

DEVELOPMENT OPPORTUNITY
OFFERING MEMORANDUM



1402-1412 Jo Johnston Avenue
NASHVILLE | TENNESSEE 37203

Lance Bloom
Principal & Vice Chairman
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CONFIDENTIALITY AGREEMENT

The undersigned has been advised that Colliers International has been retained on an exclusive basis with respect to the offering for sale of 1402-1412 Jo Johnston Avenue, Nashville, Tennessee to include one building totaling 7,895 square feet on approximately 0.952 acres (the "Property"). The Owner has indicated that all initial inquiries and communications with respect to the contemplated sale of such Property be directed to Colliers International ("Colliers"). All fees due Colliers in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is acting as a potential purchaser of the Property and agrees that as such it will not be entitled, and will not look to Owner or Colliers, for any fee, commission or payment of any kind in connection with the sale of the Property. The undersigned agrees to indemnify the Owner and Colliers against any compensation, liability or expense arising from claims by any other broker or other party the undersigned had dealings with excluding Colliers in connection with the sale of the Property.

Colliers and Owner have available for review certain information (the "Information") concerning the Property. Colliers or Owner may make such Information available to the undersigned upon execution of this Confidentiality Statement. The undersigned acknowledges that the Information is intended solely for its own limited use in considering whether to pursue negotiations to acquire the Property. The undersigned further acknowledges that the Information is proprietary information maintained by the Owner and constitutes information the Owner has an interest in maintaining in a strictly confidential manner. This is not an agreement to sell the Property, nor an offer of sale. No agreement binding upon the Owner of the Property or any of its associated or affiliated companies shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

A portion of the Information contains brief, selected information pertaining to the business and affairs of the Owner and has been prepared by Colliers primarily from information supplied by the Owner or the Owner's agent. The Information does not purport to be all-inclusive or to contain all the information that a prospective purchaser may desire. The undersigned acknowledges and agrees that neither Colliers nor Owner shall be deemed to have made at any time any representation or warranty, expressed or implied, as the accuracy or completeness of the Information and that neither Colliers or the Owner shall have any liability to the undersigned or any other party that may be based on errors in or omissions from the Information or that may otherwise result from the use of or reliance on the Information.

By executing this Confidentiality Statement, the undersigned agrees that the Information is confidential, that it will hold and treat in the strictest of confidence (a) the fact that the Property is being marketed for sale and (b) all information related to the Property which the Owner, its agents (including Colliers) or its employees furnish to the undersigned, together with any notes, analysis, compilations, studies, interpretations or other documents, or records prepared by the Owner, the undersigned or any other person which contains, reflects or are generated from such information and that it will not disclose or permit anyone else to disclose the information to any person, firm or entity without prior authorization of the Owner or Colliers, except that the information may be disclosed by the undersigned to its partners, employees, legal counsel, lenders and consultants in which event it shall be liable to Broker and Owner for any disclosures by such persons contrary to the terms hereof. The undersigned agrees to indemnify the Owner, and Colliers for any losses, costs and expenses (including reasonable attorney's fees) arising out of any breach of this agreement by the undersigned, its officers, employees, advisors, counsel or agents.



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EXECUTIVE SUMMARY

THE OPPORTUNITY

Colliers International | Nashville is proud to present a strategically situated 0.952-acre site that offers a unique development opportunity. Located on the south side of the historical Marathon Village and due east of the up and coming neighborhood City Heights, the area provides an abundance of entertainment and restaurant options with its diversified neighborhoods and creative community. The site is conveniently located minutes from downtown Nashville and is due west of Capitol View, a multi-use urban development in the North Gulch district. Immediate access to hospitals, higher educational institutions, One City, a technology-enabled hub located on Charlotte Avenue, and the Midtown area adds to the site's appeal.

HIGHLIGHTS

- 0.952 Acre site with convenient access to the interstate
- Minutes from downtown Nashville
- Adjacent to Marathon Village and the up and coming neighborhood, City Heights
- Abundant dining and entertainment options within walking distance
- Located in a diversified and creative community

