

Wedgewood-Houston Premier Development Opportunity

OFFERING MEMORANDUM

513-525 Merritt Avenue
Nashville, TN 37203



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Executive Summary

The Opportunity

Cushman & Wakefield is pleased to offer the opportunity to acquire 513-525 Merritt Avenue in Nashville, Tennessee. The three parcels consist of 2 acres of land and also include 3 buildings consisting of 27,750 square feet. The property is well located in the revitalized Nashville neighborhood called Wedgewood-Houston. WeHo is strategic to Downtown Nashville, The Gulch, 12 South, and the interstate system via the 8th Avenue corridor as well as 4th Avenue South.

Offering Highlights

- Wedgewood-Houston is considered one of the top opportunity zones for investment and development throughout the entire country
- Nashville is a top investment market in the Southeast and U.S.
- Nashville has continued to lead the U.S. in job growth and expects a continued population growth in the short term
- Excellent proximity and access to multiple areas of Nashville
- Walking distance to future home of the MLS Stadium



513-525 Merritt Avenue
Nashville, Tennessee

TOTAL ACRES
2 Acres

TOTAL SF
27,750 SF
Divided Between
3 Buildings

ZONING
IWD: Industrial Warehousing/Distribution
/ Ov-Uzo: Urban Zoning Overlay



CBD

SOBRO

ROLLING MILL HILL

THE GULCH

PIE TOWN

MUSIC ROW

EDGEHILL

513-525 Merritt Avenue

WEDGEWOOD-HOUSTON

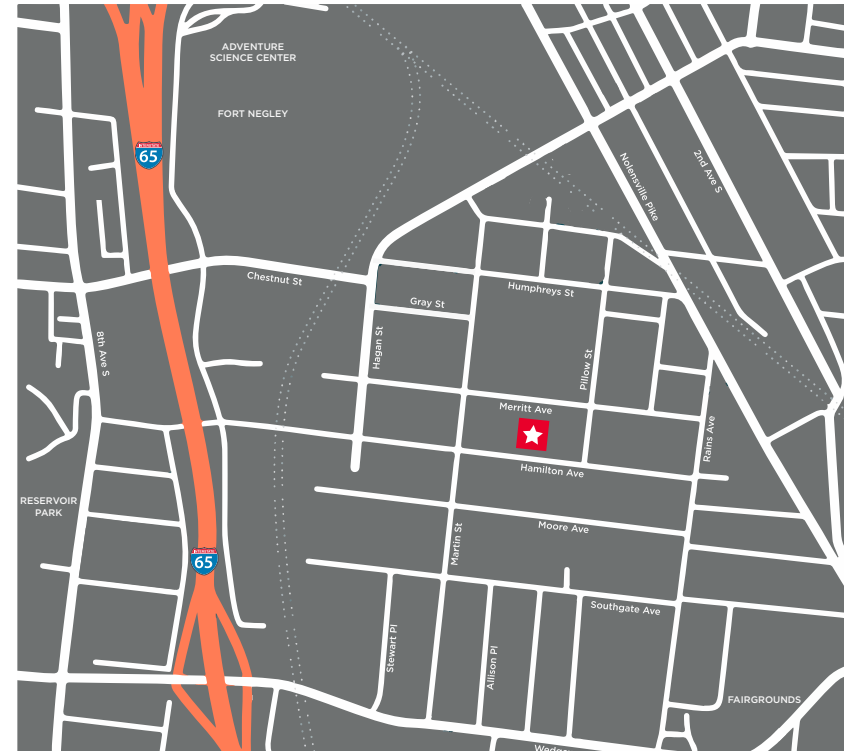
BELMONT/
HILLSBORO

12 SOUTH

MELROSE

Wedgewood-Houston

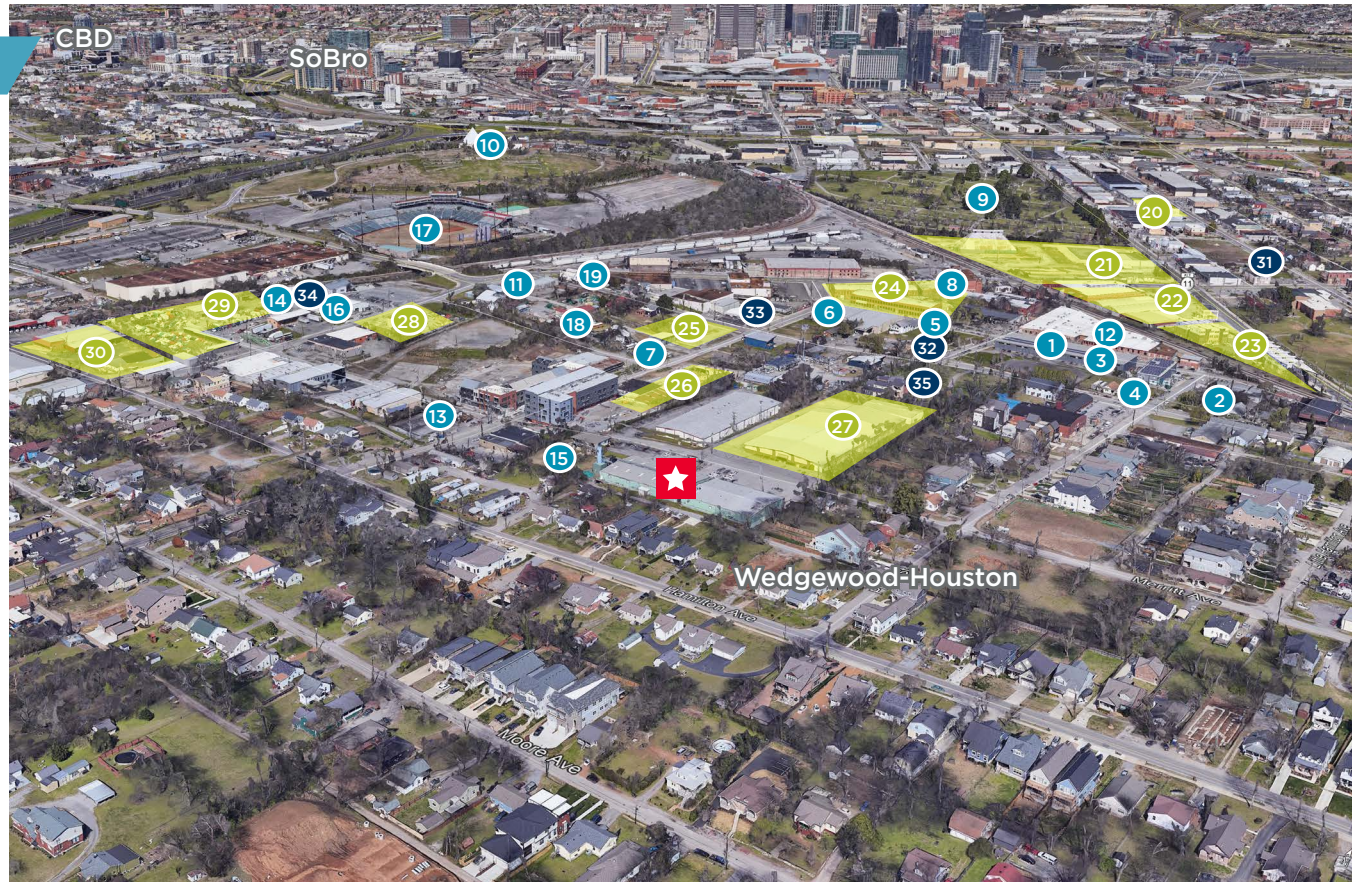
Wedgewood-Houston is one of Nashville's revitalizing neighborhoods. The area is convenient to downtown, the Gulch, 12 South, Belmont and Rolling Mill Hill. With close proximity to interstate 65, the downtown interstate hub as well as I-440, the location is superior to many other areas. Developments like May Hosiery Co-Op and The Finery have brought new attention to this evolving part of town. Tenants