

Offering Memorandum

PREMIER URBAN DEVELOPMENT SITE

1509-1511 4th Ave South, Nashville, TN

CHARLES
HAWKINS CO.

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

The Charles Hawkins Co. is pleased to bring to market 1509-1511 4th 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 4th Ave S.
Nashville, TN

PROPERTY

OVERVIEW

ADDRESS

1509-1511 4th Ave S., Nashville, TN
Qualified Opportunity Zone

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 4th Ave S., Nashville, TN



CHARLES HAWKINS CO.

PHOTOS

LAND FOR DEVELOPMENT
1509-1511 4th Ave S., Nashville, TN



DEVELOPMENT

LAND FOR DEVELOPMENT
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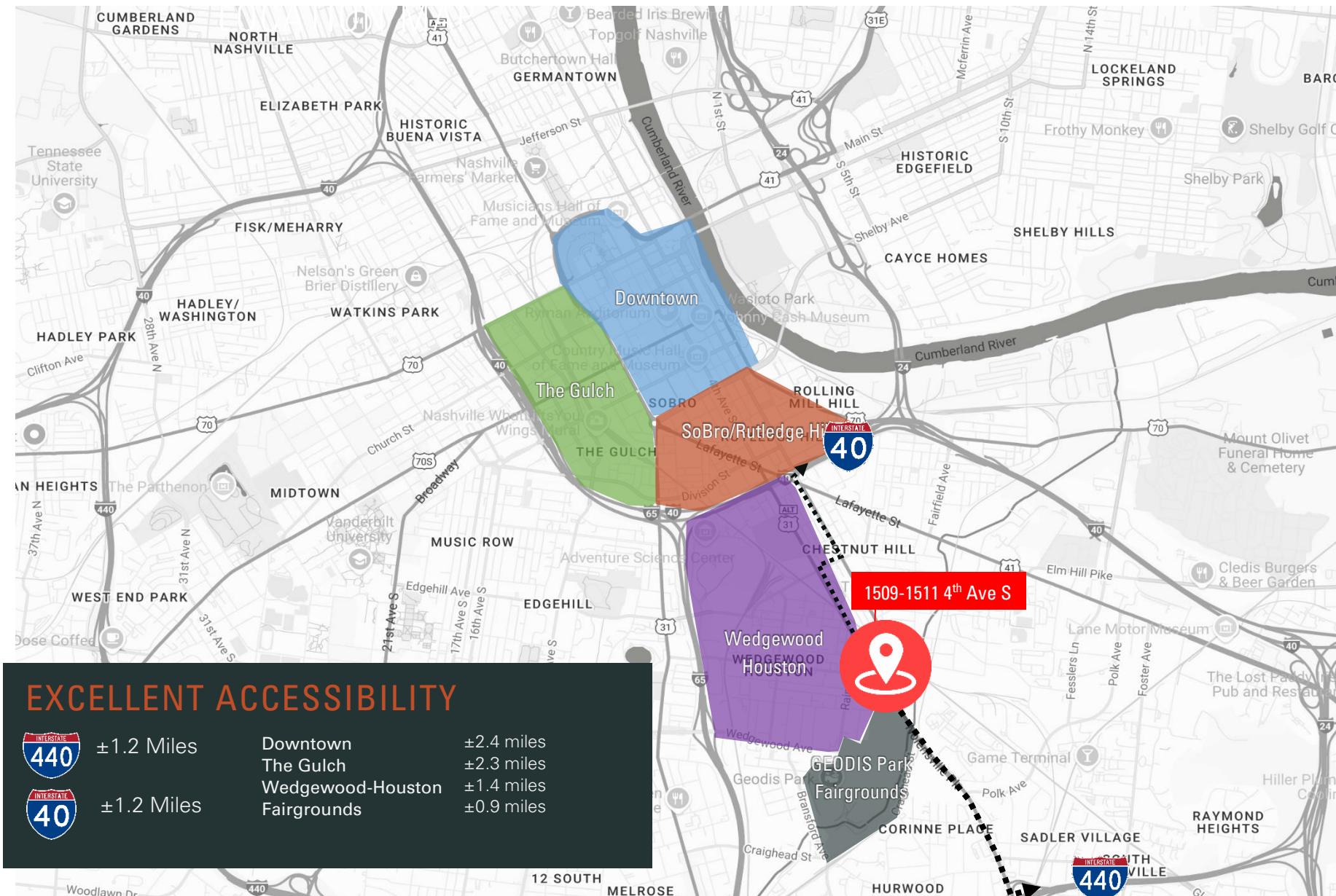
DEVELOPMENT

LAND FOR DEVELOPMENT
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LOCATION MAP

LAND FOR DEVELOPMENT
1509-1511 4th 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



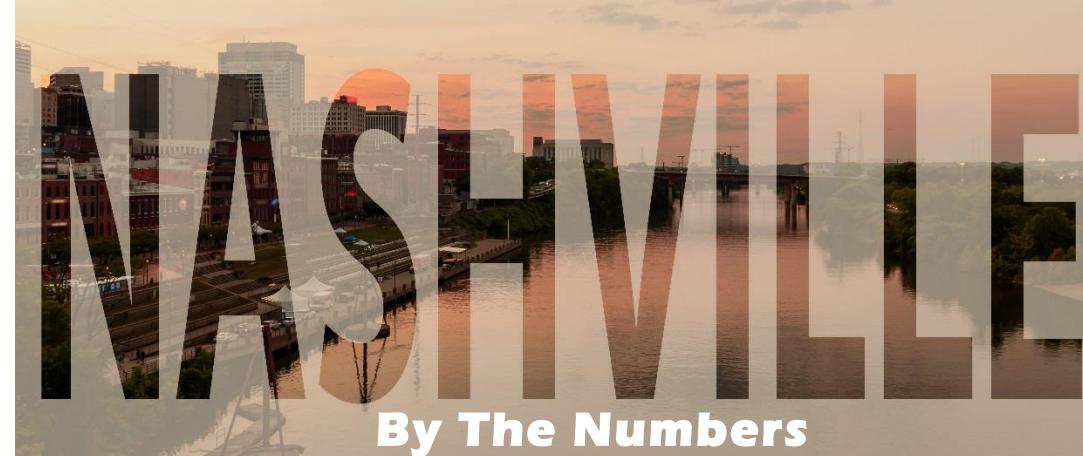
NFL | Tennessee Titans | Nissan Stadium

NHL | Nashville Predators | Bridgestone Arena

MLS | Nashville SC | Geodis Park

MiLB | Nashville Sounds | First Horizon Park

Home to Fortune 500 Companies



#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

4th Ave S., Nashville, TN

CONTACT US

EXCLUSIVELY LISTED BY

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