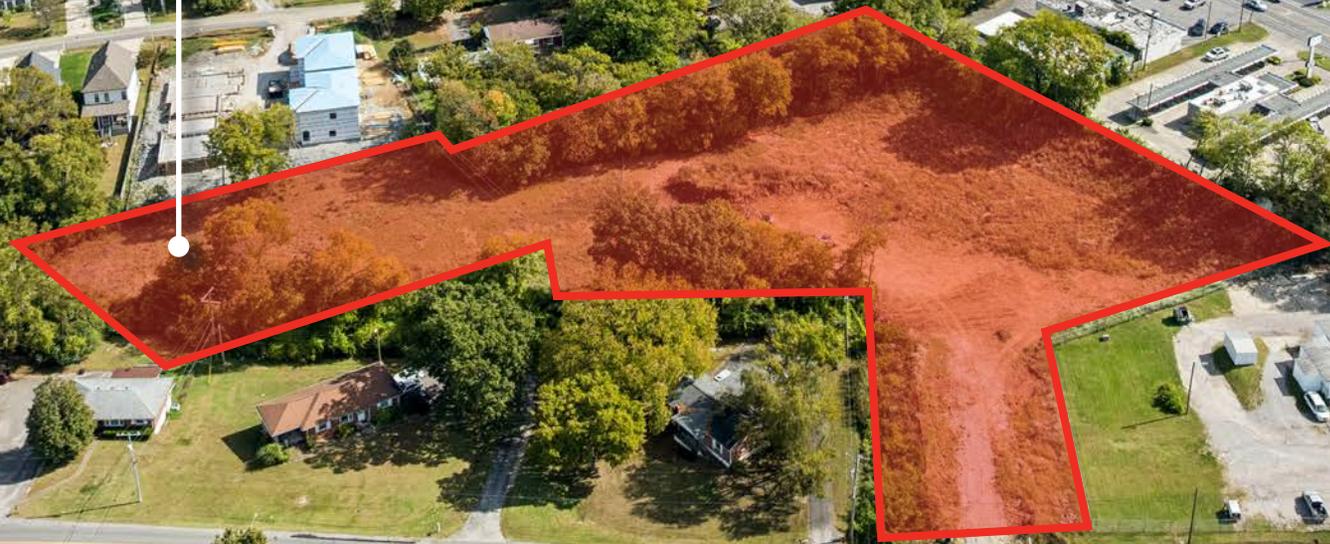


DOWNTOWN NASHVILLE



408 AMERICAN RD
NASHVILLE, TN 37209
2.91 AC



FOR SALE

PRIME DEVELOPMENT
INVESTMENT OPPORTUNITY

MINUTES TO DOWNTOWN
WEST NASHVILLE & I-40

408 AMERICAN RD
NASHVILLE, TN 37209

INVESTMENT HIGHLIGHTS

EXECUTIVE SUMMARY

Colliers International, as the exclusive agent, proudly presents 408 American Road—a 2.91-acre commercial land site in Nashville's rapidly evolving Charlotte Park neighborhood. Split zoned OR20 and R10 and subject to the UZO (Urban Zoning Overlay), this site offers exceptional development flexibility for commercial, mixed-use, or multifamily projects.

Situated in West Nashville's dynamic corridor just minutes from downtown, 408 American Road benefits from excellent access to major thoroughfares, key urban amenities, and a growing workforce. Charlotte Park is recognized as one of Nashville's most promising up-and-coming neighborhoods, marked by significant infrastructure investments and vibrant community growth.

This parcel presents a rare and strategic opportunity for investors and developers to capitalize on market momentum and the area's demand for high-quality, versatile real estate. Its location and zoning advantages support a broad range of profitable uses, making it an ideal foundation for future-focused developments in one of Nashville's fastest-growing commercial hubs.

