

FOR SALE

133,730 SF
Industrial
Building
on 9.51 AC

515-516 FOSTER ST | NASHVILLE, TN 37207



Section 1
Existing Asset

515-516 FOSTER ST | NASHVILLE, TN 37207

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515-516 Foster presents a rare opportunity to acquire a large-scale industrial asset in the epicenter of Nashville's growth. The property is well-suited for an industrial owner-user or investor seeking to utilize the existing asset, as well as a developer pursuing adaptive reuse or full ground-up redevelopment. Positioned amid billions of dollars of surrounding investment, 515-516 Foster offers significant long-term upside across multiple execution paths.



PROPERTY DETAILS

Total SF: 133,730 SF

Total AC: 9.51 AC

Laydown Yard: 0.75 AC with ability to expand up to 2.39 AC

Construction Type: Masonry & Corrugated Transite Panels

Clear Height: 19'-30'

Dock Door Count: 10

Column Spacing: 20'

Drive In Door Count: 1

Truck Court Depth: +500'

Power: 480V and 240V 3-phase power in place

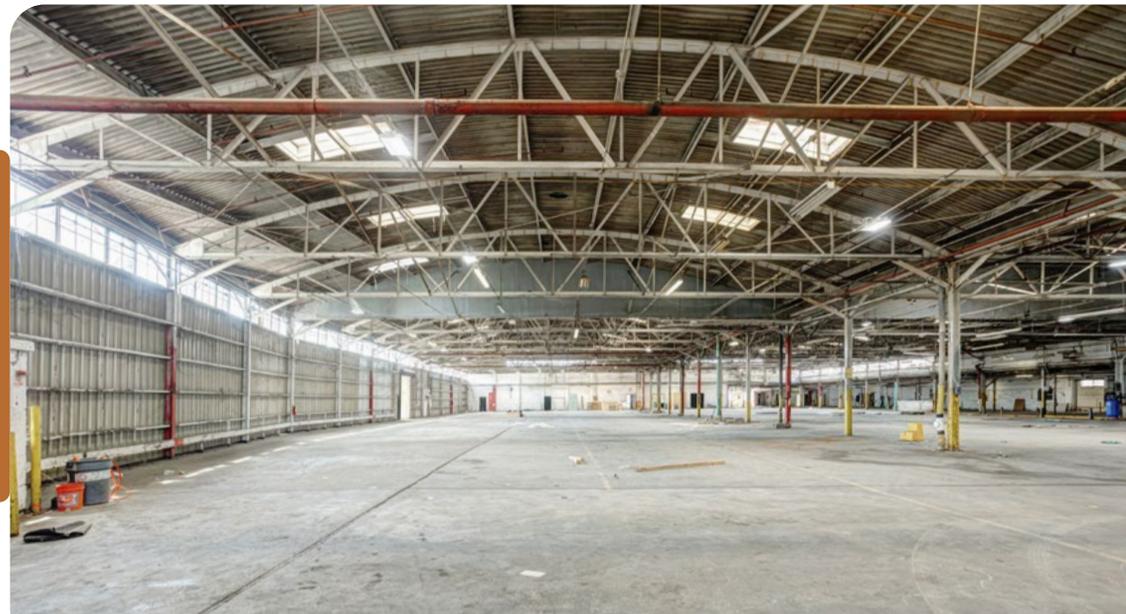
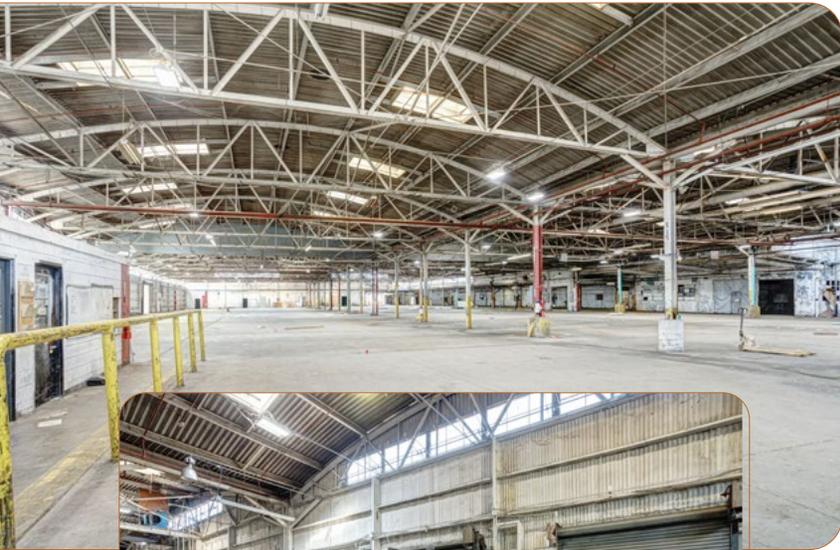
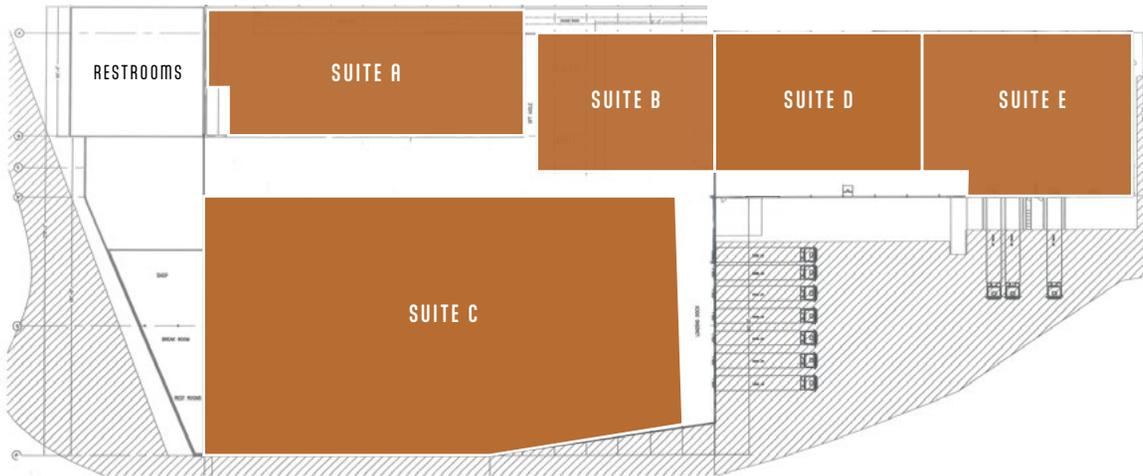
- Aggregate service capacity up to 1,750 amps across existing feeds

