

# TRANSIT ORIENTED DEVELOPMENT OPPORTUNITY

LOCATED IN  
OPPORTUNITY ZONE

*Zoning Allows for  
Multifamily, Office & Retail*

LAND FOR SALE  
4.27 Acres

2501 Clarksville Pike  
Nashville, TN 37208

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# OFFERING HIGHLIGHTS

Cushman & Wakefield is pleased to offer the rare opportunity to acquire a parcel of redevelopment land in the urban core.

The parcel totals **4.27** acres and is just north of Downtown on Clarksville Pike, a primary artery into Nashville.

One of the few remaining sites in Nashville offered at a land basis that permits substantial surface parking for a multifamily development



**Nashville** is consistently a top investment market in the not only the southeast, but the country. PricewaterhouseCoopers recently ranked Nashville as the **third best place for investment and development in 2020**, out of 80 U.S. markets.



**Excellent proximity and access** to all areas of Nashville's downtown and major employment centers: MetroCenter, Downtown, Gulch and West End.



**Opportunity Zone investments** enable an investor to defer and reduce current capital gains and ultimately avoid capital gains by reinvesting a taxable gain in underfunded communities. Please consult your tax advisor.



# LOCATION

# NORTH NASHVILLE

4.27 ACRES

## ZONING

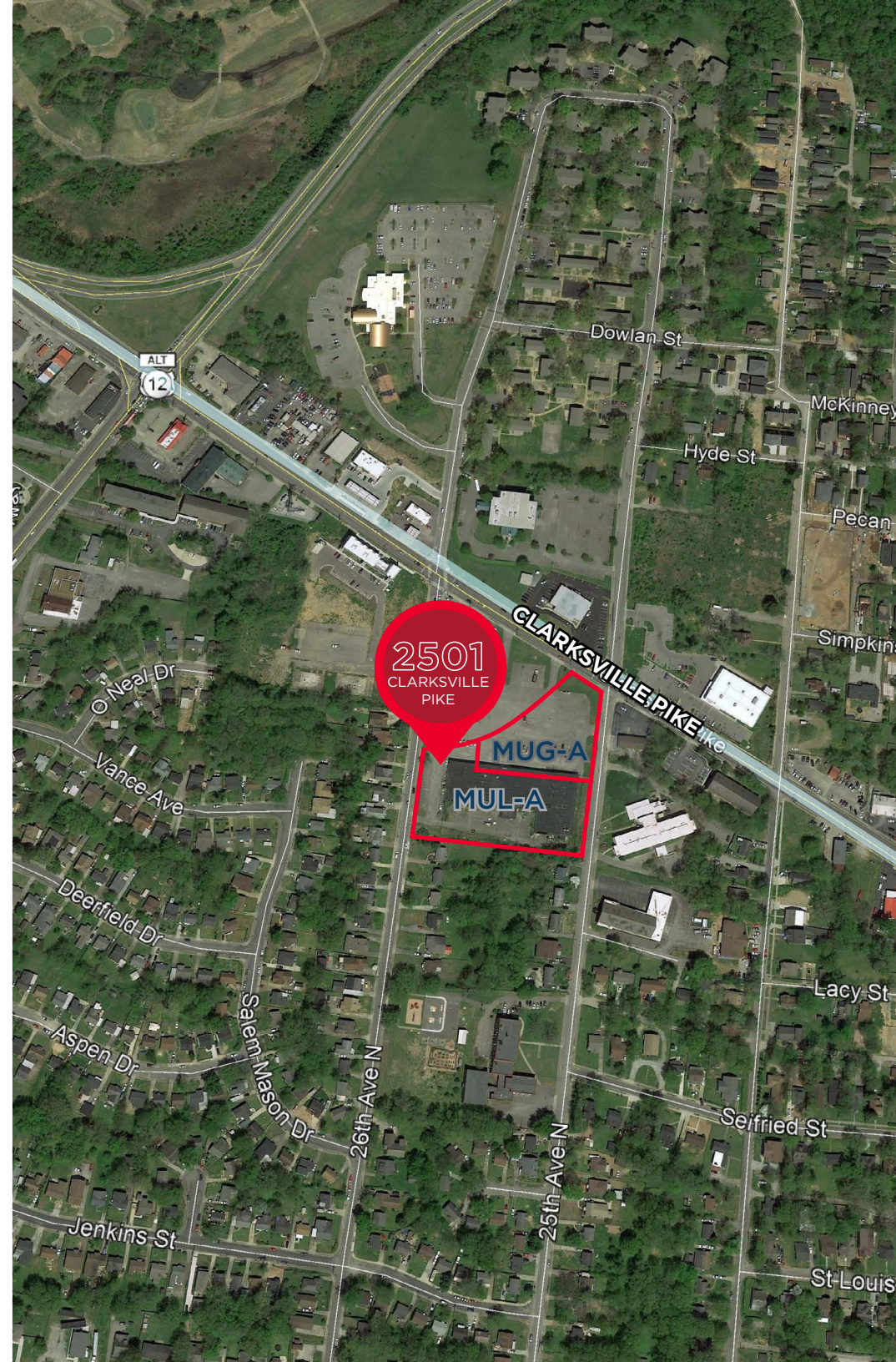
### MUG-A\*

Mixed Use General, intended for a moderately high intensity mixture of residential, retail, and office uses

### MUL-A\*

Mixed Use Limited, intended for a moderate intensity mixture of residential, retail, and office uses

\*Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods. Uses and density are identical to their companion districts.





