

Offering Memorandum

# PREMIER URBAN DEVELOPMENT SITE

1509-1511 4<sup>th</sup> Ave South, Nashville, TN

CHARLES  
HAWKINS CO.

2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
O: (615) 256 - 3189  
[www.charleshawkinsco.com](http://www.charleshawkinsco.com)



Urban Development Site  
±0.83 Acres



# EXECUTIVE SUMMARY

The Charles Hawkins Co. is pleased to bring to market 1509-1511 4<sup>th</sup> Ave S., Nashville, TN. This is a premier urban land development opportunity near downtown Nashville. The site is strategically positioned in a growing corridor that has become a hotbed for multifamily & mixed-use development. This is a great opportunity for investors looking to tap into the neighborhood's growth in one of the most sought-after markets in the U.S.

## INVESTMENT OPPORTUNITY

1509-1511 4<sup>th</sup> Ave S.  
Nashville, TN

## PROPERTY

### OVERVIEW

ADDRESS	1509-1511 4 <sup>th</sup> Ave S., Nashville, TN <b>Qualified Opportunity Zone</b>
SIZE	±0.83 Acres
TYPE	Commercial Land for Development
ZONING	CS: Commercial Service / Ov- Uzo: Urban Zoning Overlay
LOCATION	Prime central location minutes from Wedgewood-Houston, GEODIS Park/Fairgrounds, and downtown Nashville.  The site is neighboring many new & proposed mixed-use/multifamily developments.