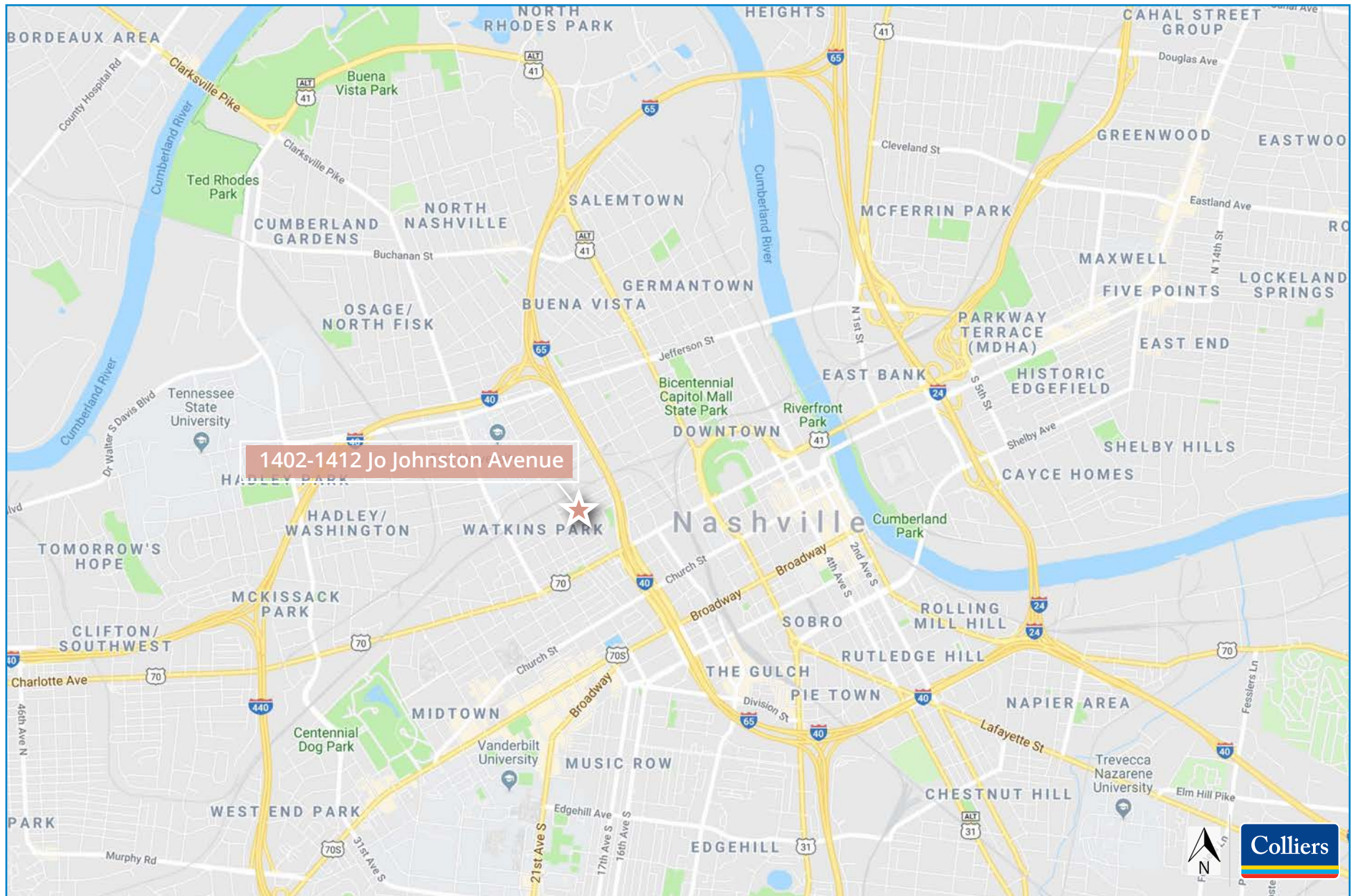
PROPERTY OVERVIEW

1402-1412 Jo Johnston Avenue, Nashville, TN

Building SF	7,895 SF
Acreage	0.952 AC
Zoning	MUL-A: Mixed-use limited



PROPERTY LOCATION



SITE AERIAL



SITE PLAN

1402-1412 JO JOHNSTON AVENUE
NASHVILLE | TENNESSEE

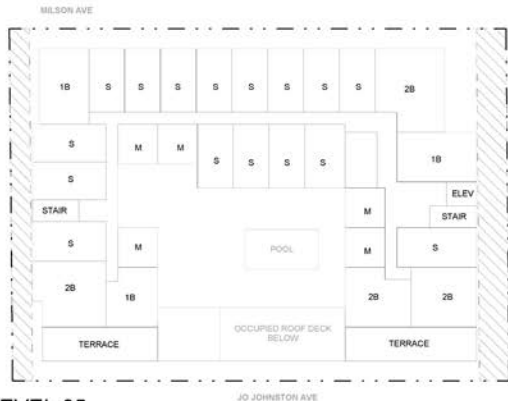


FLOOR PLANS

Current Zoning

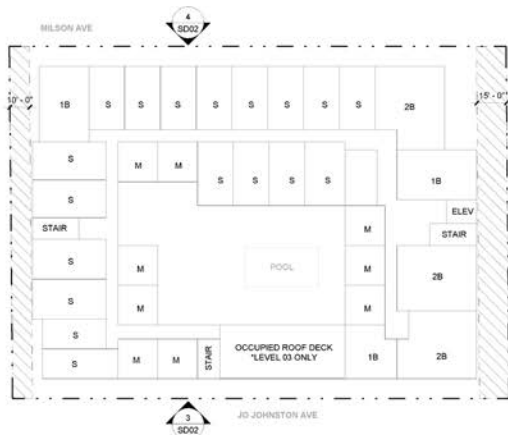
Total Units: 112

UNIT COUNT: 28
 M: 5 UNITS
 S: 16 UNITS
 1B: 3 UNITS
 2B: 4 UNITS



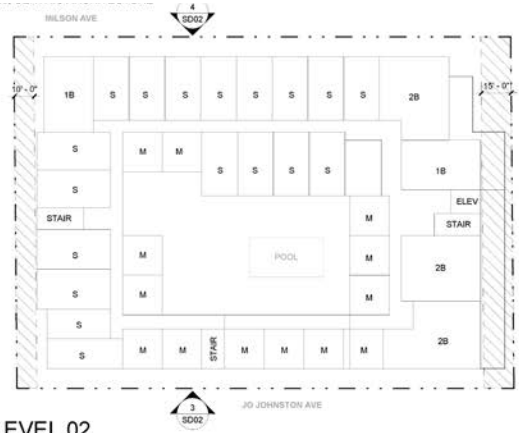
4 FLOOR PLAN - LEVEL 05

UNIT COUNT: 32
 M: 9 UNITS
 S: 18 UNITS
 1B: 2 UNITS
 2B: 3 UNITS



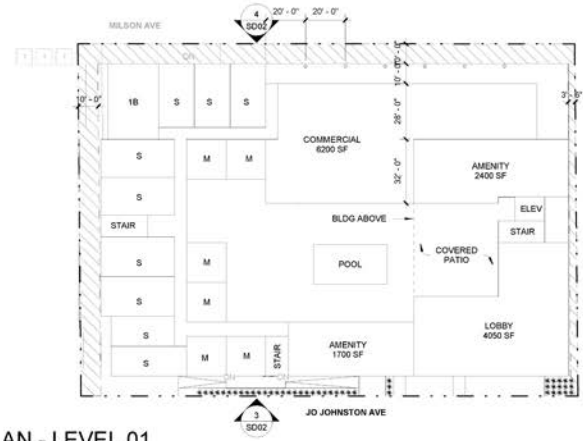
FLOOR PLAN - LEVELS 03-04

UNIT COUNT: 36
 M: 13 UNITS
