre) with straightforward path to higher density via Specific Plan (SP) rezoning
- **Full professional Boundary & Topographic Survey** included (July 2025, QSP Land Consultants)
- Excellent access and frontage on Rosedale Avenue

Selected Recent Land Comparables

Address	Sale Date	Acres	Sale Price	\$/SF	\$/Acre	Notes
2810 Columbine Pl (Bransford)	Dec 2022	0.17	\$1,100,000	\$148	\$6.47M	Immediate submarket
825 Gale Lane	Oct 2024	0.44	\$2,350,000	\$123	\$5.34M	Strong location premium
2600 Grissom Dr (Rosedale)	May 2024	0.75	\$3,500,000	\$107	\$4.67M	Nearby redevelopment
2686 Fessey Court (Berry Hill)	Apr 2025	0.22	\$810,000	\$85	\$3.68M	Recent Berry Hill comp

Nashville's Next Great District—*Already in Motion.*

Exceptional Location Momentum

- 1. The Catalyst: GEODIS Park**
 - Opened: 2022 Capacity: ~30,000 seats
 - Largest soccer-specific stadium in North America
 - Home of Nashville SC (MLS)
- 2. Fairgrounds: Multi-Use Campus Development**
120-Acre master planned campus redevelopment **now underway**
 - Mixed-Use development parcels designated for: Residential, Retail, & Office/Hospitality
 - At least three major mixed-use sites planned adjacent to the stadium
 - Fairgrounds Speedway: Planned upgrades for potential NASCAR return
- 3. Bransford Avenue Mixed-Use Specific Plan (SP 2023SP-037)**
The adjacent 4.22-acre MarketStreet Enterprises project delivering residential, commercial, park space, and pedestrian connections to GEODIS Park
- 4. Universal Music Group's Berry Hill Entertainment Production & Education Campus**
A major new catalyst advancing rapidly in the immediate submarket



LOCATION ADVANTAGE

Situated between Berry Hill and Wedgewood-Houston, this property enjoys a prime location within an exceptional urban infill corridor, near downtown Nashville. This area is rapidly evolving from industrial land into vibrant, mixed-use, and creatively inspired urban developments.

Wedgewood-Houston: Proven Development Momentum

Wedgewood Village (AJ Capital Partners): A massive 18-acre mixed-use project, featuring the Soho House, restaurant spaces, and a new 4,500-capacity music venue by Live Nation dubbed "The Truth," which is expected to open in 2026.

The Finery & T3: Hines is developing this campus, featuring 700,000 square feet of mixed-use space, including a 200,000-square-foot mass timber office building (T3) and 383 luxury apartments.

Bal Harbour Shops: A 17,000-square-foot luxury retail experience is coming to the area in fall 2026, bringing high-end brands like Tiffany, Valentino, and Balmain.

Retail & Culinary Expansion: The area is seeing a boom in high-end retail, including ZIMMERMANN, STAUD, and Malbon, along with new dining options like Perenn Grocery (opening 2026).