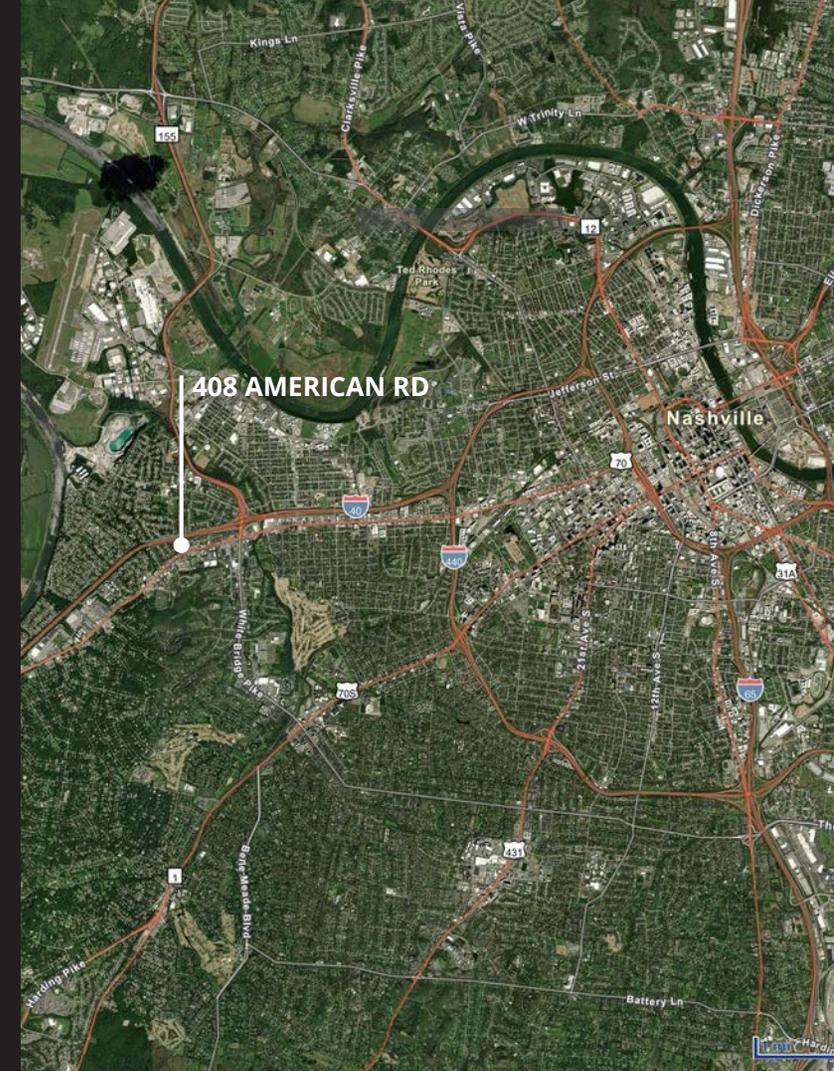
±2.91 ACRE LAND SITE in Charlotte Park, a prime infill location within West Nashville

EASY ACCESS to a robust amenity base as well as Interstate system allowing short commute times to majority of Nashville

SITE IS ALREADY ROUGHLY GRADED—and offers by-right development on OR20 section of parcel, with numerous options potentially available through the Specific Plan (SP) application process