 S: 18 UNITS
 1B: 2 UNITS
 2B: 3 UNITS

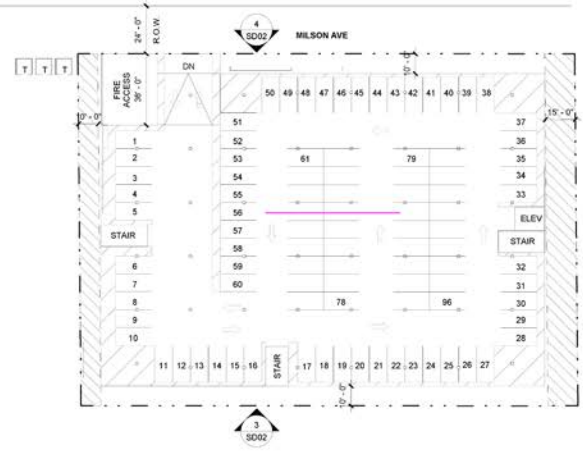


FLOOR PLAN - LEVEL 02

UNIT COUNT: 16
 M: 6 UNITS
 S: 9 UNITS
 1B: 1 UNIT
 2B: 0 UNITS



FLOOR PLAN - LEVEL 01

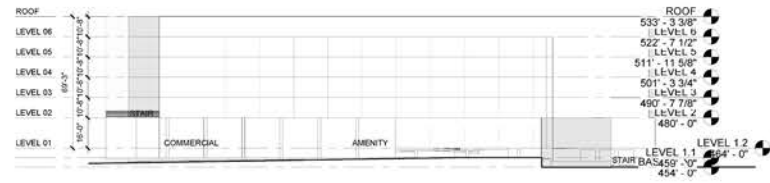


FLOOR PLAN - BELOW GRADE PARKING

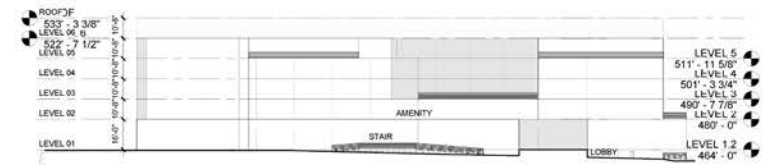


ELEVATIONS

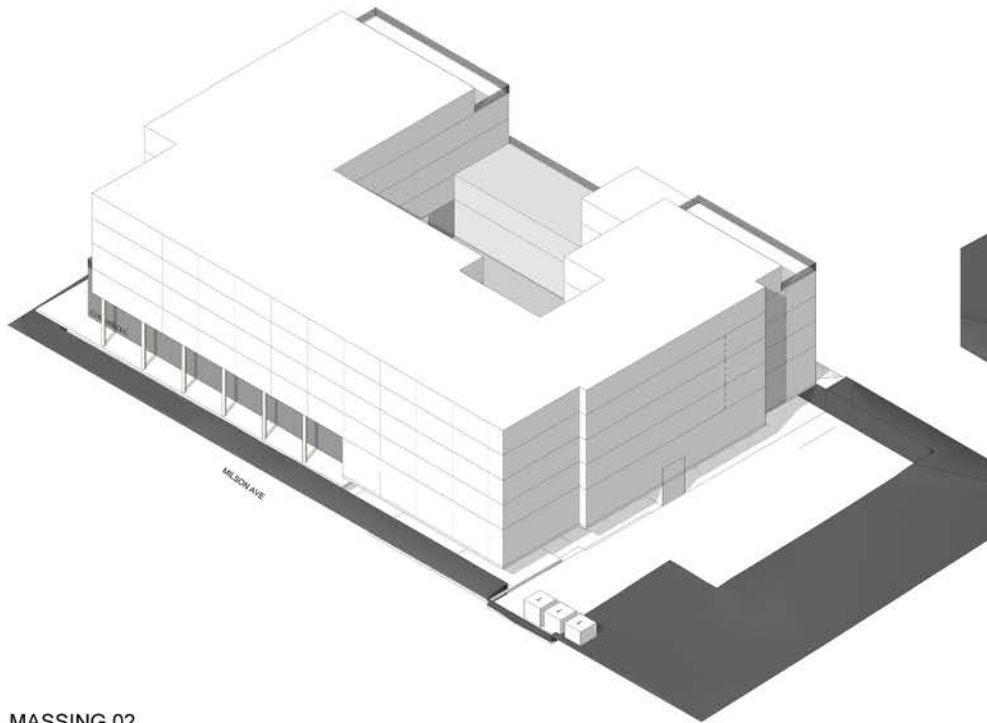
Current Zoning



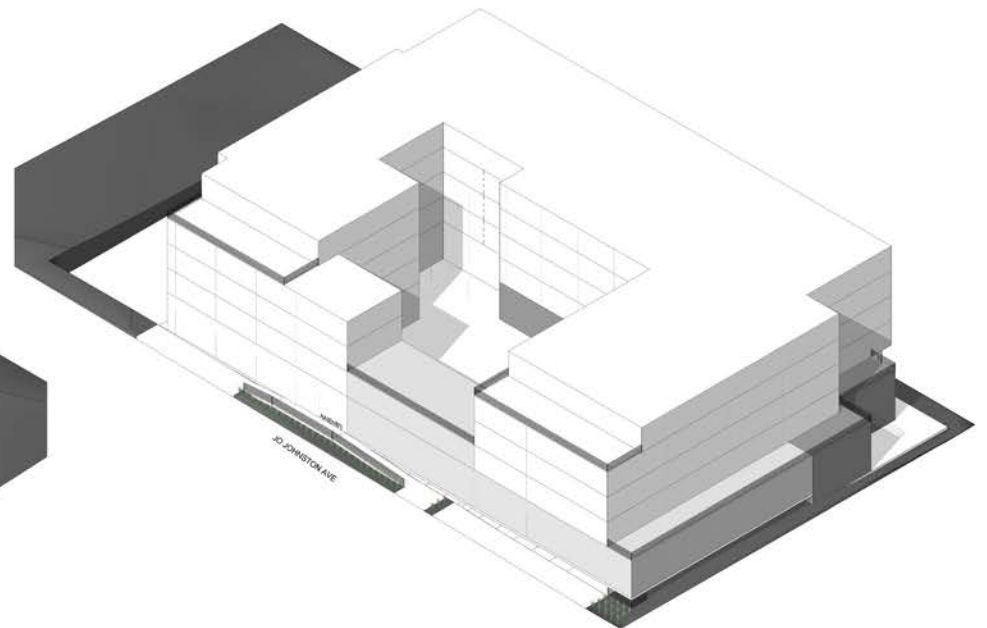
ELEVATION - MILSON AVE



ELEVATION - JO JOHNSTON AVE



MASSING 02



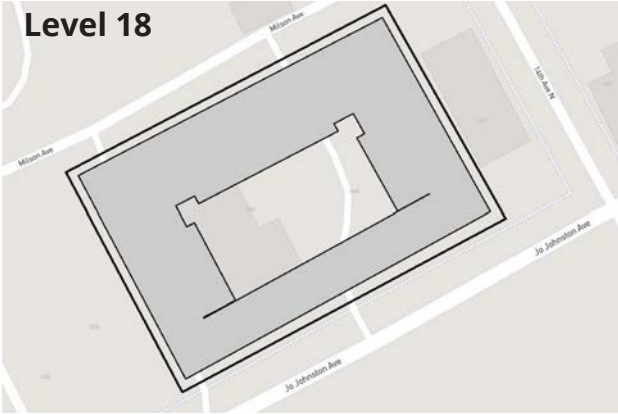
MASSING 01

FLOOR PLANS

Re-Zoning Version 1



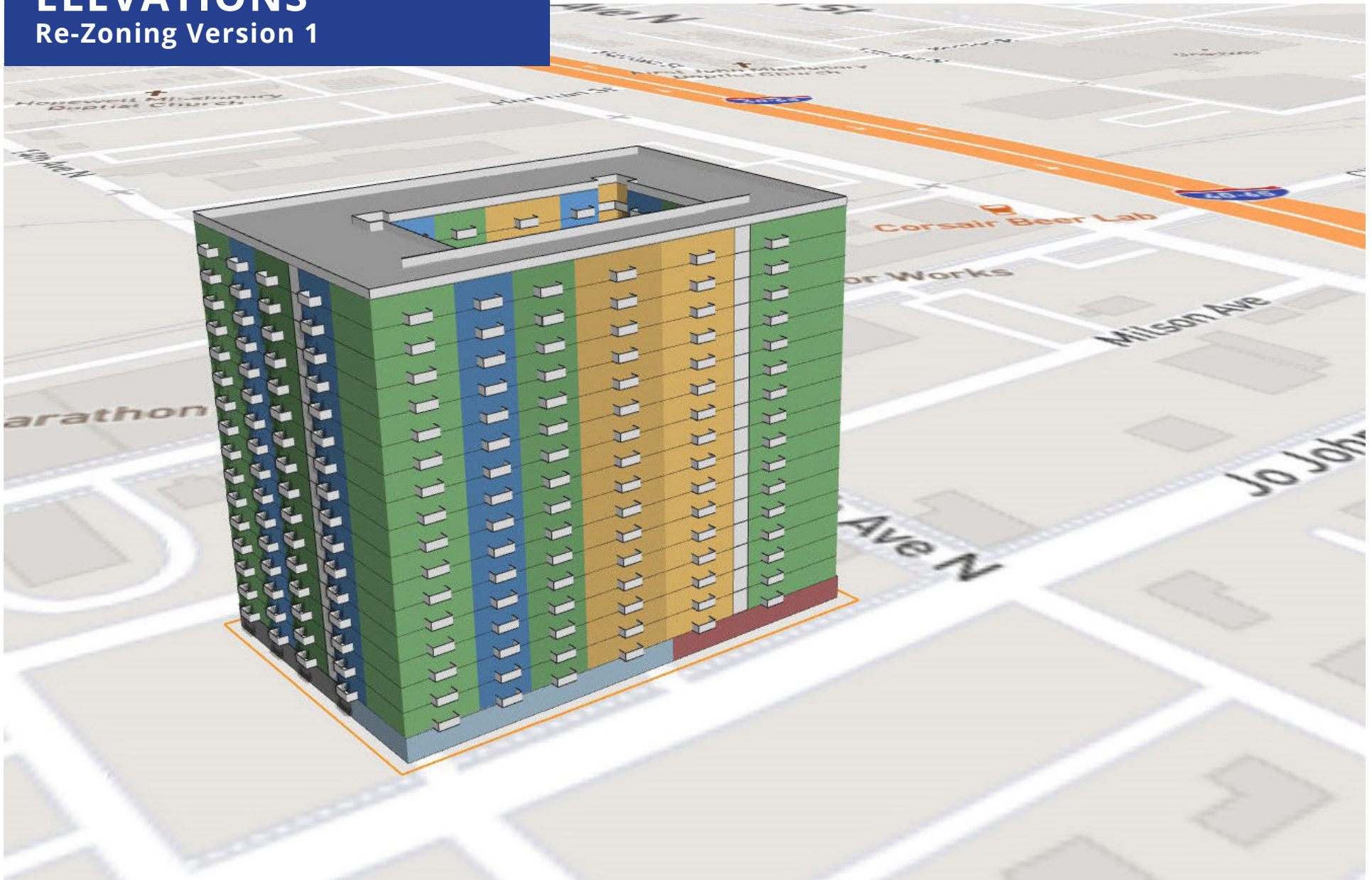
Unit Type	Net Rentable										
	Units										
	1 Beds			2 Beds			Studios				