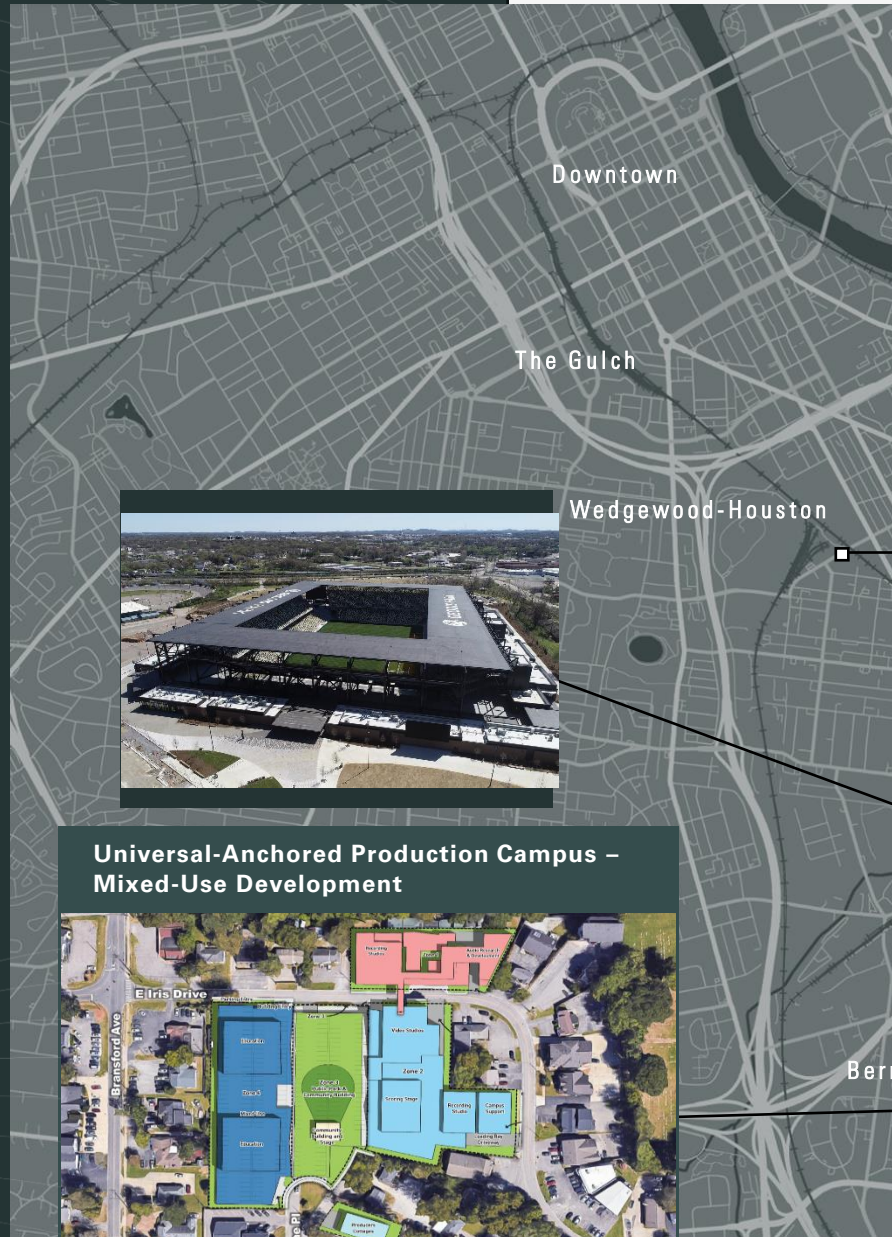
507 Houston St & 430 Chestnut: These projects add over 190,000 square feet of Class A office space combined with extensive ground-floor retail and restaurant spots.

106 Rains Ave: A two-phase, 7-story mixed-use project from Richland Building Partners is planned for a 2027 groundbreaking.

Berry Hill: Established Music and Recording Hub

Berry Hill is a dense cluster of recording studios, producers, publishers, and music service businesses packed into a very small footprint just south of downtown Nashville.

Soon to be home to the \$250 million **Universal-Anchored Production Campus – Mixed-Use Development**. The 4.14-acre project is designed to be a community-focused "live-work-play" destination anchored by state-of-the-art music and film facilities.