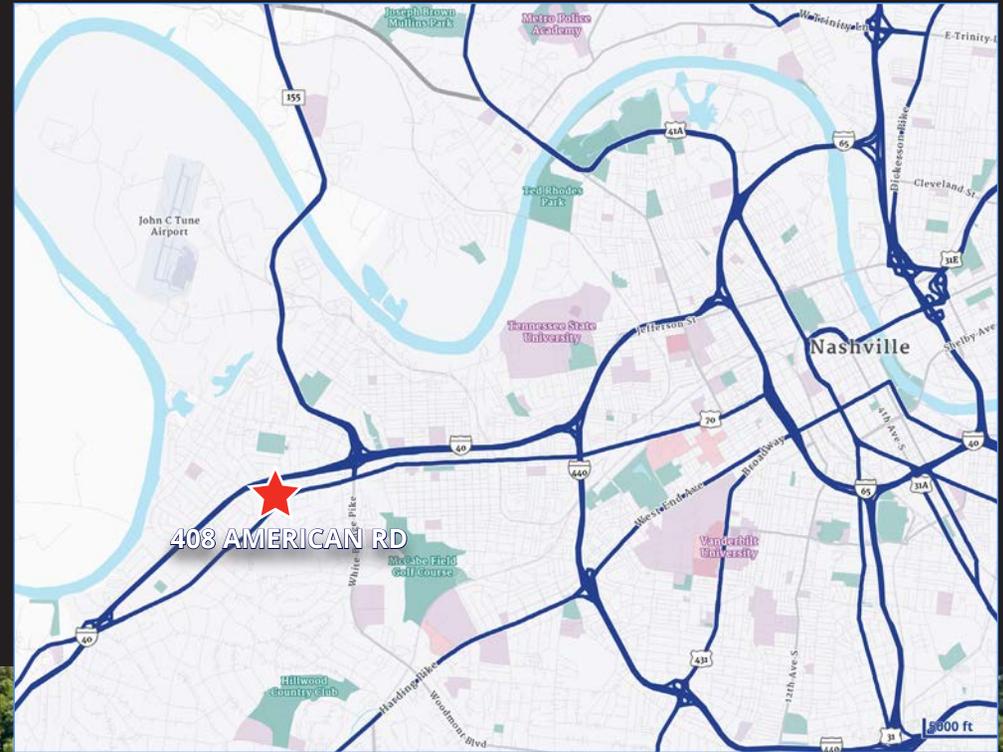
RAPIDLY GROWING CHARLOTTE PARK LOCATION – surrounded by new residential and mixed-use projects as well as abundant amenities

STRONG RESIDENTIAL DEMAND in Charlotte Park, given its proximity to West Nashville's most desirable infill neighborhoods including Hillwood, the Nations, Sylvan Park, Robertson, Belle Meade and others.



PROPERTY SUMMARY

Address	408 American Rd Nashville, TN 37209
Parcel Size	2.91 Acres & 126,760 SF
Land Use	T3 Neighborhood Maintenance (NM)
County	Davidson County
Parcel ID	103-01-0-133.00
Zoning	OR20 & R10 UZO