Size	A1	A2	A3	A5	B1	B2	B4	S1	S2	S3	
18	4.0	0	0	0	0	0	0	0	0	0	0
17	11.5	5	1	2	4	5	2	2	4	1	4
16	11.5	5	1	2	4	5	2	2	4	1	4
15	11.5	5	1	2	4	5	2	2	4	1	4
14	11.5	5	1	2	4	5	2	2	4	1	4
13	11.5	5	1	2	4	5	2	2	4	1	4
12	11.5	5	1	2	4	5	2	2	4	1	4
11	11.5	5	1	2	4	5	2	2	4	1	4
10	11.5	5	1	2	4	5	2	2	4	1	4
9	11.5	5	1	2	4	5	2	2	4	1	4
8	11.5	5	1	2	4	5	2	2	4	1	4
7	11.5	5	1	2	4	5	2	2	4	1	4
6	11.5	5	1	2	4	5	2	2	4	1	4
5	11.5	5	1	2	4	5	2	2	4	1	4
4	11.5	5	1	2	4	5	2	2	4	1	4
3	11.5	5	1	2	4	5	2	2	4	1	4
2	11.5	5	1	2	4	5	2	2	4	1	4
1	11.5	0	0	0	0	0	0	0	0	0	0
Sum	199.5	80	16	32	64	80	32	32	64	16	64
Type Sum				192				144			144
Unit Totals											480
%				40%				30%			30%
NRSF Sum				156,365				143,350			85,835
Type Avg				814				995			596