Easy Access to Major Interstates:

- 3 minutes Ellington Parkway
- 6 minutes to I-24
- 8 minutes to I-65



POTENTIAL DEMISING OPTIONS



An aerial photograph of a residential neighborhood in Nashville, Tennessee. The image shows a mix of single-family homes, a large industrial building with a grey metal roof, and a baseball field in the foreground. A multi-lane road curves through the middle of the scene. The background features a dense urban area with various commercial and residential buildings under a clear blue sky.

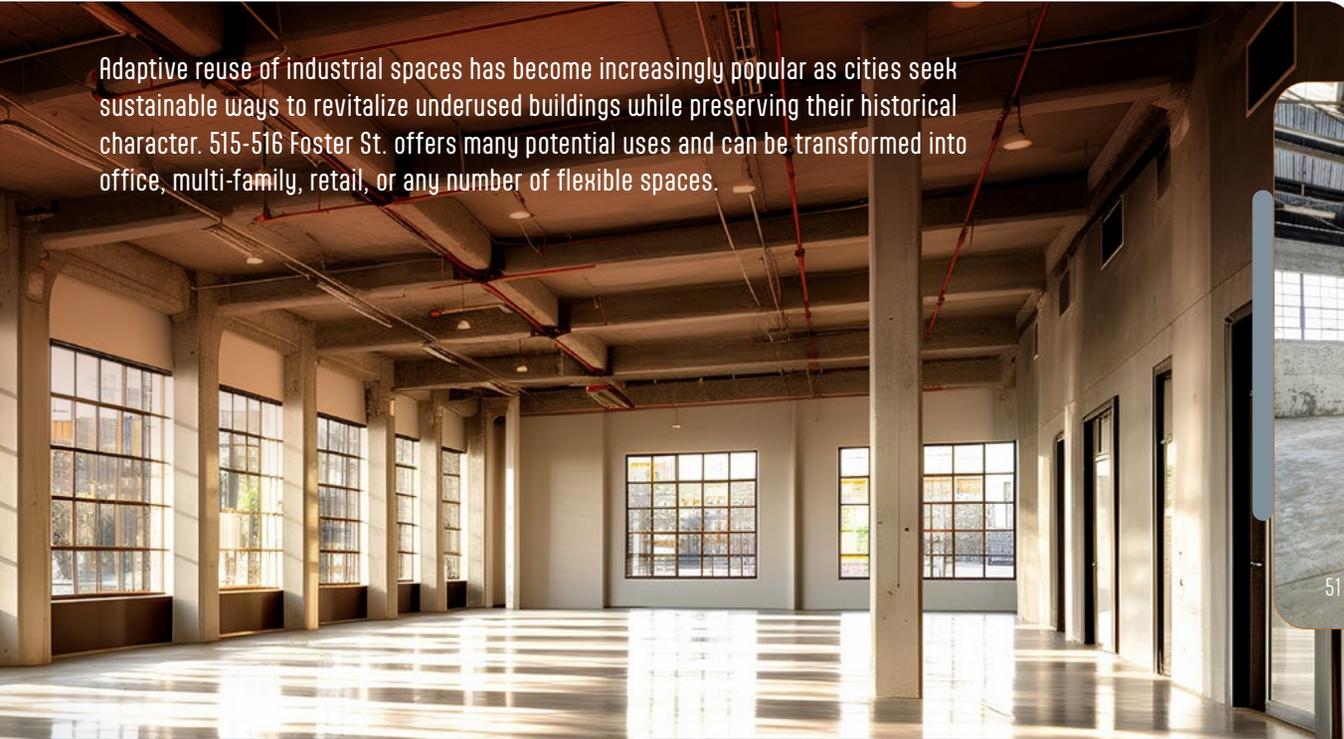
Section 2 Future Development Potential

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ELLINGTON PARKWAY

ADAPTIVE REUSE POTENTIAL

Adaptive reuse of industrial spaces has become increasingly popular as cities seek sustainable ways to revitalize underused buildings while preserving their historical character. 515-516 Foster St. offers many potential uses and can be transformed into office, multi-family, retail, or any number of flexible spaces.

