



446

**Chestnut Street**  
Nashville, TN 37203

**Colliers**  
INTERNATIONAL

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# EXECUTIVE SUMMARY



## THE OPPORTUNITY

Colliers International and Waller Real Estate Services, Inc. are excited to announce the opportunity to acquire 446 Chestnut Street in the Wedgewood Houston neighborhood. 446 Chestnut encompasses 1.46 acres of land containing an industrial showroom development of approximately 30,000 square feet. Located at the Gateway to the WeHo District, 446 Chestnut offers immediate access to the district's entertainment hub while providing unparalleled access and views of the Nashville CBD.

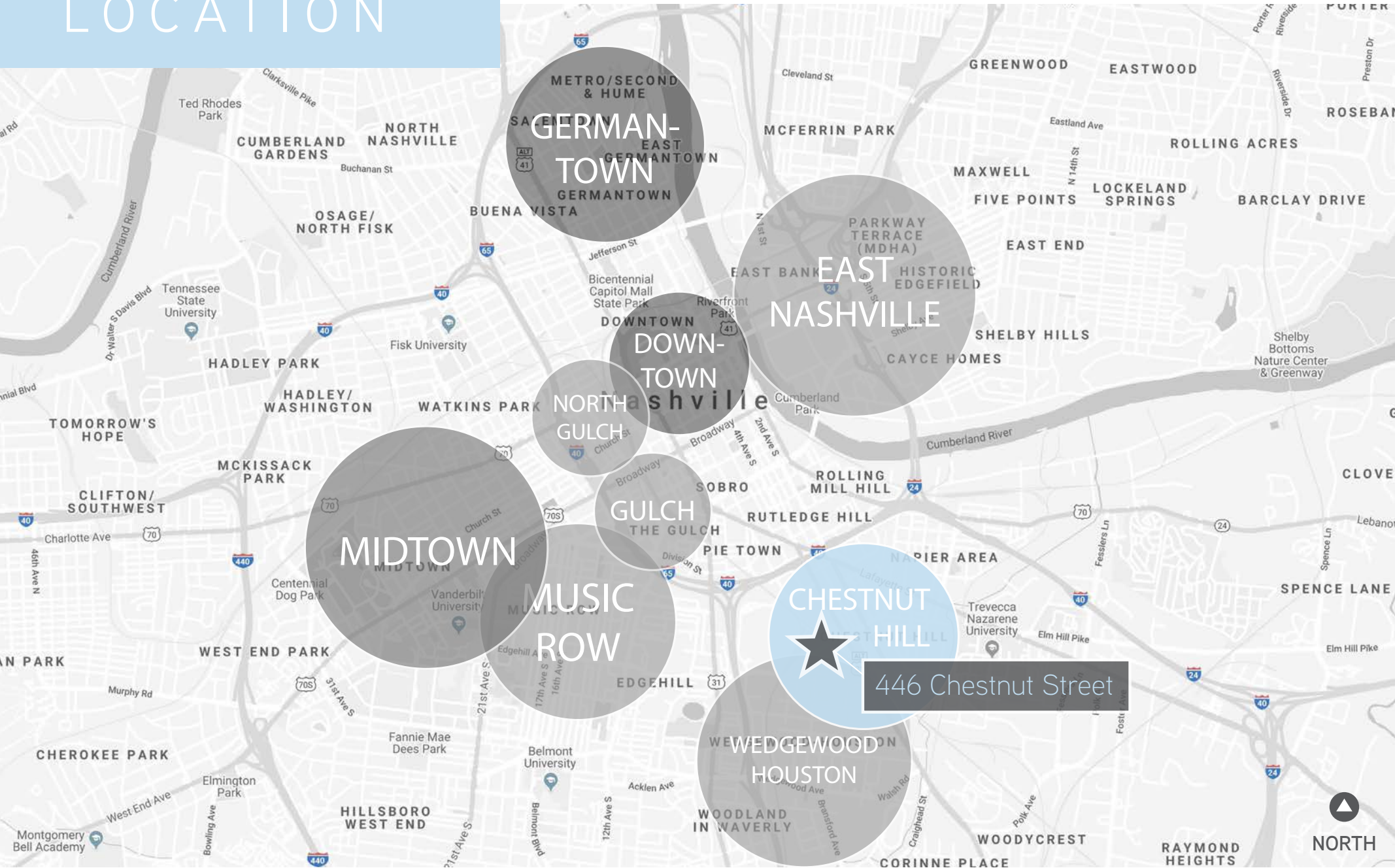
## THE ADVANTAGES

- Offers direct, unblocked views of Nashville's CBD