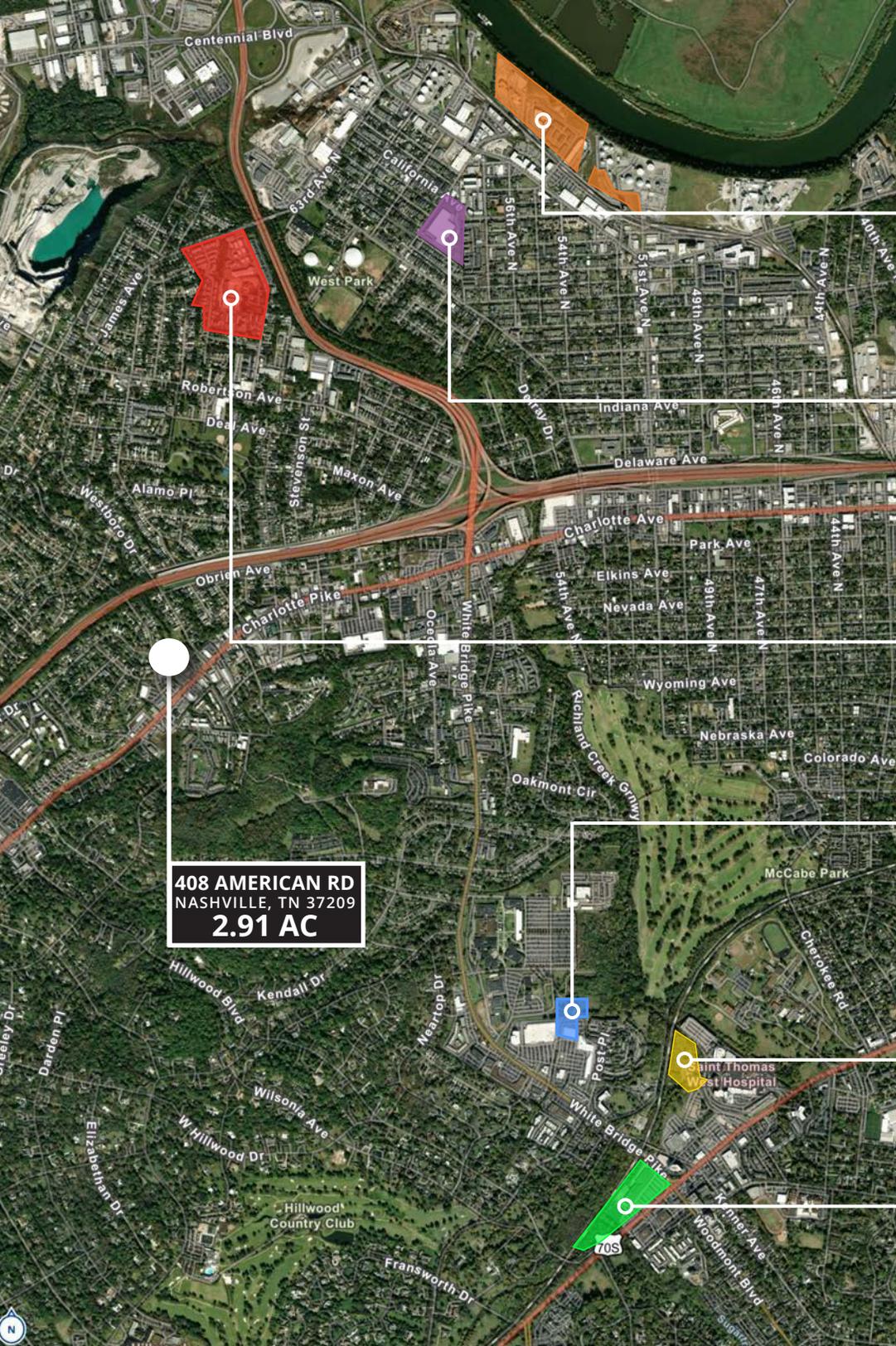


98,167 AADT

CHARLOTTE PIKE - 24,621 AADT

AMERICAN ROAD

AREA DEVELOPMENT



408 AMERICAN RD
 NASHVILLE, TN 37209
2.91 AC

SILO BEND SITES

- 8.1 Acres
- 3 multifamily buildings | 320 Units
- Includes Bexley Silo Bend Apartments, Silo West Apartments, Silo House Condos, Silo Cottages and commercial building Silo House



5901 CALIFORNIA AVE

- 8.12 acres
- Mixed use development rezoned to allow for 2 residential buildings with 300 units
- Rehab of existing warehouse
- 604 parking spaces



CHARLOTTE PARK DEVELOPMENTS

- 2Aves Townhomes (2021 Completion)
- The Arcade on Vernon (2023 Completion)
- 647 Residences (2022 Completion)
- Rows at the Annex (2020 Completion)



NOVEL RICHLAND CREEK

- 4-acre site compassing the former Stein Mart
- 277 residences from studio to 2 bedroom apartments
- 441-space parking garage



HARDING TOWN CENTER

- New entrance at Hill Center Belle Meade
- The Harding Town Center (HTC) Urban Design Overlay (UDO) prepared by Metropolitan Nashville Planning Department, is the culmination of a public participatory planning process