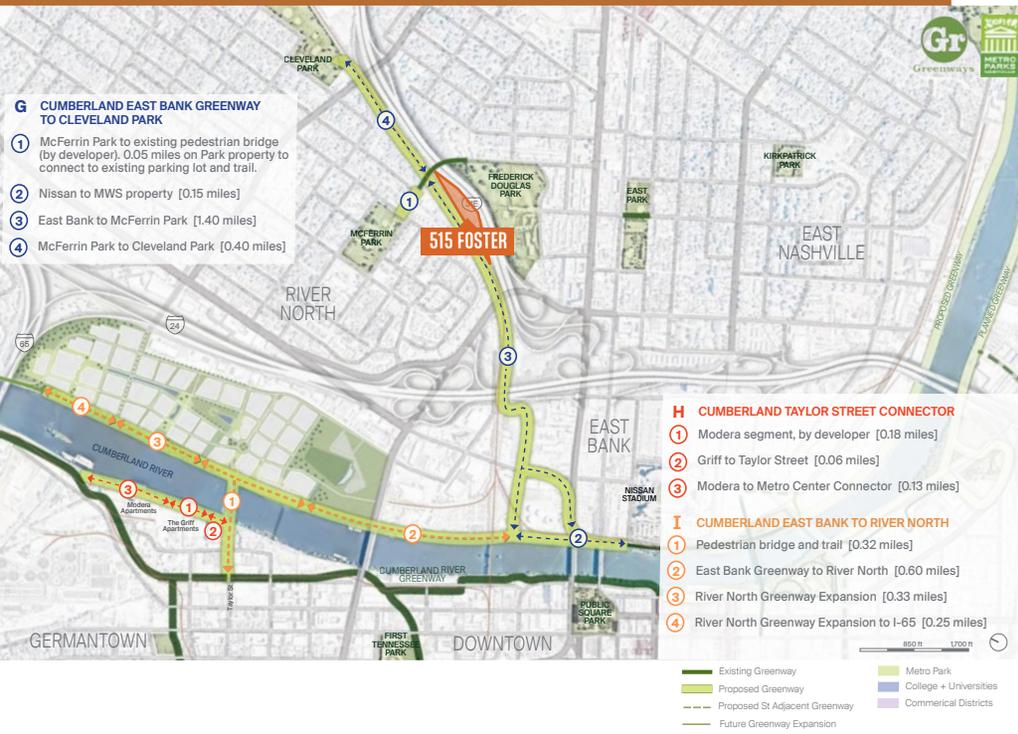


515-516 FOSTER ST CURRENTLY



LOCATION

Greenway Connectivity

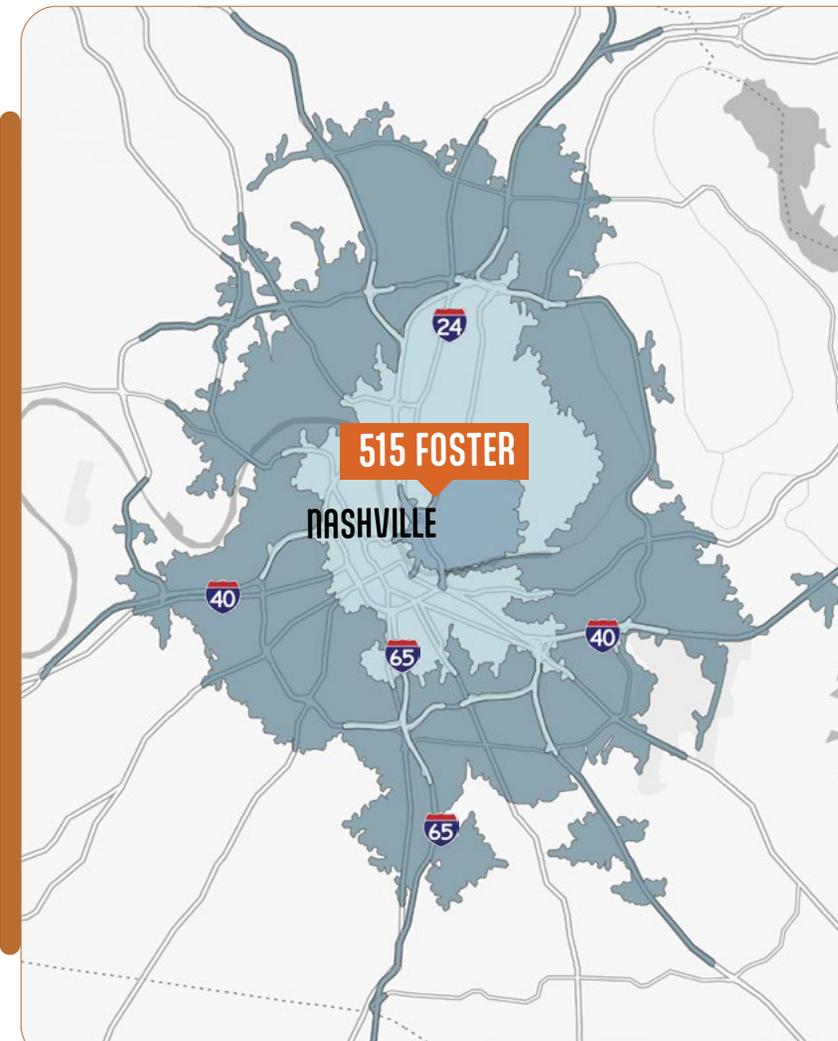


Drive Times

0-5 MINUTES

6-10 MINUTES

11-15 MINUTES



PROMINENT DEVELOPMENTS IN THE AREA

New Nissan Stadium, Home of the Titans

The new Tennessee Titans stadium, officially the New Nissan Stadium, is a \$2.1 billion, state-of-the-art, enclosed venue under construction in Nashville, set to open in Summer 2027, replacing the current stadium. Key features include a distinctive translucent roof, wraparound terraces with city views, advanced technology, and a focus on improved fan experience, aiming to host events like the Super Bowl.



Oracle Campus

The new Oracle campus in Nashville marks a significant milestone in the city's growth as a tech hub. This sprawling development will serve as a major operational center for Oracle, one of the world's leading technology companies.