- Qualified Opportunity Zone location offers tax advantages to investors
- Suitable for multifamily, office, or mixed-use redevelopment
- Main thoroughfare location provides ease of access to surrounding communities
- Eclectic mix of neighbors, including Apple Music, SoHo House Hotel, Bastion and other popular restaurants and coffee shops, along with local Jackalope Brewery create one of Nashville's most sought-after neighborhoods
- Nashville's job growth, lifestyle, and southern charm continue to make it one of the US's leading choices for individuals and businesses

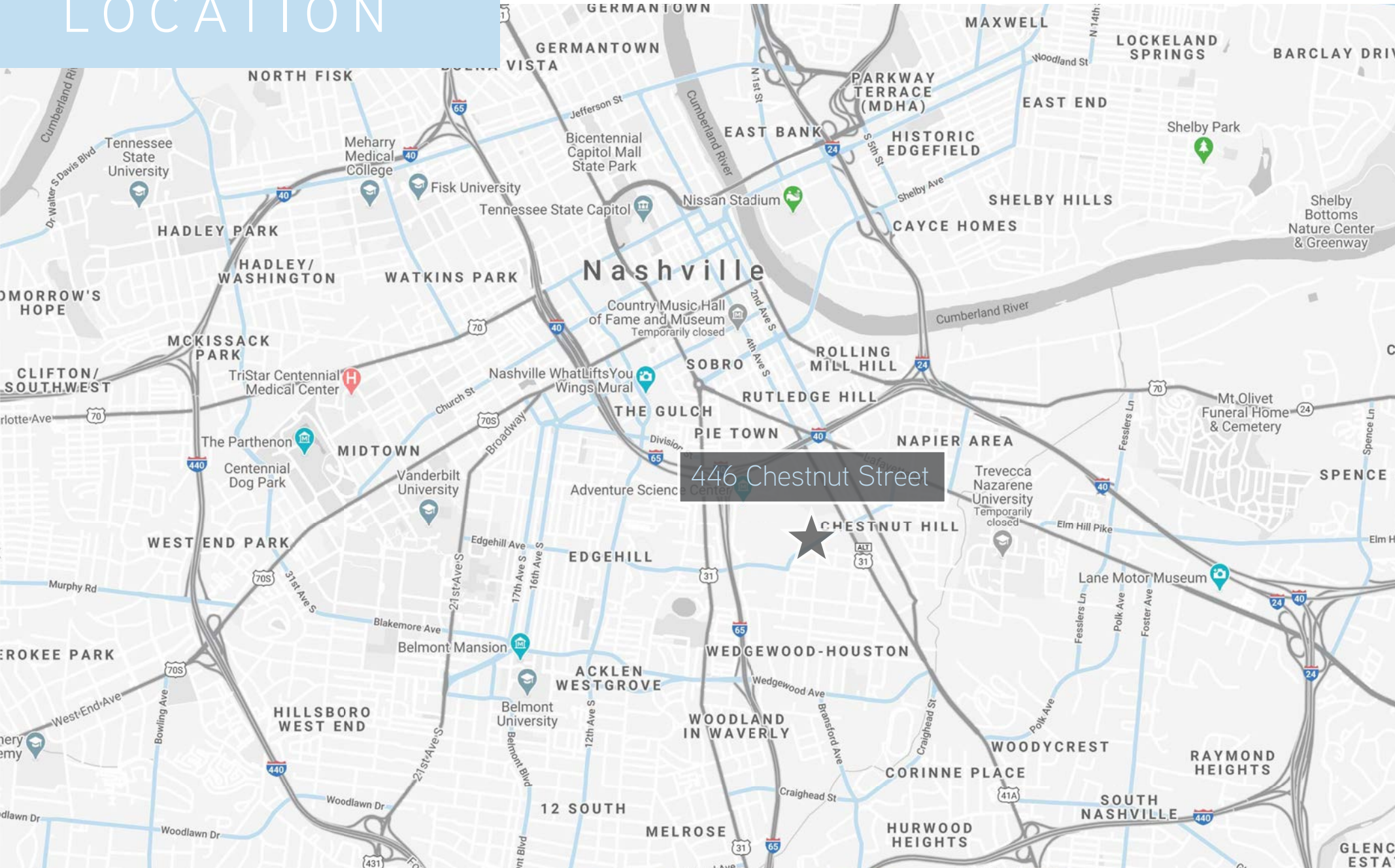
## THE SUMMARY

<b>Address</b>	446 Chestnut Street, Nashville, TN 37203
<b>Parcel Size</b>	+/- 1.46 acres
<b>Zoning</b>	Zoned IR: Industrial Restrictive / Ov-UZO: Urban Zoning Overlay

