

209-215 E. 6TH STREET | COLUMBIA, TN 38401

- ▷ 1.32 ± Acres | 4 Contiguous Parcels
- ▷ ~200 ft Duck River Frontage
- ▷ CD-5 Zoning — 5 Stories By Right | Price Upon Request

STRIDE

COMMERCIAL



SUBJECT SITE — 1.32 ± AC

SIXTH STREET SITE

DUCK RIVERFRONT DEVELOPMENT ASSEMBLAGE

DEVELOPMENT SITE FOR SALE // DOWNTOWN COLUMBIA, TN // DUCK RIVER FRONTAGE

Site Summary

SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE

Address	: 209, 211, 213 & 215 East 6th Street, Columbia, TN 38401
Parcels	: Four contiguous parcels — sold as a single assemblage
APN / Parcel IDs	: 099A-A-011.00 / 099A-A-012.00 / 099A-A-013.00 / 099A-A-014.00
Site Size	: 1.32 ± ac / ±57,500 SF (T-Square Engineering boundary survey, 4/21/2022)
Duck River Frontage	: ~200 ft permanent riverfront on protected public parkland
Zoning	: CD-5 (Urban Center Character District) — 5 stories by right, no FAR cap
Asking Price	: Price Upon Request
Sale Type	: Fee simple — all four parcels, sold as a single assemblage
Ownership	: Single LLC (consolidated title — no partnership complexity)
Environmental	: Clean Phase I ESA on file (Grow Environmental Solutions, May 2022)
Survey	: T-Square Engineering boundary survey on file (April 2022)
Existing Structures	: 2,470 SF block garage on parcel 211 — buyer to demolish
Utilities	: All public — natural gas, electric, water, and sewer present at site
Showing Instructions	: Broker-accompanied site walks; 24-hour notice preferred. Contact Matt Cooper — mcooper@stridecre.com / (615) 319-0124



SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE // 209-215 E. 6TH STREET / COLUMBIA, TN 38401

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Executive Summary

OPPORTUNITY

The Sixth Street Site is one of the last downtown infill development sites in Columbia, Tennessee — and the only one with permanent Duck River frontage and unobstructed views across protected public parkland. The assemblage spans 1.32 ± acres across four contiguous parcels at 209–215 East 6th Street, with approximately 200 feet of river frontage. Zoned CD-5 (Urban Center — 5 stories by right, no FAR cap), the site requires no rezoning for any of its contemplated uses: restaurant / F&B, mixed-use residential, or boutique hotel. It anchors the eastern end of Columbia's organic restaurant row, directly across East 6th Street from The Drake — one of the largest private investments in downtown Columbia's history. With a clean Phase I ESA, a current boundary survey on file, and consolidated single-entity ownership, the site offers a fast, clean path to close.



KEY ATTRIBUTES

- One of the last downtown infill development sites in Columbia — scarcity that cannot be replicated
- The only downtown site with permanent Duck River frontage — an unobstructed view corridor to protected public parkland
- CD-5 zoning — 5 stories by right, no FAR cap, no rezoning required for any contemplated use
- Directly across E. 6th from The Drake (293 units, under construction) — a built-in residential base at delivery
- One block from the historic downtown square — anchor of Columbia's restaurant and retail core
- Anchors Columbia's emerging E. 6th restaurant row (Prime & Pint, Rue 6 Bistro); steps from Muletown Coffee on the downtown square
- Clean Phase I ESA and boundary survey on file — eliminates the largest pre-marketing dependencies
- Single-LLC ownership, consolidated title — clean, fast closing path

SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE // 209-215 E. 6TH STREET / COLUMBIA, TN 38401

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Development Potential

1

RESTAURANT / F&B PAD

- Ground-floor or whole-site F&B concept — standalone restaurant, rooftop bar, or multi-concept food hall
- ~200 ft riverfront activation — outdoor dining terrace, event space, or river-view bar
- Built-in demand from the 293-unit Drake under construction across E. 6th, plus the existing restaurant row draw
- Comparables: Prime & Pint and Rue 6 Bistro already populating the E. 6th corridor; Muletown Coffee anchors the adjacent square

2

MIXED-USE DEVELOPMENT (3-5 STORIES)

- Ground-floor F&B or retail with residential or office above — up to 5 stories by right
- No FAR cap under CD-5 — maximize density without rezoning
- 80% minimum frontage buildout along E. 6th reinforces an activated ground floor
- Riverfront orientation on upper floors delivers a view premium for residential units or hotel keys
- Comparable: The Drake (293 units) — same block, same zoning context

3

BOUTIQUE HOTEL (40-60 KEYS)

- Columbia lacks branded or boutique hotel product in the downtown core — a demonstrable supply gap
- Duck River frontage and downtown-square proximity support premium ADR positioning
- Parking: 1 space per guest room + 1 per 2 employees; the Zoning Administrator may count public / on-street spaces within 1,320 ft
- Target operators: independent boutique flags deploying in Tennessee secondary markets

All three uses are permitted by right under CD-5 — no rezoning, variance, or special approval required.