- \$4.5 BILLION PROJECT
- 80 ACRES AND 2.7M SF
- 5,989 JOBS, 8,500 JOBS BY 2031
- PEDESTRIAN BRIDGE OVER THE CUMBERLAND RIVER



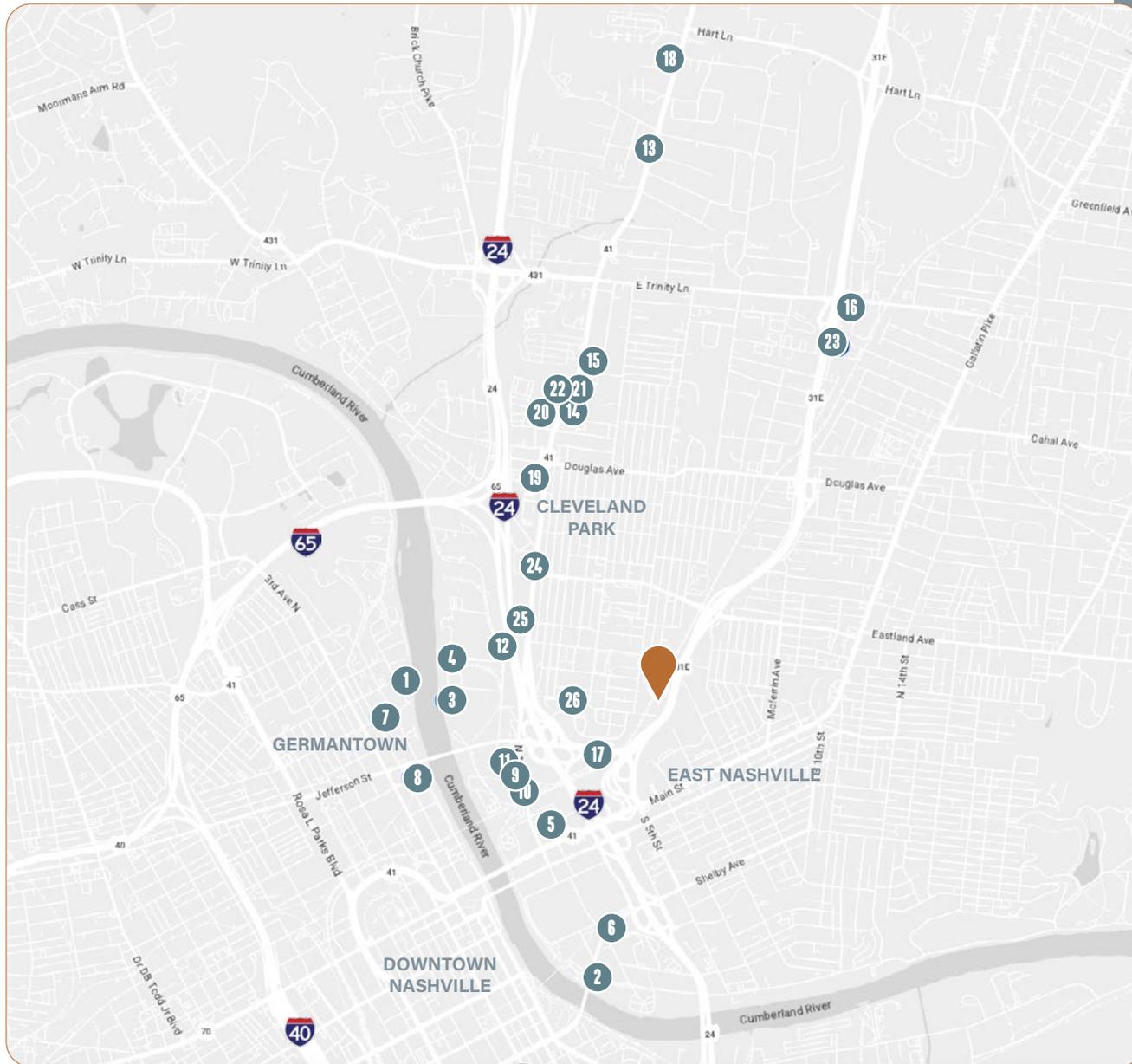
Eastpoint

The Fallon Company's Eastpoint project will transform 30 acres of Nashville's riverfront into a vibrant, mixed-use neighborhood. Through thoughtful master planning, the development emphasizes mobility, affordability, sustainability and community engagement, setting a new benchmark for urban growth aligned with the city's vision for inclusive development.