Total Units: 480

ELEVATIONS

Re-Zoning Version 1

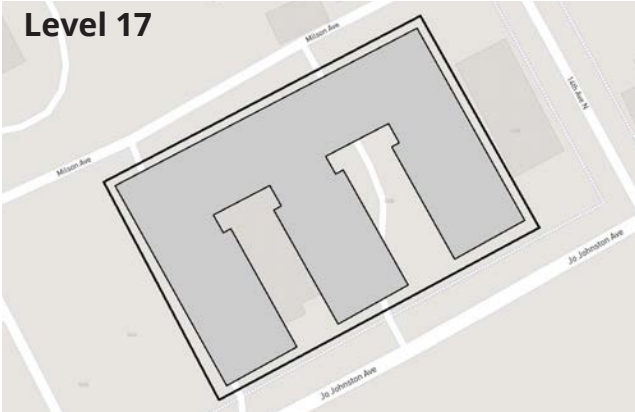
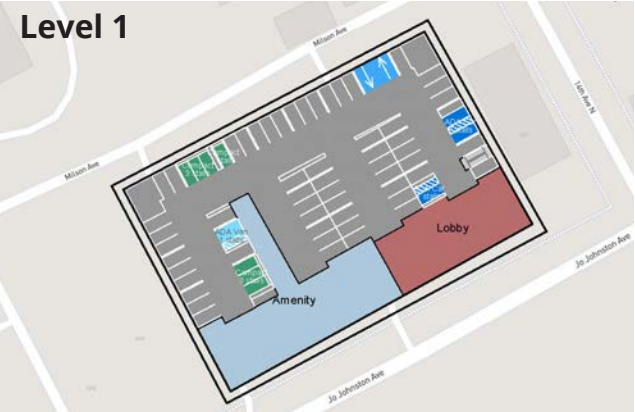


FLOOR PLANS

Re-Zoning Version 2



Unit Type	Net Rentable									
	Units									
	1 Beds			2 Beds		Studios				
Size	A1	A2	A3	A5	B1	B4	S1	S2	S3	S3
17	4.0	0	0	0	0	0	0	0	0	0
16	11.5	4	5	1	2	6	4	3	3	4
15	11.5	4	5	1	2	6	4	3	3	4
14	11.5	4	5	1	2	6	4	3	3	4
13	11.5	4	5	1	2	6	4	3	3	4
12	11.5	4	5	1	2	6	4	3	3	4
11	11.5	4	5	1	2	6	4	3	3	4
10	11.5	4	5	1	2	6	4	3	3	4
9	11.5	4	5	1	2	6	4	3	3	4
8	11.5	4	5	1	2	6	4	3	3	4
7	11.5	4	5	1	2	6	4	3	3	4
6	11.5	4	5	1	2	6	4	3	3	4
5	11.5	4	5	1	2	6	4	3	3	4
4	11.5	4	5	1	2	6	4	3	3	4
3	11.5	4	5	1	2	6	4	3	3	4
2	11.5	4	5	1	2	6	4	3	3	4
1	11.5	0	0	0	0	0	0	0	0	0
Sum	188.0	60	75	15	30	90	60	45	45	60
Type Sum					180		150			150
Unit Totals										480
%					38%		31%			31%
NRSF Sum					136,708		144,988			90,338
Type Avg					759		967			602