### FINANCIAL INFORMATION

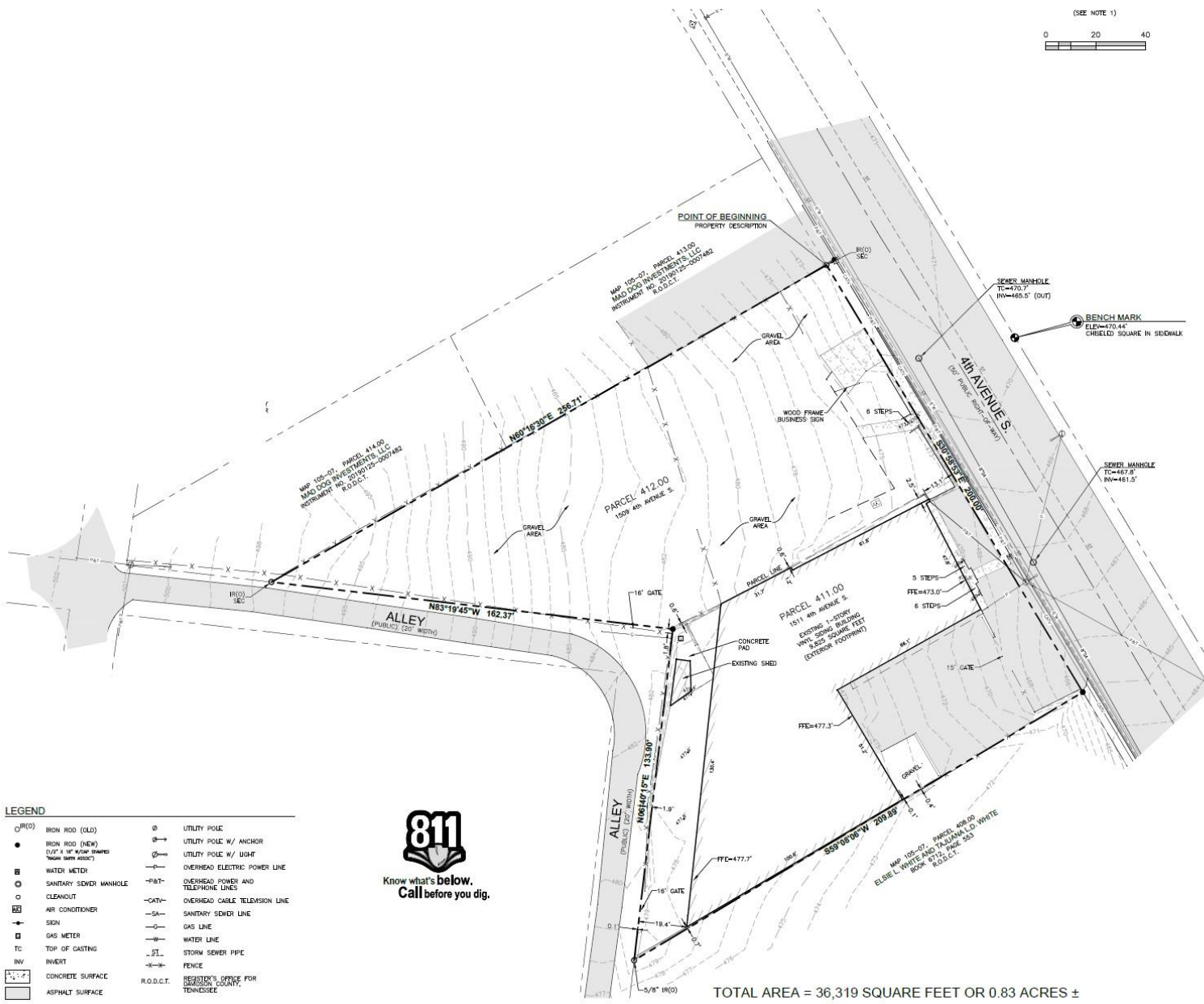
Sale Price **\$2,750,000**



CHARLES  
HAWKINS CO.

## SURVEY

LAND FOR DEVELOPMENT  
1509-1511 4<sup>th</sup> Ave S., Nashville, TN



CHARLES  
HAWKINS CO.