- \$3B+ PROJECT
- 30+ ACRES
- INCLUDES OFFICE, RESIDENTIAL, HOTEL AND RETAIL



SURROUNDING DEVELOPMENTS



- 1 Neuhoff Phase I
- 2 East Bend
- 3 Landings at River North
- 4 Oracle Campus
- 5 Station East
- 6 Eastpoint
- 7 Neuhoff Phase II
- 8 The Stockyards Phase II
- 9 Stillwater East Bank
- 10 RangeWater River North
- 11 Residence Inn
- 12 Hilton East Bank
- 13 2600 Dickerson
- 14 The Pike at Highland Heights
- 15 1505 Dickerson
- 16 Station Alta
- 17 304 Oldham
- 18 2820 Dickerson
- 19 1218 Dickerson
- 20 The Link
- 21 The Pike at Highland Heights
- 22 City Vista
- 23 Flats at Laurel & Pine
- 24 900 at Cleveland
- 25 TriStar East
- 26 Skyline East Riverchase

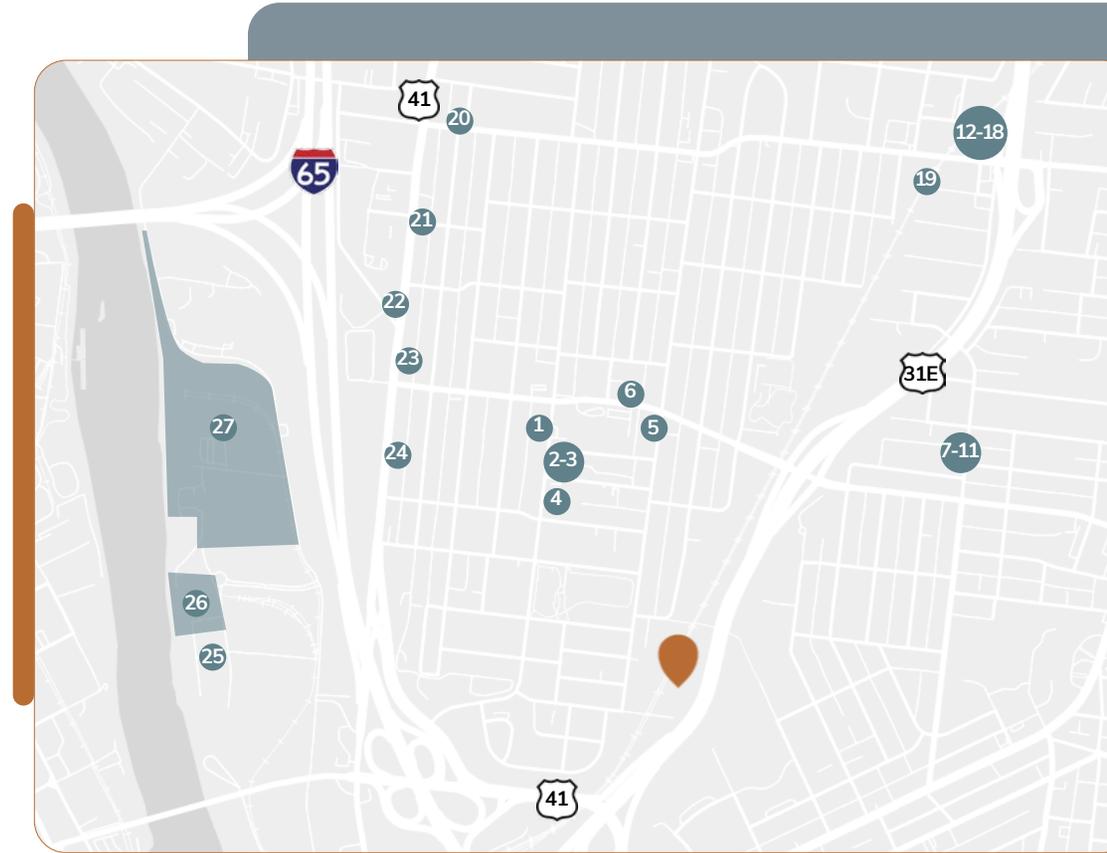
SURROUNDING DEVELOPMENTS

Project Name	Main Address	Asset Type	Asset Details	Status	Developer
1 Neuhoff Phase I	1320 Adams St	Mixed Use	542 Units; 385,000 SF Office; 80,000 SF Retail	Delivered	New City, JP Morgan & Cousins
2 East Bend	710 S 1st St	Mixed Use	47-Acre Multibillion-Dollar Development Site	Proposed	David Byerley
3 Landings at River North	2200 Bowline	Mixed Use	647 Units; 78,000 SF Office; 71,500 SF Retail	Delivered	Creek Lane Capital
4 Oracle Campus	700 Cowan St	Office	\$4.5B+ Corporate Campus	Under Construction	Oracle America
5 Station East	111 N 1st St	Mixed Use	2,065 Units; 1,050,000 SF Office; 135,000 SF Retail	Proposed	RMR Group
6 Eastpoint	201 Shelby Ave	Mixed Use	\$3B + Mixed Use Neighborhood; TPAC, Titans Stadium, Hotel, Multifamily, Office, Etc.	Proposed	The Fallon Company
7 Neuhoff Phase II	1324 2nd Ave N	Mixed Use	319 Units, 234,418 SF Office, 23,690 SF Retail	Proposed	New City, JP Morgan & Cousins
8 The Stockyards Phase I	1000 2nd Ave	Multi-family	339 Units	Under Construction	Proffitt Dixon
9 Stillwater East Bank	186 N 1st St	Multi-family	370 Units	Proposed	Stillwater Capital
10 RangeWater River North	201 Cowan	Multi-family	350 Units	Proposed	Rangewater
11 Residence Inn	206 N 1st St	Hospitality	215 Units	Proposed	Emerge Hospitality