Total Units: 480

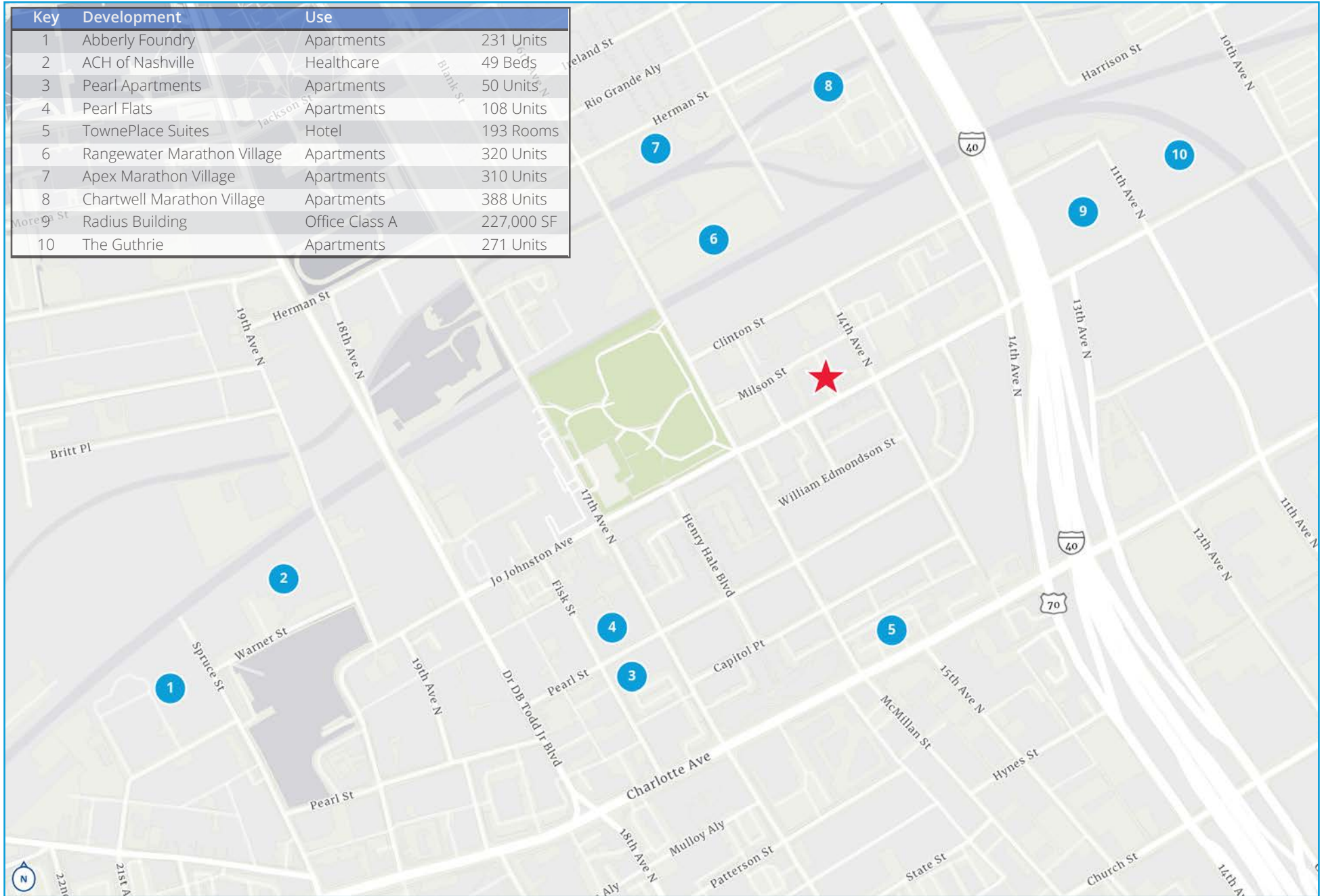
ELEVATIONS

Re-Zoning Version 2



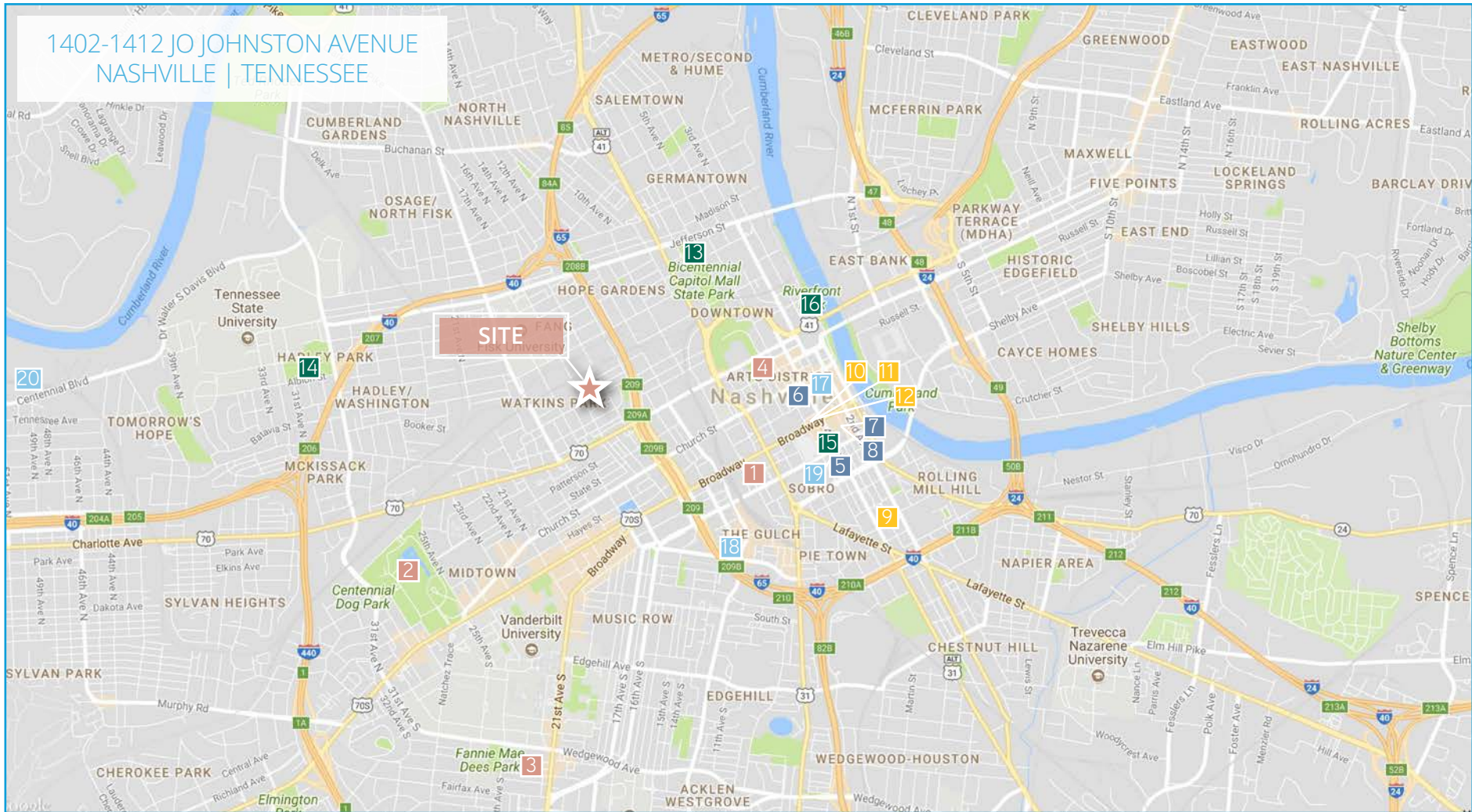
DEVELOPMENT OVERVIEW MAP

Key	Development	Use	
1	Abberly Foundry	Apartments	231 Units
2	ACH of Nashville	Healthcare	49 Beds
3	Pearl Apartments	Apartments	50 Units
4	Pearl Flats	Apartments	108 Units
5	TownePlace Suites	Hotel	193 Rooms
6	Rangewater Marathon Village	Apartments	320 Units
7	Apex Marathon Village	Apartments	310 Units
8	Chartwell Marathon Village	Apartments	388 Units
9	Radius Building	Office Class A	227,000 SF
10	The Guthrie	Apartments	271 Units



