

- CALL FOR OFFERS DUE NOVEMBER 16, 2018 -

PRIME DEVELOPMENT OPPORTUNITY

0.44 TO 3.44 ACRES AT THE EPICENTER OF THE NATIONS



CHARLOTTE AVE



49TH AVE NORTH

51ST AVE NORTH

MICHIGAN AVE

KENTUCKY AVE

TENNESSEE AVE

1300 51st Ave. N.

LOUISIANA AVE



SAGEMONT
REAL ESTATE

STOCKING 51

CENT

PROPERTY INFORMATION

Address 1300 51st Ave. N., Nashville, TN 37209

Site Size 0.47 - 3.44 acres

Frontage 150 ft on 51st Ave
502 ft on Louisiana Ave

ZONING OVERVIEW

One of the most liberal primary zoning classifications (CS) and densest transect categories (T4).

PRIMARY ZONING: CS

Commercial Service District (CS): The Commercial Service district is intended to provide opportunities for a diverse range of commercial uses that include retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services.

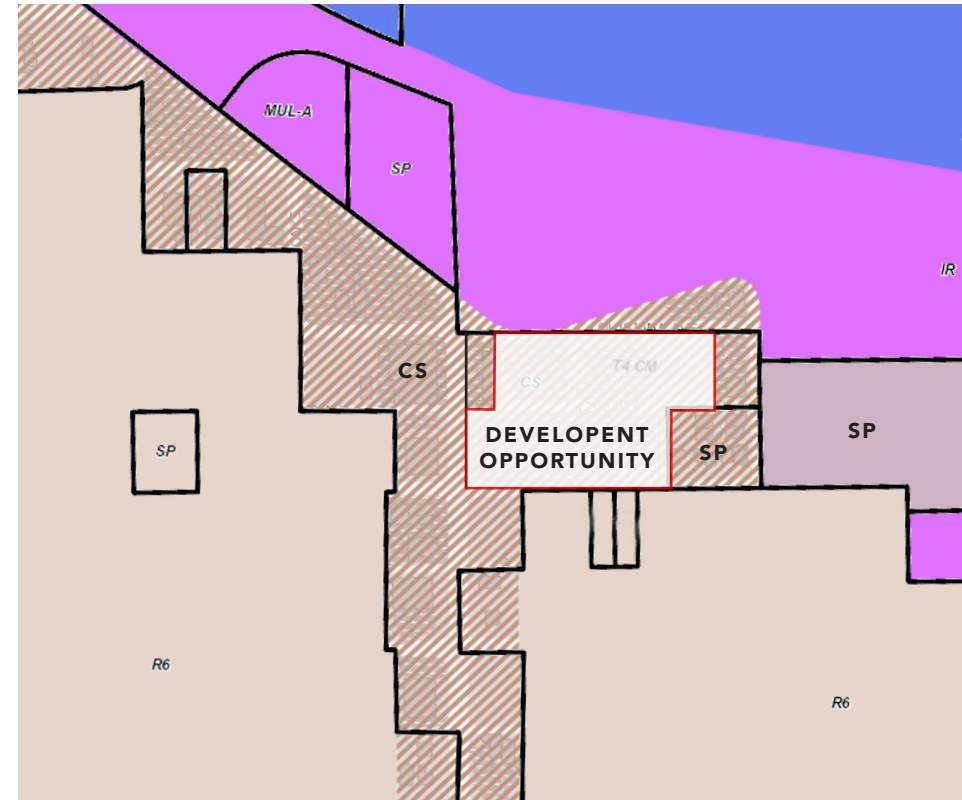
COMMUNITY CHARACTER POLICY: T4 CM

T4 Urban Mixed Use Corridor (T4 CM): T4 CM is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

LOCATION/PROPERTY HIGHLIGHTS

- The Nations is one of Nashville's hottest new neighborhoods
- Five miles west of Downtown Nashville
- 700 new homes constructed in the past 5 years
- 2,300 homes have sold in the 37209 zip code since 2014
- 25+ restaurants and retail stores are in walking distance