12 Hilton East Bank	611 Cowan	Hospitality	204 Units	Proposed	Emerge Hospitality
13 2600 Dickerson	2600 Dickerson Pike	Multi-family	349 Units	Proposed	Woodfield
14 The Pike at Highland Heights	1405 Dickerson Pike	Multi-family	261 Units	Proposed	Wedgewood Ave / Aria Development
15 1505 Dickerson	1505 Dickerson Pike	Multi-family	700 Units	Proposed	Key Real Estate Company
16 Station Alta	914 East Trinity Lane	Mixed Use	302 Units	Delivered	Wood Partners
17 304 Oldham	304 Oldham	Self-Storage	121,557 SF Facility	Under Construction	Beau Fowler
18 2820 Dickerson	2820 Dickerson Pike	Multi-family	362 Units	Proposed	Middle Street Partners
19 1218 Dickerson	1218 Dickerson Pike	Multi-family	Planning	Proposed	Forestone
20 The Link	51 Lucile Street	Multi-family	221 Units	Delivered	Bristol Development
21 The Pike at Highland Heights	1411 Dickerson Pike	Multi-family	270 Units	Proposed	Wedgewood Ave / Aria Development
22 City Vista	1410 Dickerson Pike	Mixed Use	520 Units; 11,500 SF Retail	Under Construction	Rethink Capital Partners
23 Flats at Laurel & Pine	901 Cherokee Avenue	Multi-family	166 Units; +15,122 SF Office; 7,139 SF Retail	Delivered	Vintage South
24 900 at Cleveland	900 Dickerson Pike	Multi-family	255 Units	Delivered	Dominium
25 TriStar East	800 Dickerson Pike	Hospital	11,000 SF Emergency Health Care Clinic	Under Construction	TriStar
26 Skyline East Riverchase	301 N 2nd Street	Mixed Use	1,150 Units	Delivered	Cypress Real Estate Advisors

THE AREA

East Nashville

East Nashville is known for its lively, walkable neighborhoods and distinct artsy vibe. The area blends charming historic homes, many built in the Victorian era and early 1900s, with some of the city's most popular modern shops, restaurants, and entertainment spots. Over the past few decades, places like Five Points and Inglewood have become central to Nashville's creative and culinary scenes. With its energetic and forward-thinking spirit, East Nashville offers a fresh and youthful contrast to the more traditional atmosphere of Broadway in Downtown.