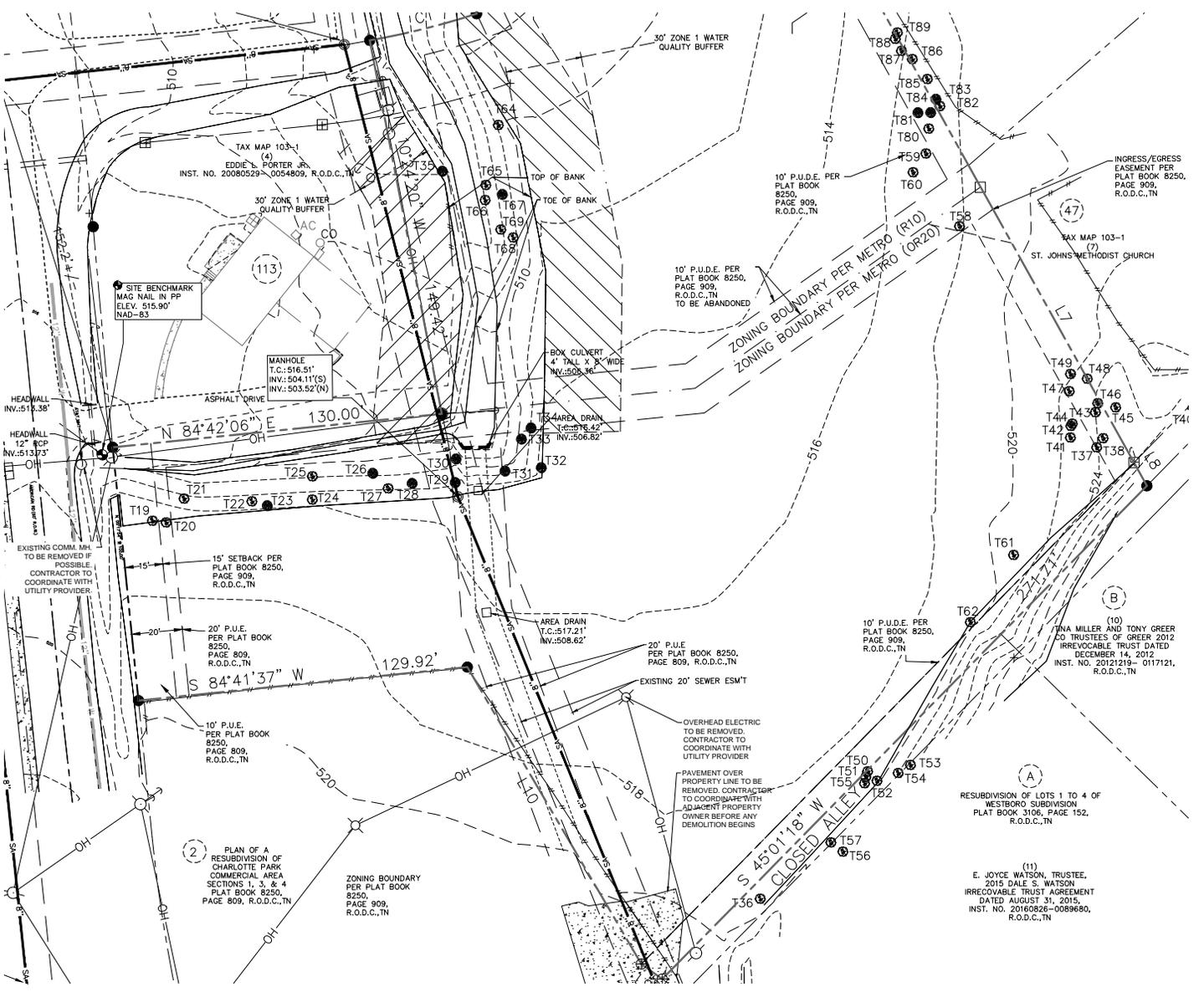


BELLE MEADE VILLAGE

- 15.5 acre site
- 780,000 SF mixed use development
- 2 boutique residential buildings with 40 homes each
- 80,000 SF retail, underground garages, & green space



SITE PLAN



Development Summary

Map 103-01 Parcel 133
408 American Rd.
Nashville, TN 37209

Zoned: OR20, R10, OV-UZD

Total Disturbed Area - 1.67 Ac.
Council District #20 - Mary Carolyn Roberts

Developer
Maic City West, LLC
DeLisa Guerrier
Address: 332 Lallyett Ave
Nashville TN 37209
Phone 615.707.2300
Email: delisa@guemdevelopment.com

Engineer
Dale and Associates
Contact: Adam Sieger
516 Heather Place
Nashville, TN 37204
Phone 615.297.5166
Email: adam@daleandassociates.net

Floodnote
This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Map (FIRM) Number 47037C0238J (Dated 02/25/2022).