AREA ATTRACTIONS

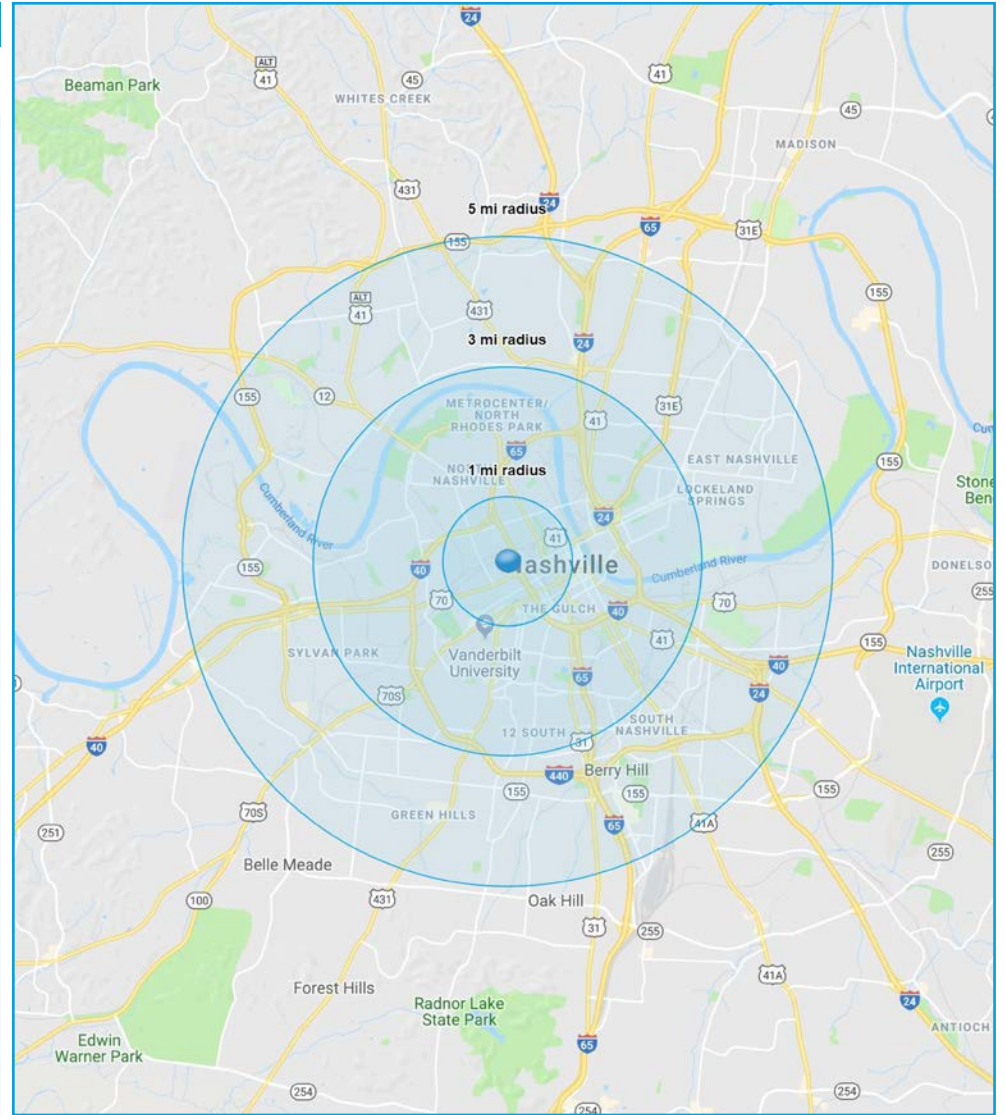
ARTS:	HISTORY:	MUSIC/NIGHTLIFE:	OUTDOORS:	SHOPPING:
1 Frist Center for the Visual Arts &	5 Country Music Hall of Fame	9 The Listening Room Cafe	13 Bicentennial Capitol Mall State	17 Music City Marketplace
2 The Parthenon & Centennial Park	6 Ryman Auditorium	10 Tootsie' Orchid Lounge	14 Hadley Park	18 Two Old Hippies
3 The Belcourt Theatre	7 The Johnny Cash Museum	11 Legends Corner	15 Music City Walk of Fame Park	19 Five and TENN
4 Tennessee Performing Arts Center	8 The Patsy Cline Museum	12 The Stage	16 Riverfront Park	20 ABE