like Apple Music and SoHo House are a symbol of the neighborhood's future as a premier destination in Nashville. Wedgewood-Houston is home to a number of artists and galleries becoming a hub for the creative class in the city. Greer Stadium, the former home of the Nashville Sounds, has been demoed and will be transformed into Nashville's premier park and green space. Affordable housing and open green space have been batted about by Nashville Mayor David Briley as potential uses for the former facility. Other attractions include a growing food scene with new restaurants sprouting up, the Adventure Science Center, Fort Negley and Cosair Artisan Distillery.



Area Amenities

Neighborhood Amenities

- 1 Bastion
Hemingway's Bar & Hideaway
Royal Circus
Americano Coffee Lounge
- 2 Never Never
- 3 Jackalope Brewery
Houston Street Pool Room
- 4 Humphrey's Street Coffee
- 5 The Falcon Coffee
Flamingo Cocktail Lounge
- 6 Parson Chicken and Fish
- 7 The Finery
- 8 May Hosiery
- 9 Fort Negley
- 10 Adventure Science Center
- 11 Gabby's Burgers & Fries
- 12 Houston Station
- 13 Corsair Distillery
- 14 Nashville Craft Distillery
- 15 Vintage Millworks
- 16 Dozen Bakery
- 17 Greer Stadium
- 18 Slim and Husky's Pizzeria
- 19 Diskin Cidery



Developments

- 20 54 Unit apartment development
- 21 Outpost, mixed-use development (proposed)
- 22 Track One - 27k SF existing and under construction redevelopment
- 23 Woodstock Condos
- 24 May Hosiery - 100k mixed-use
- 25 152 Unit co-living beds
- 26 Kirby Welding - 104 condos, 9k SF commercial
- 27 Nashville Design Collective
- 28 517 Hagan - 30k SF office
- 29 Residential sites
- 30 Various townhome developments

Music & Arts

- 31 Fork's Drum Closet
Recording Studio
- 32 Julia Martin Art Gallery
- 33 Ole (music management)
- 34 Zeitgeist Art Gallery
David Lusk Art Gallery
- 35 Kings of Leon (music studio)

“There’s a spark of energy that shows no sign of slowing down in Nashville’s Wedgewood-Houston neighborhood.”