Benchmark
MAG Nail in PP
Elev: 515.90'

Datum
NAD 83
NAVD 88

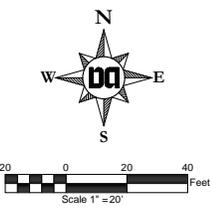
Drawing Date:
January 17, 2023

Revisions

Site Plan
408 American Rd
Map 103-01 Parcel 133
Nashville, Davidson County, Tennessee



Existing Conditions And Demo Plan



(11)
E. JOYCE WATSON, TRUSTEE,
2015 DALE S. WATSON
IRREVOCABLE TRUST AGREEMENT
DATED AUGUST 31, 2015,
INST. NO. 20160826-0089680,
R.O.D.C., TN

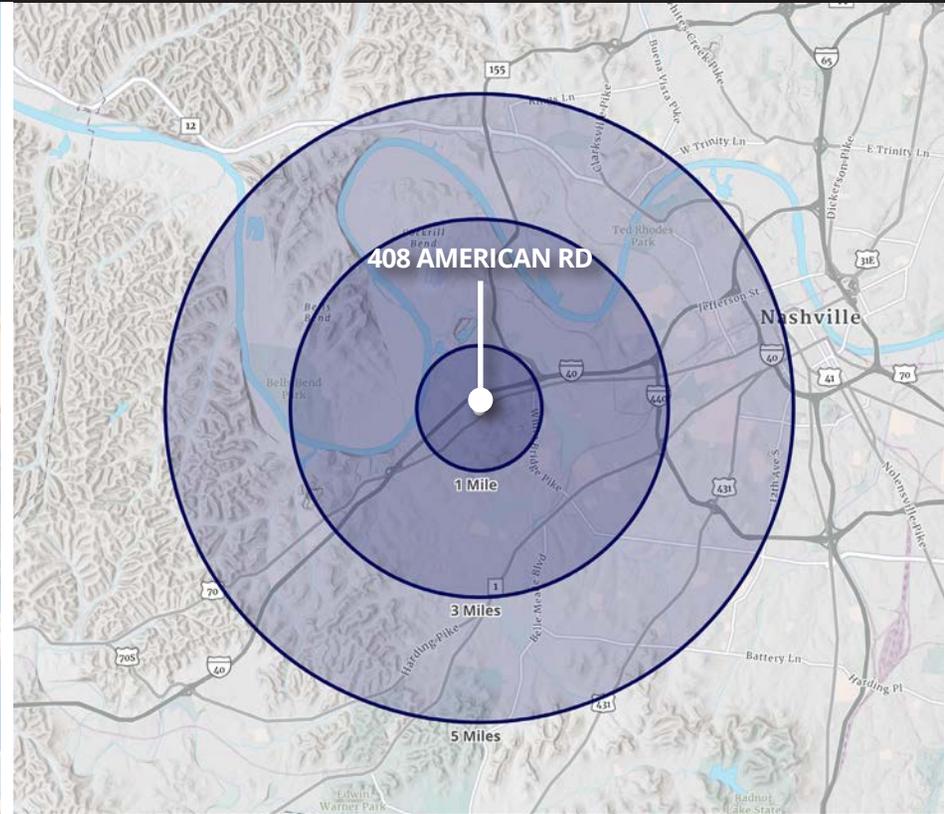


PERMITS:
Master Permit
Tracking # T2023040500
SWGR # T2023003712

Dale & Associates
Civil Engineering
Soil Remediation & Zoning
516 Heather Place
Nashville, TN 37204
(615) 297-5166

D&A Project #22039
408 American Rd
C1.01

NASHVILLE OVERVIEW & DEMOGRAPHICS



Nashville, Tennessee, widely known as “Music City,” has rapidly transformed into one of the nation’s most dynamic and fastest-growing metropolitan areas. Nashville has experienced more than 20% population growth since 2010, driven by a young, diverse, and highly mobile population. The city boasts a robust and diversified economy with a metro GDP nearing \$175 billion. It is a national leader in healthcare, home to major companies like HCA Healthcare and also thrives in sectors such as education, technology, manufacturing, and entertainment. Nashville ranks among the top U.S. cities for job growth and maintains an unemployment rate below the national average. Its appeal is further enhanced by a favorable business climate, no state income tax, and a high quality of life marked by affordability, a vibrant cultural scene, and a central location with excellent connectivity. These factors continue to draw new residents, businesses, and talent, solidifying Nashville’s place as a southern powerhouse of

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	10,581	52,962	158,367
2025 Households	4,582	23,603	70,443
Average Household Income	\$116,114	\$163,704	\$150,231
Per Capita Income	\$51,105	\$73,157	\$67,001

FOR SALE

PRIME DEVELOPMENT
INVESTMENT OPPORTUNITY

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