# SITE PLAN

## Multifamily Concept Site Plan Summary

### Block A Multifamily (4 Story)

1 Bedroom	48 Units
2 Bedroom	16 Units
Total	64 Units

### Block B Multifamily (3 Story)

1 Bedroom	33 Units
2 Bedroom	12 Units
Total	46 Units

### Block C Multifamily (3 Story)

1 Bedroom	32 Units
2 Bedroom	10 Units
Total	42 Units

### Block D Multifamily (3 Story)

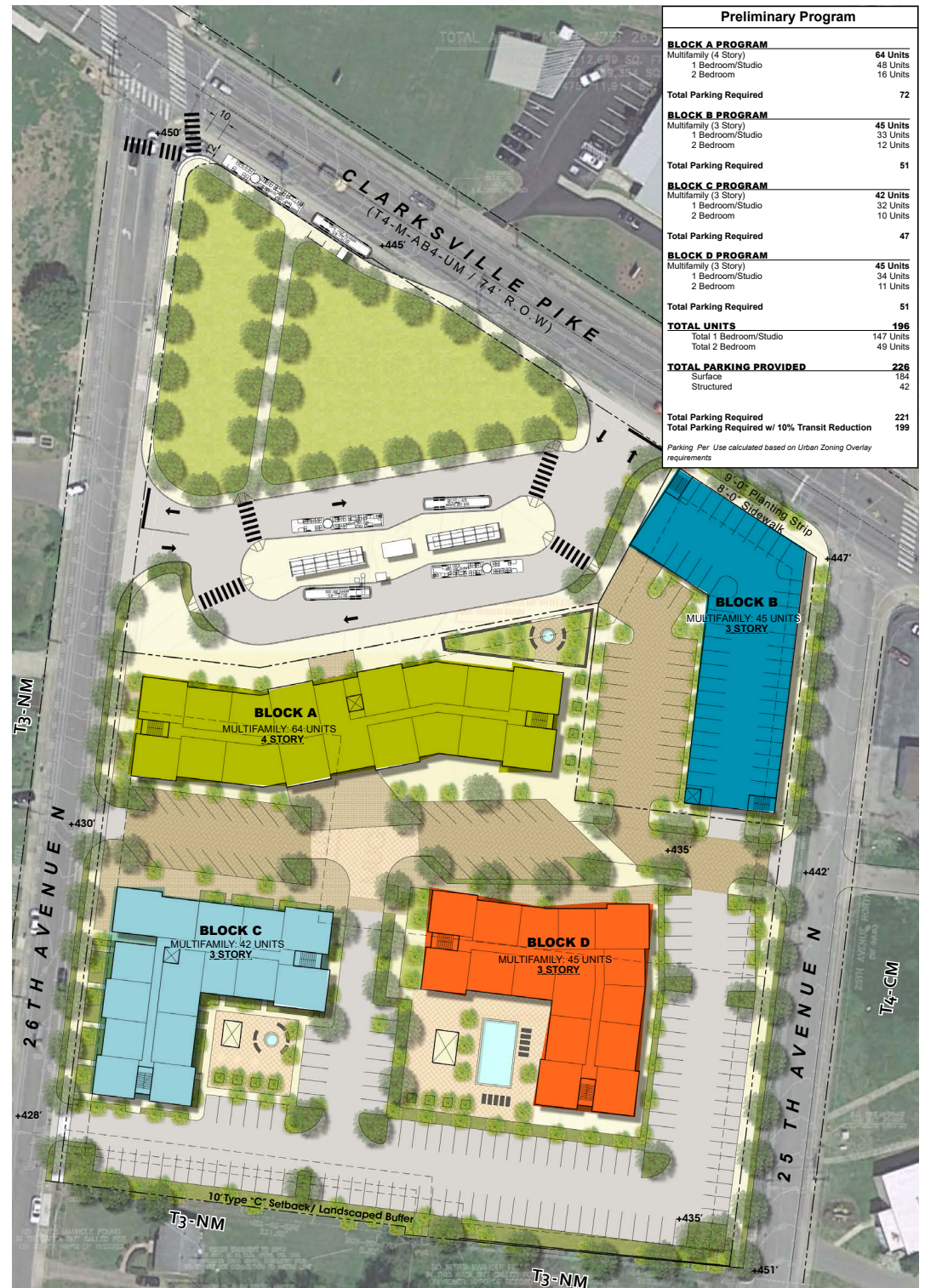
1 Bedroom	34 Units
2 Bedroom	11 Units
Total	45 Units

**Total Units 196**

### Parking

Surface Parking Spaces	184
Structured Parking Spaces	42

**Total Parking 226**





# SITE PLAN

## Mixed-Use Concept Site Plan Summary

### Restaurant

Block A	Restaurant	6,850 SF
Block E	Food Hall	7,450 SF
Total Restaurant SF		14,300 SF

### Retail

Block B	Retail	6,300 SF
Block C	Retail	3,600 SF
Block D	Retail	1,570 SF
Total Retail SF		11,470 SF