Zoning & Entitlements

Zoning Designation	CD-5 — Urban Center Character District (Columbia Zoning Ordinance 4400-2)
Zoning Classification	Columbia's highest-density downtown form-based district
Building Height	Up to 5 stories by right
Floor Area Ratio (FAR)	No FAR cap — CD-5 does not regulate floor-area ratio
Minimum Lot Size	None — CD-5 has no minimum lot size requirement
Frontage Requirement	80% minimum frontage buildout along E. 6th Street
Permitted Uses (by right)	Commercial, Mixed Use, Mid-Rise Residential, Multifamily, Live/Work, Hotel, F&B
Prohibited Uses	Heavy industrial and auto-oriented uses (per CD-5 character-district standards)
Parking Minimums	Restaurant: 1 per 100 SF; Hotel: 1 per room + 1 per 2 employees. ZA may count public / on-street spaces within 1,320 ft.
Entitlements In Place	By-right CD-5 only — no SP zoning, BZA approval, or site-plan approval in place
Rezoning Required?	NO — all contemplated uses (restaurant, mixed-use, hotel, residential) are permitted by right
Flood Zone	Building pad in FEMA Flood Zone X (minimal risk); rear riverbank slope in Zone AE — disclosed, no impact on developable area

Aerial & Context Map

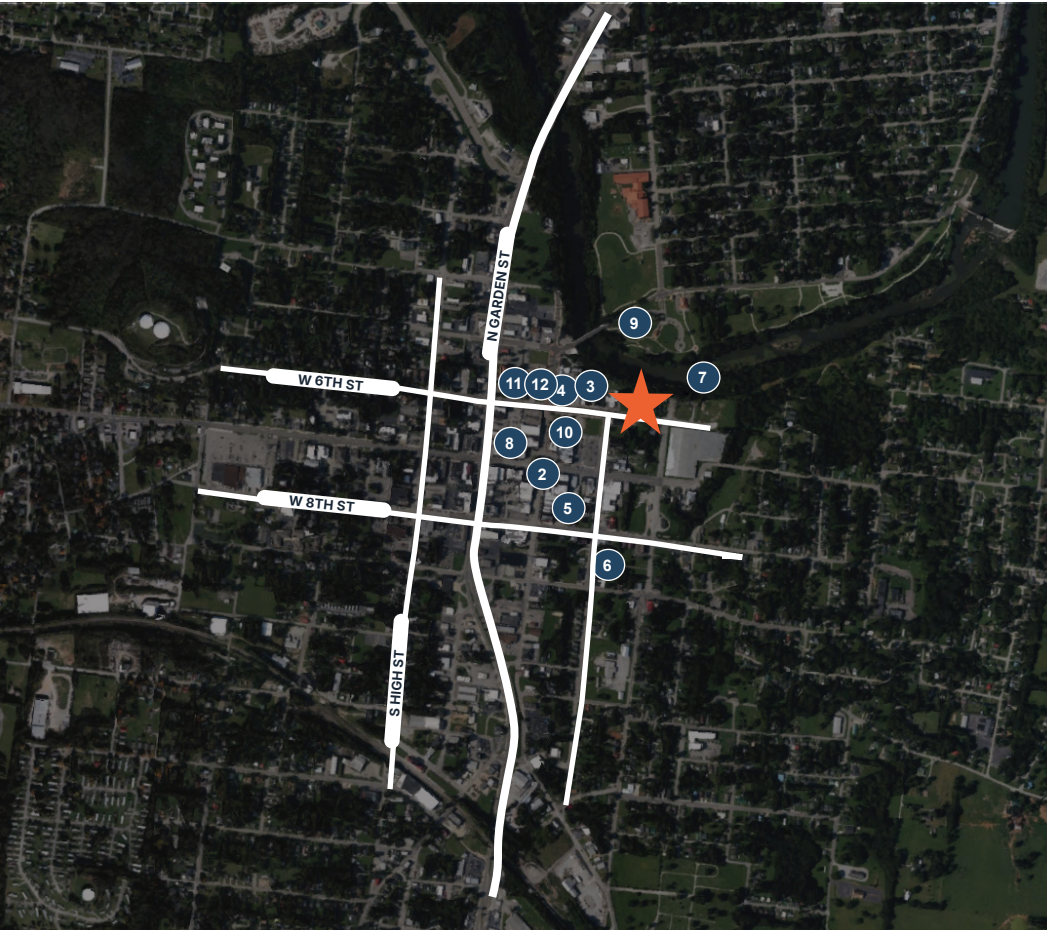


SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE // 209-215 E. 6TH STREET / COLUMBIA, TN 38401