ZONING MAP



COMMUNITY CHARACTER POLICY LEGEND

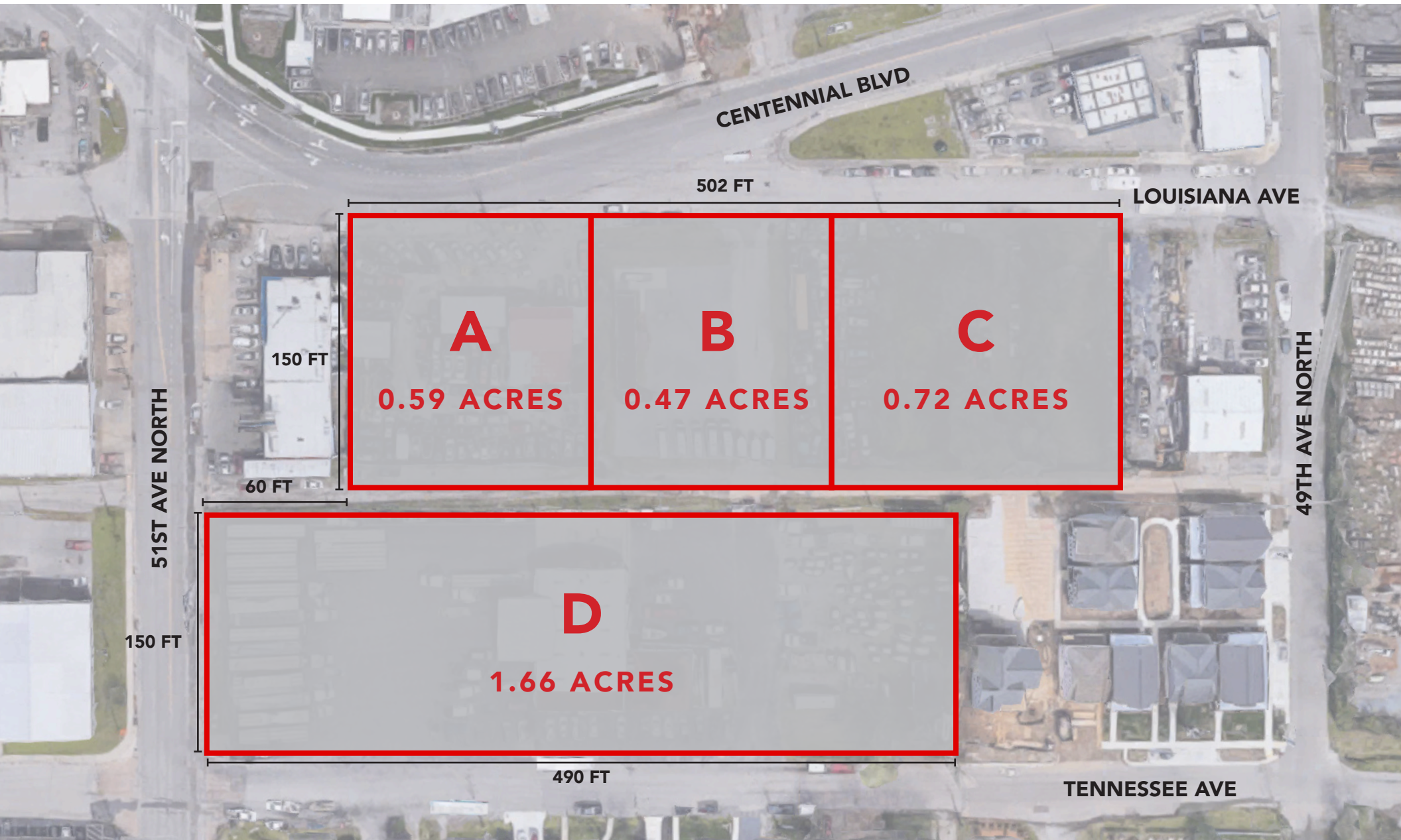
T4 NC - URBAN NEIGHBORHOOD CENTER	T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING
T4 NE - URBAN NEIGHBORHOOD EVOLVING	T4 CM - URBAN MIXED USE CORRIDOR
D IN - DISTRICT INDUSTRIAL	<small>*PRIMARY ZONING IN GRAY</small>