DEMOGRAPHICS

1402-1412 JO JOHNSTON AVENUE DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 Estimated Population	16,956	130,851	240,930
2027 Projected Population	18,256	137,647	254,532
2020 Census Population	17,404	131,340	242,202
2010 Census Population	8,101	100,623	199,463
2022 Households	9,379	57,052	104,109
2027 Projected Households	9,895	59,466	108,702
2020 Census Households	9,562	57,291	104,484
2010 Census Households	3,967	40,375	82,392
2022 Average Household Income	\$58,109	\$90,003	\$97,770
2027 Average Household Income	\$47,123	\$75,343	\$84,668
2022 Median Household Income	\$65,761	\$66,922	\$97,770
2027 Median Household Income	\$77,817	\$79,122	\$84,995
2022 Households by Income			
\$200,000+	6.0%	10.1%	10.6%
\$150,000 - \$199,999	6.9%	5.3%	6.0%
\$125,000 - \$149,999	5.4%	5.7%	6.0%
\$100,000 - \$124,999	9.5%	8.0%	8.5%
\$75,000 - \$99,999	12.9%	11.3%	11.9%
\$50,000 - \$74,999	21.0%	18.4%	18.5%
\$35,000 - \$49,999	9.3%	10.2%	10.8%
\$25,000 - \$34,999	6.3%	8.1%	8.0%
\$15,000 - \$24,999	5.5%	7.7%	7.4%
\$10,000 - \$14,999	4.4%	5.2%	4.1%
<\$10,000	12.8%	10.0%	8.1%



WHY NASHVILLE?

Nashville is consistently recognized for its energetic and growing economy, diverse business environment, highly educated work force, and compelling hospitality.

Nashville is the economic center of Tennessee and a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 2+ million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.

#1 U.S. MARKET TO WATCH

URBAN LAND INSTITUTE & PRICEWATERHOUSECOOPERS, 2022 & 2023



3.1%

COST OF LIVING
BELOW NATIONAL
AVERAGE



\$0.00

STATE INCOME
TAX



2.7%

UNEMPLOYMENT
RATE



1.07M+

LABOR FORCE



PER CAPITA INCOME

5%

HIGHER THAN THE
NATIONAL AVERAGE



20

4-YEAR COLLEGES OR
HIGHER EDUCATION
INSTITUTIONS



ECONOMIC DRIVERS



HEALTH CARE MANAGEMENT

167,916 Direct Jobs
(328,598 direct & indirect jobs)

\$67 Billion Annual Economic Impact



MUSIC & ENTERTAINMENT

41,153 Direct Jobs
(80,757 direct & indirect jobs)

\$1.56 Billion Annual Economic Impact



MANUFACTURING

86,425 Direct Jobs
(326,613 direct & indirect jobs)

\$69.7 Billion Annual Economic Impact



TOURISM & HOSPITALITY

74,440 Direct Jobs

\$7.5 Billion Annual Economic Impact

TOP EMPLOYERS

(RANKED BY NUMBER OF EMPLOYEES)

VANDERBILT UNIVERSITY
MEDICAL CENTER

24,039
Employees

NISSAN

11,000
Employees

HCA
Healthcare

10,600
Employees

Ascension

8,335
Employees

randstad

4,550
Employees

amazon

4,000
Employees

TOP 4-YEAR OR HIGHER INSTITUTIONS

MIDDLE
TENNESSEE
STATE UNIVERSITY

VANDERBILT
UNIVERSITY

Austin Peay
State University

Tennessee
TECH

BELMONT
UNIVERSITY

TENNESSEE
STATE UNIVERSITY

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and orange horizontal bar at the bottom.

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For More Information
PLEASE CONTACT

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