Universal-Anchored Production Campus – Mixed-Use Development



Fairgrounds

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INTERSTATE
440

Berry Hill

PROPERTY PHOTOS

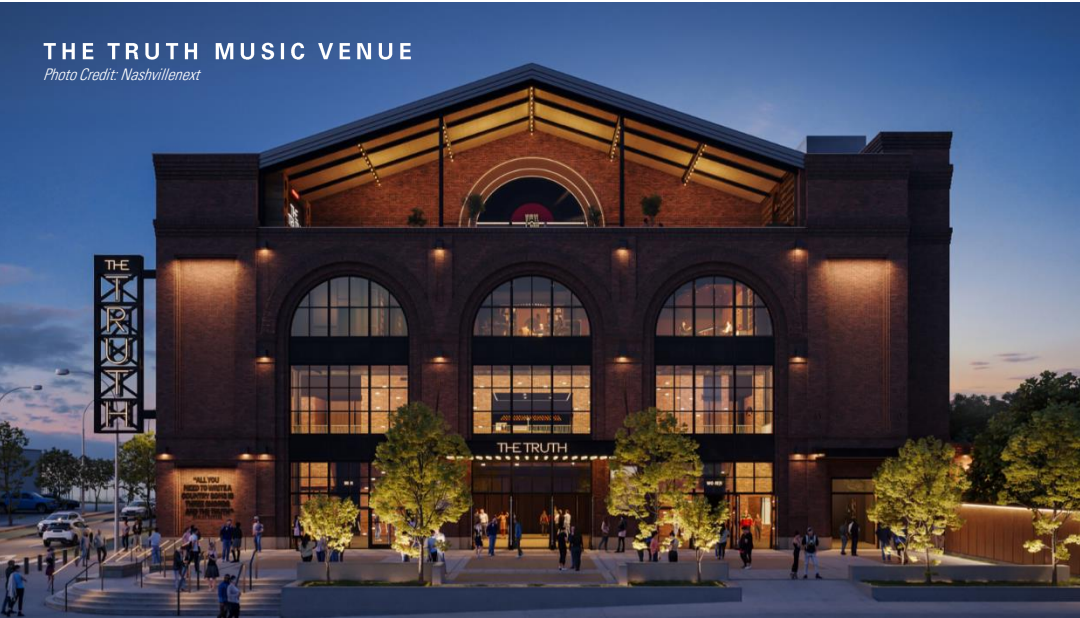
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PULSE OF NASHVILLE

NEARBY AMENITIES

THE TRUTH MUSIC VENUE
Photo Credit: Nashvillenext



PASTIS
Photo Credit: Nashville Guru



ABA RESTAURANT
Photo Credit: ABA Restaurant



VOLTA CAFE
Photo Credit: Nashville Guru



BASTION
Photo Credit: Nashville Guru

NASHVILLE MARKET

MARKET RANKINGS

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TOP INVESTMENT MARKETS

Globally celebrated as “Music City USA,” Nashville beautifully blends a rich cultural heritage with impressive economic growth. The city’s vibrant music scene, rapidly growing industries, and welcoming southern hospitality have positioned it as one of the most exciting cities for investment in the United States.

PERSISTENT GROWTH

Nashville is experiencing a sustained, rapid boom, with the metropolitan statistical area (MSA) population surpassing 2.1 million as of late 2025, having grown by over 6.4% since 2020. The city is adding roughly 86 people per day to its population.

Downtown population surged in 2025. According to the Nashville Business Journal, 1,400 residential units were delivered, bringing the downtown population to over 22,000, with a 93% occupancy rate. Millennials account for the majority of residents, at 30%, followed by baby boomers, 29%, and Gen X, 26%.

Looking ahead, there are 2,975 units under construction and 10,193 units planned.

Nashville has transformed into a premier business hub, ranking No. 1 for corporate headquarters growth relative to its population.

Major Relocations/Expansions: Since 2018, at least 35 companies have relocated their corporate headquarters to the region. Major employers expanding or moving to the area include **Oracle** (building a 8,500-job tech hub/world HQ), **Amazon** (operations hub), **Nissan North America**, **Bridgestone Americas**, and **Tractor Supply**.

DEVELOPMENT SURGE

About 70% of the city’s skyline has appeared since 2014. With \$8.6 billion in public-private investments over the last 10 years and another \$16 billion under construction or in-progress development projects, downtown Nashville is truly the epicenter of a city

DOWNTOWN RETAIL ACHIEVES RECORD-BREAKING NUMBERS

Downtown Retail Achieves Unprecedented Growth with 140 New Businesses. As 2025 came to a close, downtown boasted 125 shopping venues, 393 dining establishments, and 191 nightlife spots, with an impressive 70% of all retail businesses being locally owned.

#6 CITY TO
WATCH

Urban Land Institute, 2025

#1 BEST PLACES
TO LIVE

Travel + Leisure, 2025

#3 EMERGING
BUSINESS TRAVEL
DESTINATIONS

Business Insider, 2025

#10 ECONOMIC
GROWTH

Milken Institute, 2025

#43 TOP RETAIL
MARKETS

CoStar, 2025

#6 TOP US
DESTINATIONS

Tripadvisor, 2025

CONTINUED GROWTH

1.19%

Population Growth
1,366,000 in metro
Nashville, a 1.19%
increase from 2025.

3.1%

GDP Growth
expanded by 3.1% in 2024

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