CS ZONING ALLOWABLE USES:

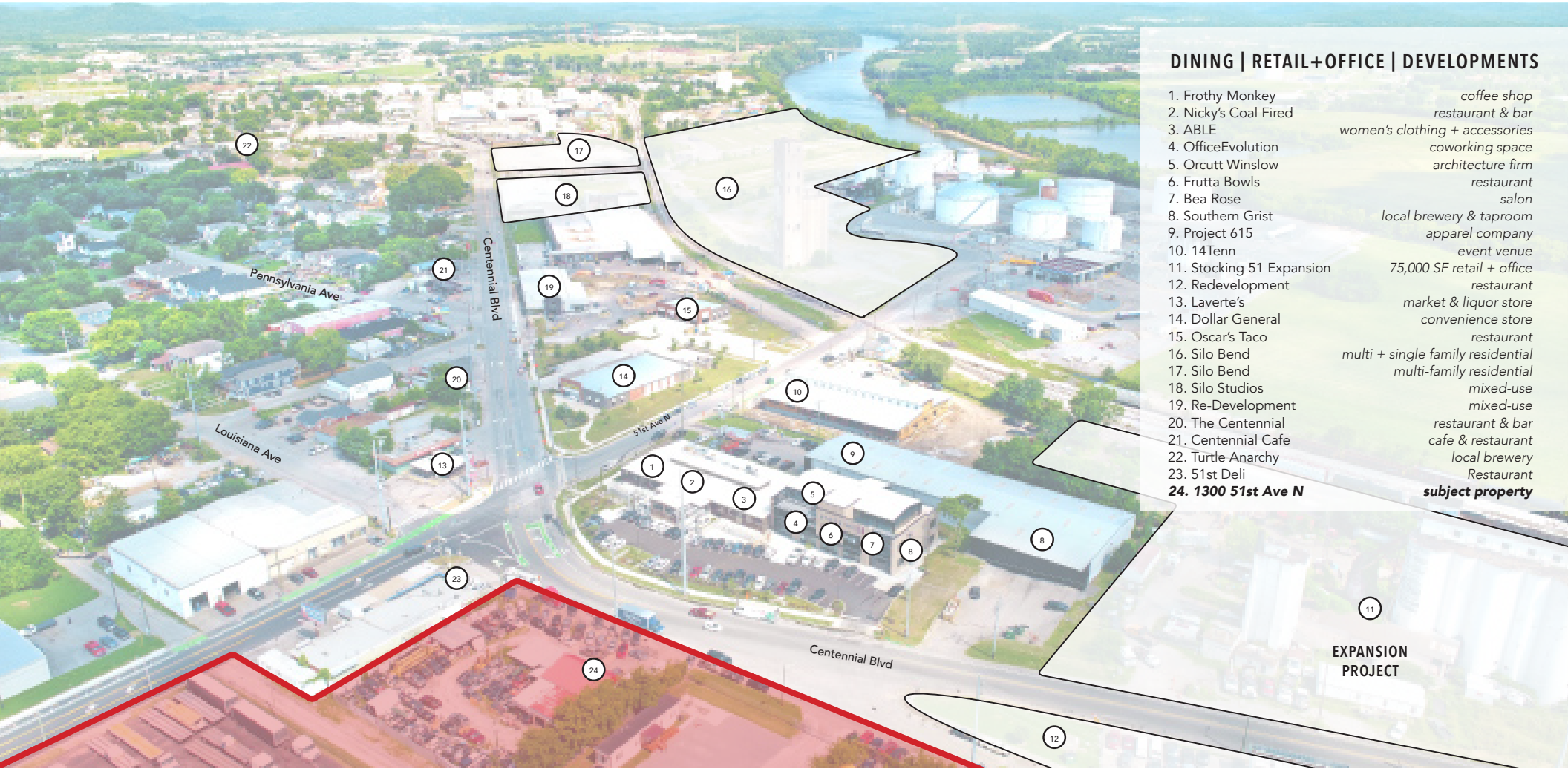
- Single & Multifamily
- Office
- Medical
- Bar
- Restaurant
- Hotel
- Personal Care Services
- Retail
- Outdoor Music Events
- Grocery Store