### Office

Block C	Office	70,400 SF
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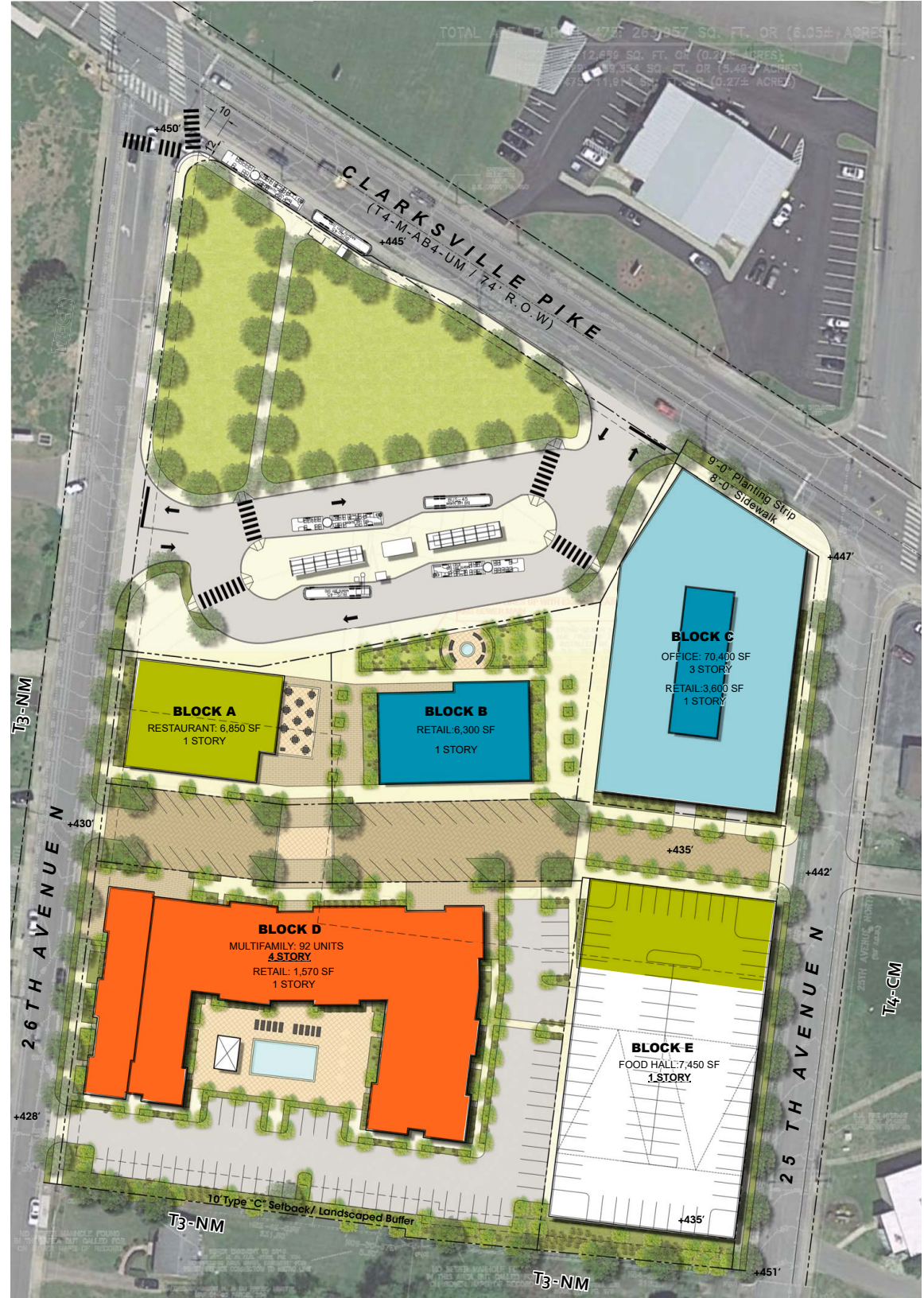
### Residential

4 Levels  
92 Units

### Parking

Structured Parking Spaces	390
Surface Parking Spaces	91

**Total Parking 481**





# NASHVILLE ECONOMY

**3.1%**

NASHVILLE MSA  
UNEMPLOYMENT RATE  
NOVEMBER 2019

**2.3%**

DAVIDSON COUNTY  
UNEMPLOYMENT RATE  
NOVEMBER 2019



**1,930,961**

NASHVILLE MSA  
POPULATION  
JULY 2018



**15,000 JOBS**

ANNOUNCED LAST FISCAL YEAR  
IN THE NASHVILLE REGION

**83**

NEW PEOPLE  
PER DAY  
ON AVERAGE  
IN 2018



**692,587**

DAVIDSON COUNTY  
POPULATION  
JULY 2018

SOURCE: TENNESSEE LABOR MARKET REPORT JULY 2019

SOURCE: CENSUS BUREAU ANNUAL  
ESTIMATES OF THE RESIDENT POPULATION 2018



# LOCATION/ACCESS



METROCENTER

GERMANTOWN

CBD

THE NATIONS



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