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Location & Access



★ SIXTH STREET SITE

2. Downtown Square
3. Maury County Archives
4. Muletown Coffee
5. Puckett's Restaurant
6. Doña Reyna

7. Duck River
8. American Barrel
9. Riverwalk Park
10. The Drake
11. Prime & Pint
12. Rue 6 Bistro

REGIONAL CONNECTIVITY

- I-65 is the primary Nashville-to-Columbia artery, putting downtown Nashville and the Spring Hill employment base within an easy commute
- US-31 (Main Street) links Columbia to Franklin, Brentwood, and Nashville without touching the interstate
- The GM / Ultium Spring Hill plant — 1,700+ high-wage jobs just north of Columbia — radiates housing and dining demand directly into the downtown core
- As Nashville-priced capital looks south, Columbia increasingly functions as a Nashville secondary market

DISTANCES

Nashville (Downtown)	~45 mi / ~50 min via I-65 N
Spring Hill (GM / Ultium Plant)	~10 mi / ~15 min via US-31
Brentwood / Cool Springs	~30 mi / ~35 min via I-65 N
Franklin (downtown)	~30 mi / ~35 min via US-31 N
BNA Nashville Int'l Airport	~55 mi / ~55 min via I-65 N
Historic Downtown Square (Columbia)	1 block west — 2 min walk
The Drake (across E. 6th Street)	Directly across — 30 sec walk

SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE // 209-215 E. 6TH STREET / COLUMBIA, TN 38401

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Columbia Market Narrative



DOWNTOWN COLUMBIA — A MARKET IN TRANSFORMATION

Downtown Columbia is in the middle of the most concentrated period of private and public investment in its modern history. The catalyst is The Drake — Bristol Development Group's \$97M, 293-unit luxury residential project under construction directly across East 6th Street from this site. One of the largest private investments in downtown Columbia's history, it brings a built-in base of rooftop demand for the dining, retail, and hospitality uses the Sixth Street Site is positioned to serve. The Maury County Archives opened on the adjacent eastern block in January 2025 — a civic anchor that adds daytime activity and professional users without generating conflict. One block west sits the historic downtown square, already home to Columbia's growing restaurant and boutique retail core.

The broader Maury County story amplifies the downtown opportunity. Maury Regional Medical Center's \$115M expansion anchors healthcare employment. A full redevelopment of Columbia Mall is underway. The GM Spring Hill / Ultium Cells expansion — 1,700+ high-wage positions just north of the city — is deepening the regional employment base and drawing higher-income residents into the county. Maury County ranked #1 in Tennessee for incoming investment (SmartAsset, 2024). The Sixth Street Site is not speculative — it sits at the intersection of existing momentum and first-mover scarcity.

RESTAURANT ROW CONTEXT

- Prime & Pint — butchery + public house, 105 E. 6th Street
- Rue 6 Bistro — French-inspired wine bistro, 109 E. 6th Street
- Muletown Coffee — specialty coffee roaster, on the downtown square (one block west)
- Subject site anchors the eastern terminus of this emerging dining corridor

SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE // 209-215 E. 6TH STREET / COLUMBIA, TN 38401

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.



Market Data & Demographics

MAURY COUNTY GROWTH INDICATORS

Maury County Ranking	#1 in Tennessee for incoming investment (SmartAsset, 2024)
GM / Ultium Spring Hill Expansion	1,700+ high-wage jobs just north of Columbia
Maury Regional Medical Center	\$115M expansion underway — healthcare employment anchor
The Drake (Bristol Development)	\$97M, 293 units — under construction, across E. 6th St
Columbia Mall Redevelopment	Full redevelopment underway — anchor retail transformation

DEMOGRAPHICS — CITY OF COLUMBIA / MAURY COUNTY

48,885	~118,100	\$76,130
CITY OF COLUMBIA POPULATION <i>2024 Special Census (+17.3% since 2020)</i>	MAURY COUNTY POPULATION <i>2025 Census Estimate</i>	MAURY CO. MEDIAN HH INCOME <i>ACS 2024 5-Year</i>

City of Columbia Median HH Income	\$63,719 (ACS 2024 5-Year)
Maury County Growth	Among Tennessee's fastest-growing counties

Sources: U.S. Census Bureau 2024 Special Census (City of Columbia); ACS 2024 5-Year Estimates; U.S. Census Population Estimates Program (Maury County); SmartAsset; Maury County Alliance.

SIXTH STREET SITE — DUCK RIVERFRONT ASSEMBLAGE // 209-215 E. 6TH STREET / COLUMBIA, TN 38401

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

Sixth Street Site

DUCK RIVERFRONT DEVELOPMENT ASSEMBLAGE

209-215 E. 6TH STREET | COLUMBIA, TN 38401

MATT COOPER, CCIM | CAMERON BICE | LANIER WAGSTER

▷ info@stridecre.com
▷ Call/Text: (615) 319-0124

STRIDECRE.COM

STRIDE
COMMERCIAL

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.