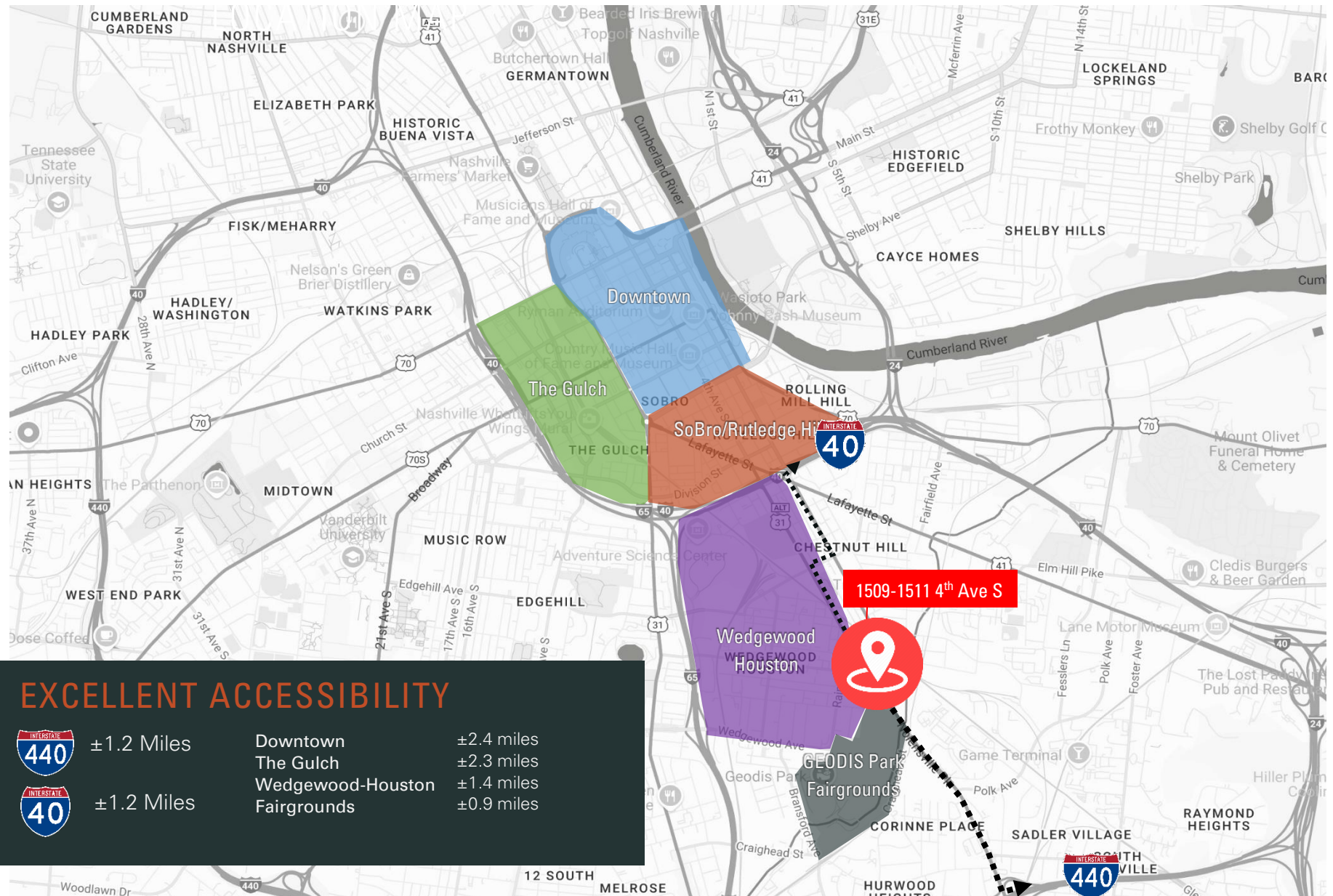






# LOCATION MAP

LAND FOR DEVELOPMENT  
1509-1511 4<sup>th</sup> Ave S., Nashville, TN



CHARLES  
HAWKINS co.



## MARKET INFORMATION

# NASHVILLE, TN

*"MUSIC CITY, USA"*

Nashville consistently ranks at the top of national and international livability indexes. It has built a culture centered on creativity, music, and entrepreneurship and features a robust dining scene, popular entertainment venues, and beautiful outdoor spaces. The opening of the Music City Center has positioned Nashville as a major convention destination.

**Nashville has hosted several notable events over the last several years:** NHL Draft, SheBelieves Cup, NFL Draft, Men's NCAA Tournament Rounds 1 & 2, NHL All-Star Game, Women's NCAA Final Four, SEC Tournament, St. Jude Rock N' Roll Marathon, Music City Bowl, Ally 400 NASCAR Cup Series, CMA Fest.

Home to 4 Professional Sports Teams

Home to Fortune 500 Companies



**NFL** | Tennessee Titans | *Nissan Stadium*

**NHL** | Nashville Predators | *Bridgestone Arena*

**MLS** | Nashville SC | *Geodis Park*

**MiLB** | Nashville Sounds | *First Horizon Park*

**HCA**  
Healthcare®

**DOLLAR  
GENERAL**

**ORACLE**

**Delek**  
US



## By The Numbers

# #7

Hottest Job Market in the Country  
The Wall Street Journal (2024)

# #6

In Gen Z Net Migration  
Today's Homeowner (2024)

# #3

In Economic Strength  
POLICOM (2024)

# #6

Best Performing City  
Milken Institute (2024)

# #3

Best City for Young Adults & Professionals  
Homebuyer (2024)

# #1

Real Estate Market to Watch for 3 Years Straight  
ULI/PwC (2024)



# 1509-1511

4<sup>th</sup> Ave S., Nashville, TN

## CONTACT US

EXCLUSIVELY LISTED BY

**Tee Patterson, SIOR**  
**First Vice President**

O: (615) 345-7229  
tpatterson@charleshawkinsco.com

**Jake Morris**  
**Senior Vice President**

C: (678) 209-4851  
jmorris@charleshawkinsco.com

**Charles Hawkins Co.**

2920 Berry Hill Dr., Ste 100, Nashville, TN 37204

O: (615) 256-3189

[www.charleshawkinsco.com](http://www.charleshawkinsco.com)



CHARLES  
HAWKINS CO.