Nearby Amenities

1. Hiao Bao
2. Folk
3. Red Headed Stranger
4. Audrey
5. Forevermore
6. Board & Brush
7. Mas Tacos Por Favor
8. Spicy Boys
9. Lyra
10. The Pharmacy
11. Relik Vintage
12. Hisser
13. Flora & Fauna
14. Otaku Ramen
15. SHED Fitness
16. Studio Pilates
17. Garage Sale Vintage
18. Holiday Spa & Bathhouse
19. Southern Grist
20. Retrograde Coffee
21. Nashville Pizza & Pasta
22. Shugga Hi Bakery & Cafe
23. FLWR Shop
24. Cherries
25. Top Golf
26. Landing at River North Development
27. Oracle Campus Development

NASHVILLE

Nashville, the capital of Tennessee, is a vibrant city known for its rich musical heritage and dynamic cultural scene. Music City is home to the Grand Ole Opry and the Country Music Hall of Fame. In recent years, Nashville has experienced rapid population growth fueled by a strong, diverse economy driven by healthcare, education, technology, and tourism. This blend of economic opportunity, cultural richness, and Southern charm makes Nashville one of the fastest-growing and most exciting cities in the United States.



POPULATION GROWTH

2.1m

NASHVILLE MSA
POPULATION

86

NET NEW PEOPLE PER
DAY BETWEEN 2022-2023

21.13%

POPULATION GROWTH
2013-2023

65%

OF COLLEGE GRADS REMAIN
IN NASHVILLE MSA TO WORK

HEALTHY JOB MARKET

30.65%

JOB GROWTH
2013-2023

3.1%

UNEMPLOYMENT RATE
March 2025

#3

BEST CITY TO LAUNCH A CAREER
Bankrate, 2023

#7

HOTTEST JOB MARKET
The Wall Street Journal, 2024



ECONOMIC PROFILE

1 mile radius

13,886 
POPULATION

32 
MEDIAN AGE

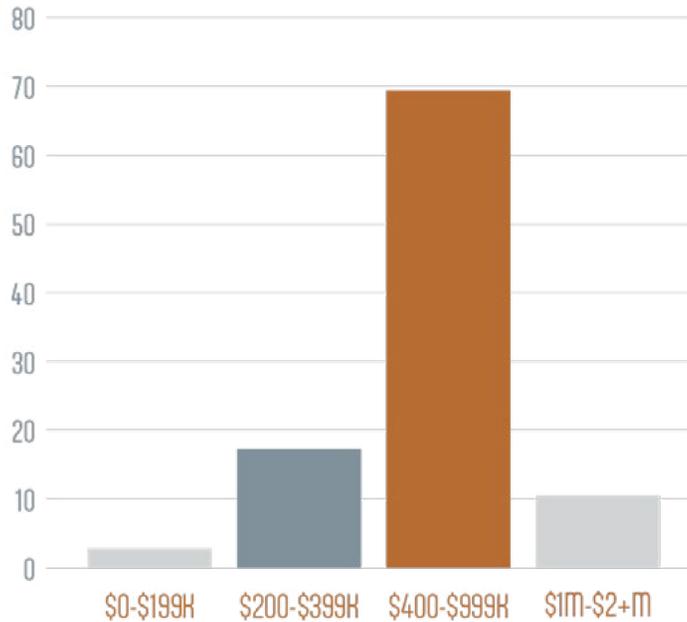
31% 
BACHELOR'S / GRADUATE/
PROFESSIONAL DEGREES

6,078 
HOUSEHOLDS

\$119k 
AVERAGE HOUSEHOLD
INCOME (within 3 mile radius)



HOME VALUES

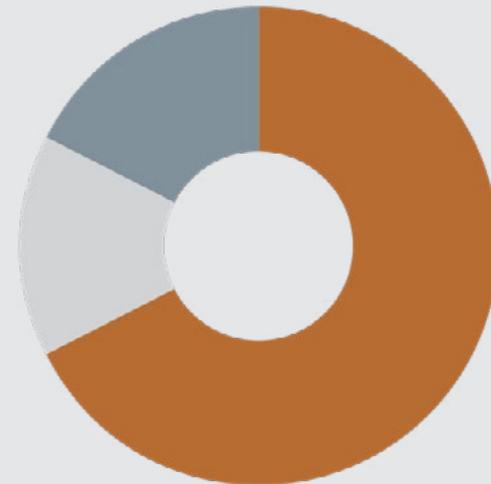


EMPLOYMENT

17.2%
SERVICES

15.1%
BLUE COLLAR

67.7%
WHITE COLLAR



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