- Shivani Vora , New York Times

Five Places to Go in Nashville

Nashville’s Wedgewood-Houston neighborhood was long a run-down part of town. After creative types moved into the area, trendy restaurants, galleries, distilleries and other business have followed.

By Shivani Vora, New York Times

Living in Nashville’s Wedgewood-Houston Neighborhood

By Jennifer Chesak, Doorsteps.com

How Wedgewood-Houston Became the Center of Nashville’s Art Scene

By Sean M. Della Croce, Neeighborhoods

Neighborhood Spotlight: Wedgewood Houston’s Hip Culture

By Elizabeth Fox, Style Blueprint

Wedgewood-Houston emerges as trendy, artistic neighborhood

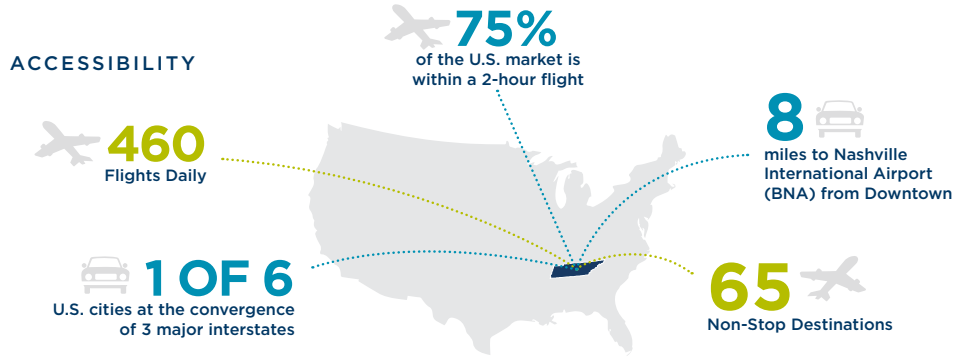
By Bill Lewis, The Tennessean

Apple Music to Open Wedgewood-Houston Office

By William Williams, Nashville Scene

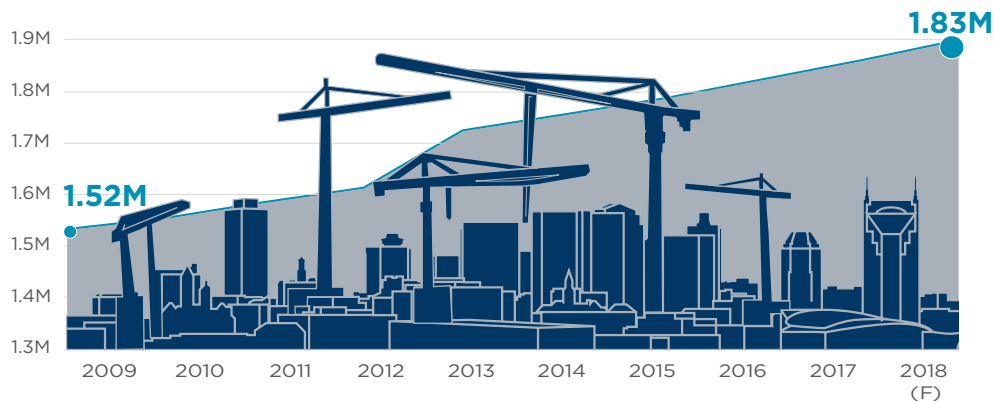
Market Overview

Why Nashville?



HISTORICAL POPULATION GROWTH

Nashville's population climbed from **1.52M** to **1.83M** in the last decade, spurring rapid development in all sectors.



- NO. 4** Best Place To Start A Business In America - INC.COM
- NO. 1** Metro Area For Professional And Business Service Jobs - FORBES
- 3RD** Best Big City For Jobs In U.S. - FORBES
- NO. 7** America's Fastest Growing Cities - FORBES
- 4TH** Strongest Economy In America - POLICOM
- NO. 3** Best City For College Grads - SMART ASSET
- NO. 7** In Tech Job Creation - PRAXIS STRATEGY GROUP
- NO. 6** City For Young Professionals - SMART ASSET
- NO. 15** Best Place To Live - US NEWS & WORLD REPORT

- 123K** Students Attend the Area's Colleges and Universities
- 60%** of College Graduates Remain in the Region
- 24** Accredited Four-year, Two-year, Tech Schools and Postgraduate Institutions





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