THE OPPORTUNITY

This unique development opportunity allows for various acquisition options from .47 acres to a total of 3.44 acres. For your offer, you may pursue the designated areas (A, B, C, D) individually or in any combination.



AMENITY MAP

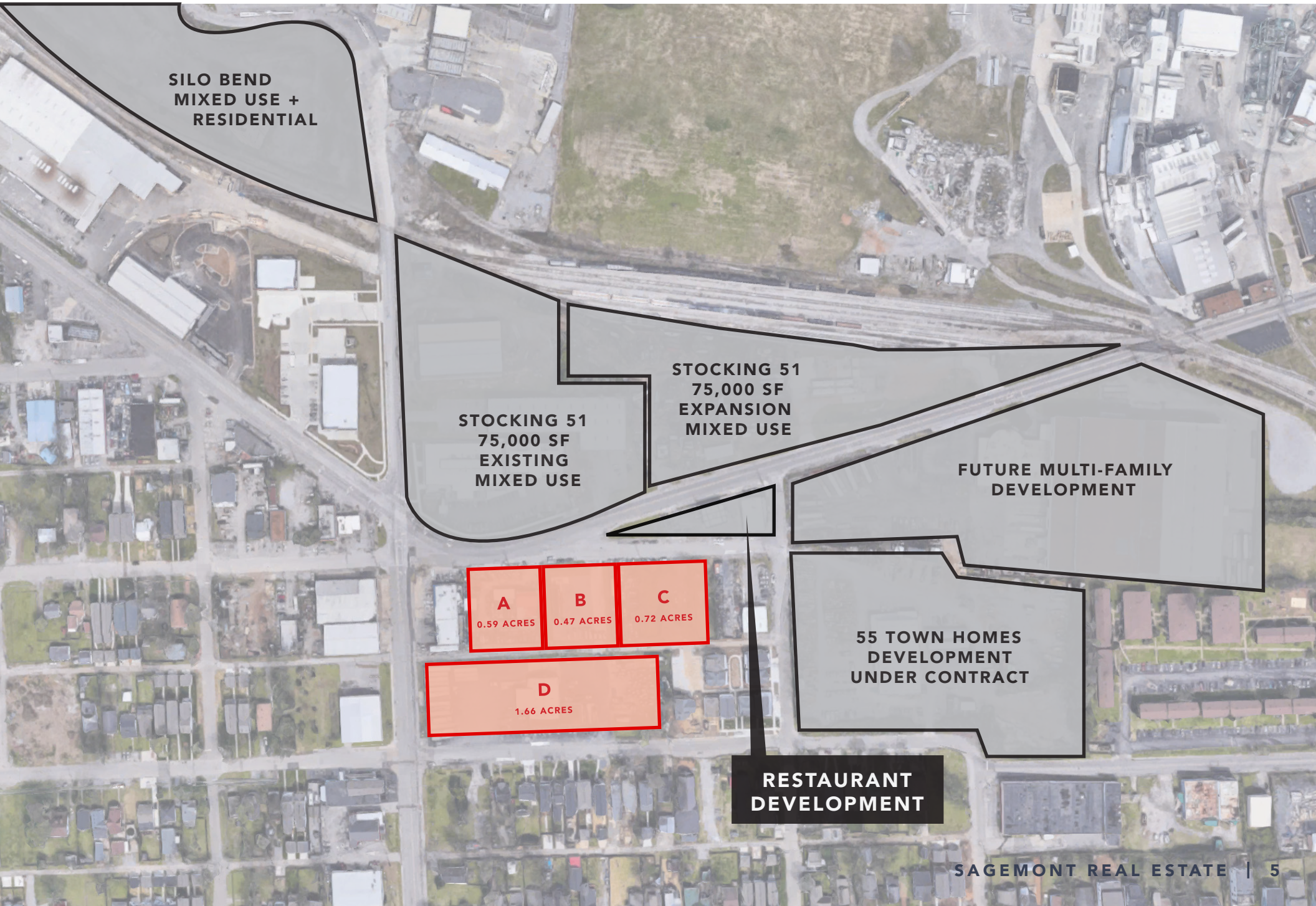


DINING | RETAIL+OFFICE | DEVELOPMENTS

- | | |
|----------------------------|-----------------------------------|
| 1. Frothy Monkey | coffee shop |
| 2. Nicky's Coal Fired | restaurant & bar |
| 3. ABLE | women's clothing + accessories |
| 4. OfficeEvolution | coworking space |
| 5. Orcutt Winslow | architecture firm |
| 6. Frutta Bowls | restaurant |
| 7. Bea Rose | salon |
| 8. Southern Grist | local brewery & taproom |
| 9. Project 615 | apparel company |
| 10. 14Tenn | event venue |
| 11. Stocking 51 Expansion | 75,000 SF retail + office |
| 12. Redevelopment | restaurant |
| 13. Laverte's | market & liquor store |
| 14. Dollar General | convenience store |
| 15. Oscar's Taco | restaurant |
| 16. Silo Bend | multi + single family residential |
| 17. Silo Bend | multi-family residential |
| 18. Silo Studios | mixed-use |
| 19. Re-Development | mixed-use |
| 20. The Centennial | restaurant & bar |
| 21. Centennial Cafe | cafe & restaurant |
| 22. Turtle Anarchy | local brewery |
| 23. 51st Deli | Restaurant |
| 24. 1300 51st Ave N | subject property |

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EXPANSION
PROJECT

DEVELOPMENT DENSITY MAP



**SILO BEND
MIXED USE +
RESIDENTIAL**

**STOCKING 51
75,000 SF
EXISTING
MIXED USE**

**STOCKING 51
75,000 SF
EXPANSION
MIXED USE**

**FUTURE MULTI-FAMILY
DEVELOPMENT**

A
0.59 ACRES

B
0.47 ACRES

C
0.72 ACRES

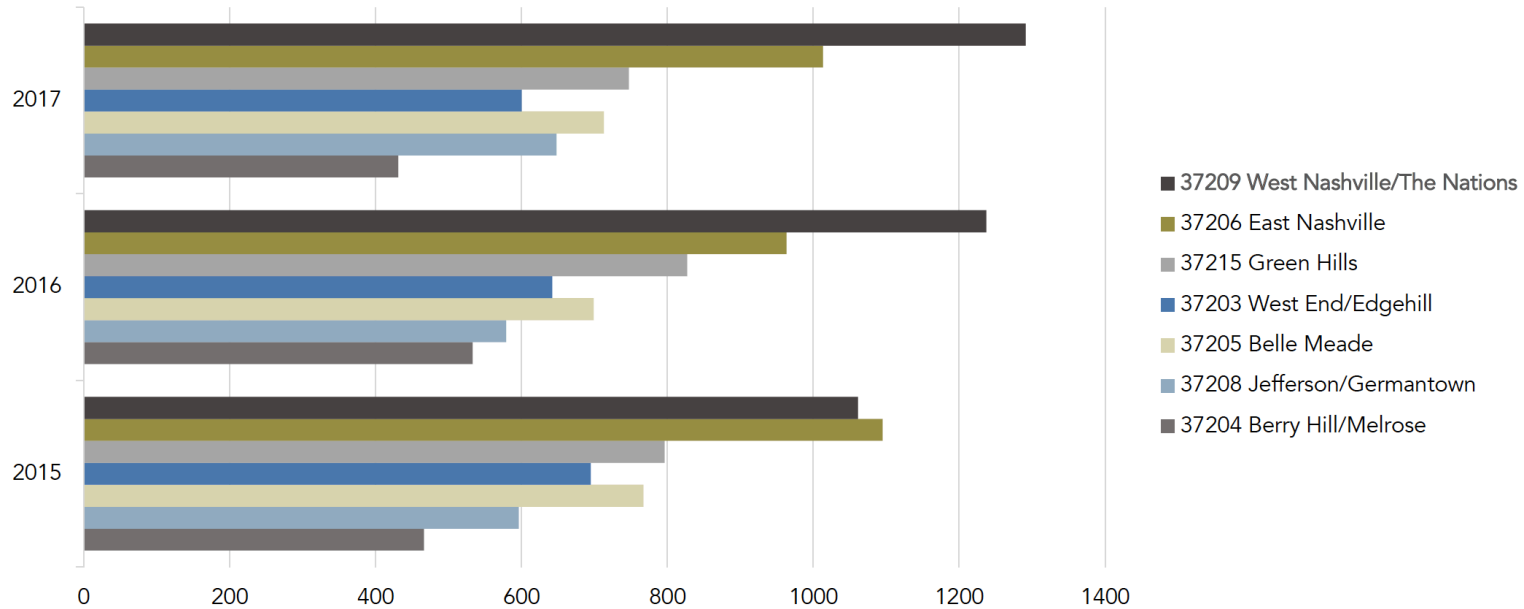
D
1.66 ACRES

**55 TOWN HOMES
DEVELOPMENT
UNDER CONTRACT**

**RESTAURANT
DEVELOPMENT**

NEIGHBORHOOD STATS

NASHVILLE HOME SALES BY ZIP CODE



"A NEW NASHVILLE 'IT' NEIGHBORHOOD IS EMERGING..."

WSMV NEWS / WSMV.COM
JUNE 10, 2016

"...A PLACE TO FIND HIP RESTAURANTS, BOUTIQUES AND WORKOUT STUDIOS. THE BUSINESSES HAVE BROUGHT IN HUNDREDS OF NEW HOMEOWNERS."

WRCBTV.COM
SEPTEMBER 1, 2017

"...THE NATIONS NEIGHBORHOOD IS NOW A SYMBOL OF NASHVILLE'S RAPID GROWTH"

THE TENNESSEAN
MARCH 27, 2017

"POPULAR DISTRICT SEES RAPID CHANGE – WITH NO END IN SIGHT"

NASHVILLE POST
SEPTEMBER 20, 2018

PRIMARY DEMOGRAPHIC TAPESTRY

37209 - THE NATIONS & SYLVAN PARK MEDIAN INCOME - \$52,870

19% Young and Restless

We're well-educated young workers that work in professional/technical occupations, as well as sales and administrative roles. We rank in the top 5 for renters, movers, college enrollment, and employment. We move often though our incomes are low. Our phones and the Internet are a way of life.

17.4% Emerald City

Young, mobile, well-educated, and well-employed, we are more likely to rent in low-density, urban neighborhoods throughout the country. We go online for professional networking, online dating, and blogging. We buy natural, organic, or environmentally-friendly products.

7.8% Metro Renters

Young, mobile, and educated, we live alone or with a roommate in rented apartments or condos in urban cores. Long hours and hard work do not deter us. Our income goes for rent, fashion, and the latest technology; we use our cell phones and computers every day.

37205 - BELLE MEADE MEDIAN INCOME - \$104,452

27.8% Urban Chic

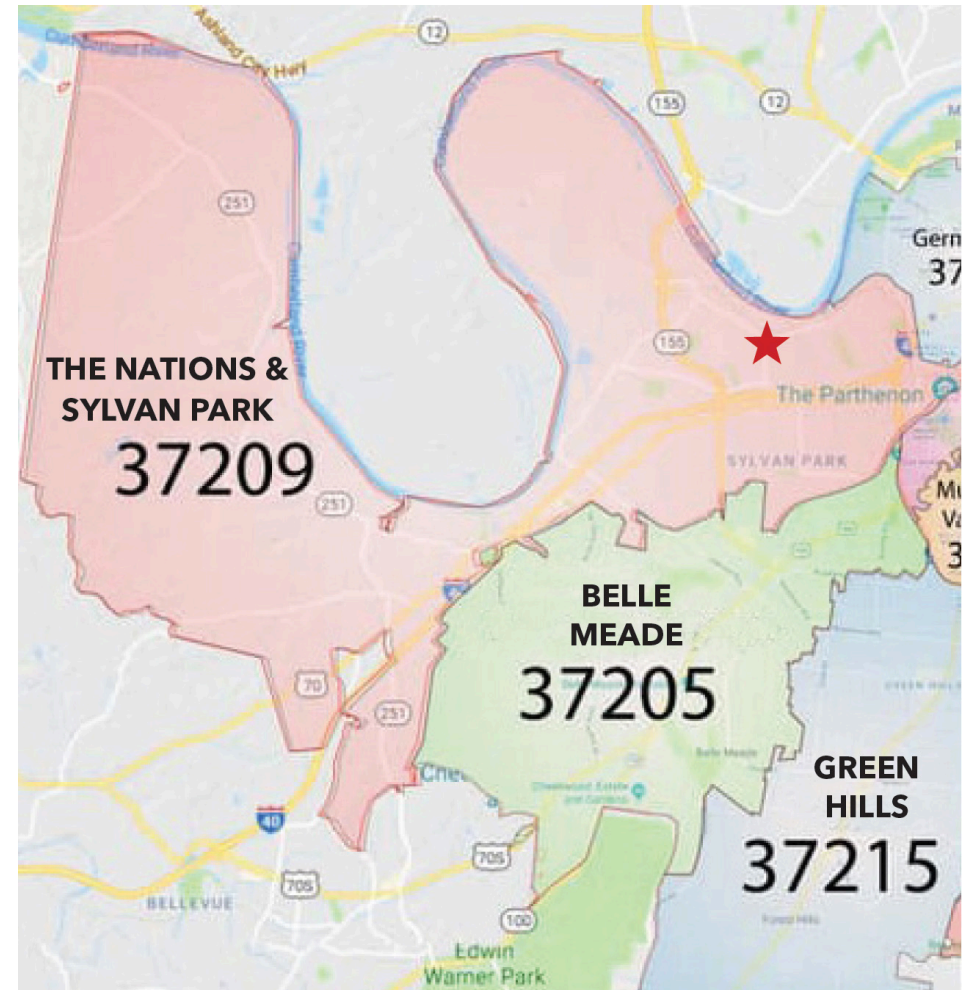
We are professionals with a sophisticated, exclusive lifestyle. Nearly half of us are married, though 30% of us are still single. We're avid readers and moviegoers. We skew a little older, with a median age of almost 43 years old.

21.9% Top Tier

We earn three times the US household income and enjoy spending on salons, spas, fitness centers, and high-end retailers. We vacation frequently and fill our weekends with art, entertainment, and charity functions.

16.8% Emerald City

Young, mobile, well-educated, and well-employed, we are more likely to rent in low-density, urban neighborhoods throughout the country. We go online for professional networking, online dating, and blogging. We buy natural, organic, or environmentally-friendly products.



OFFERS DUE NOVEMBER 16, 2018

1300 51st Ave. N.

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REAL ESTATE