# LOCATION

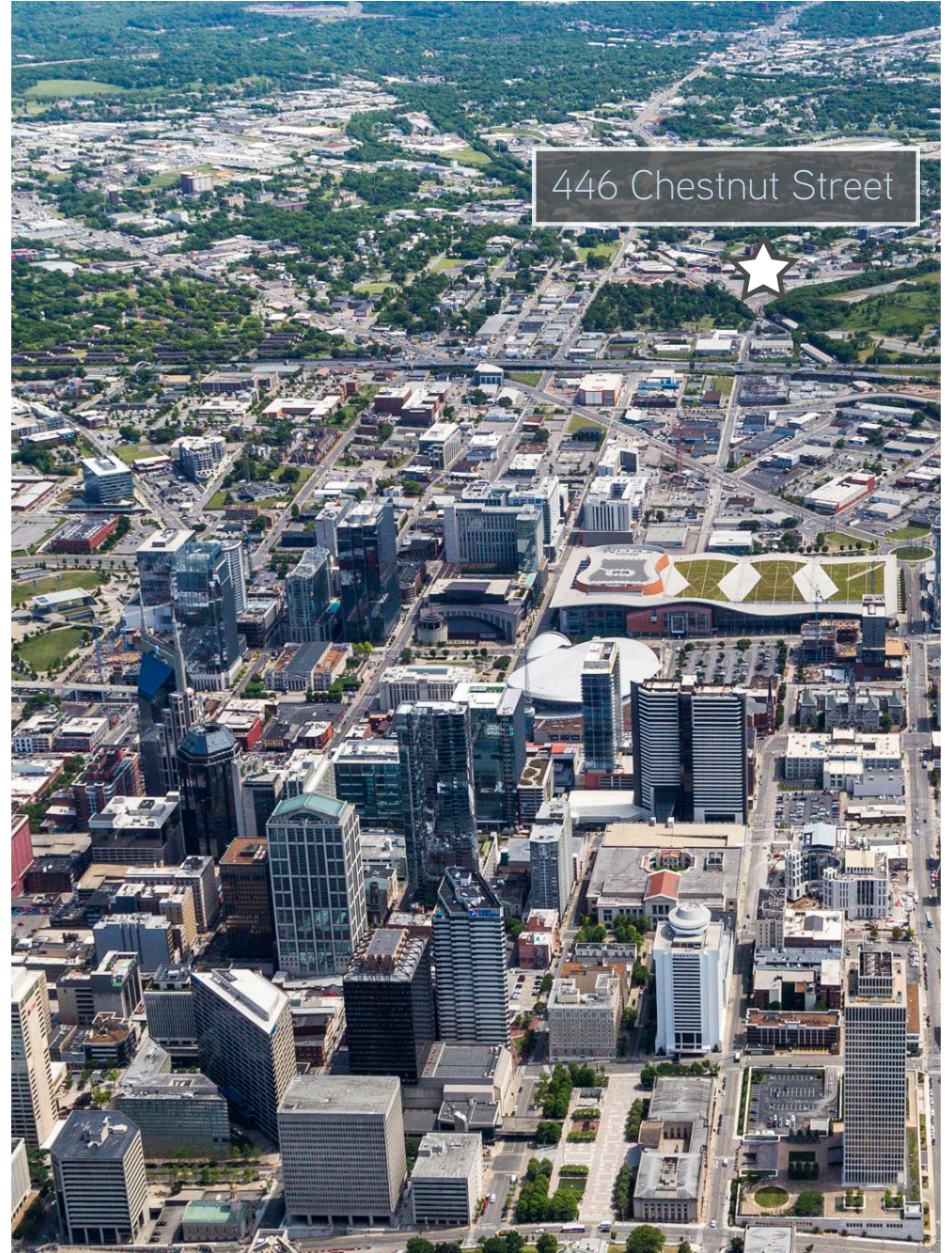


# LOCATION



446 Chestnut Street

# AERIALS



# AERIALS



446 Chestnut Street



# AERIALS

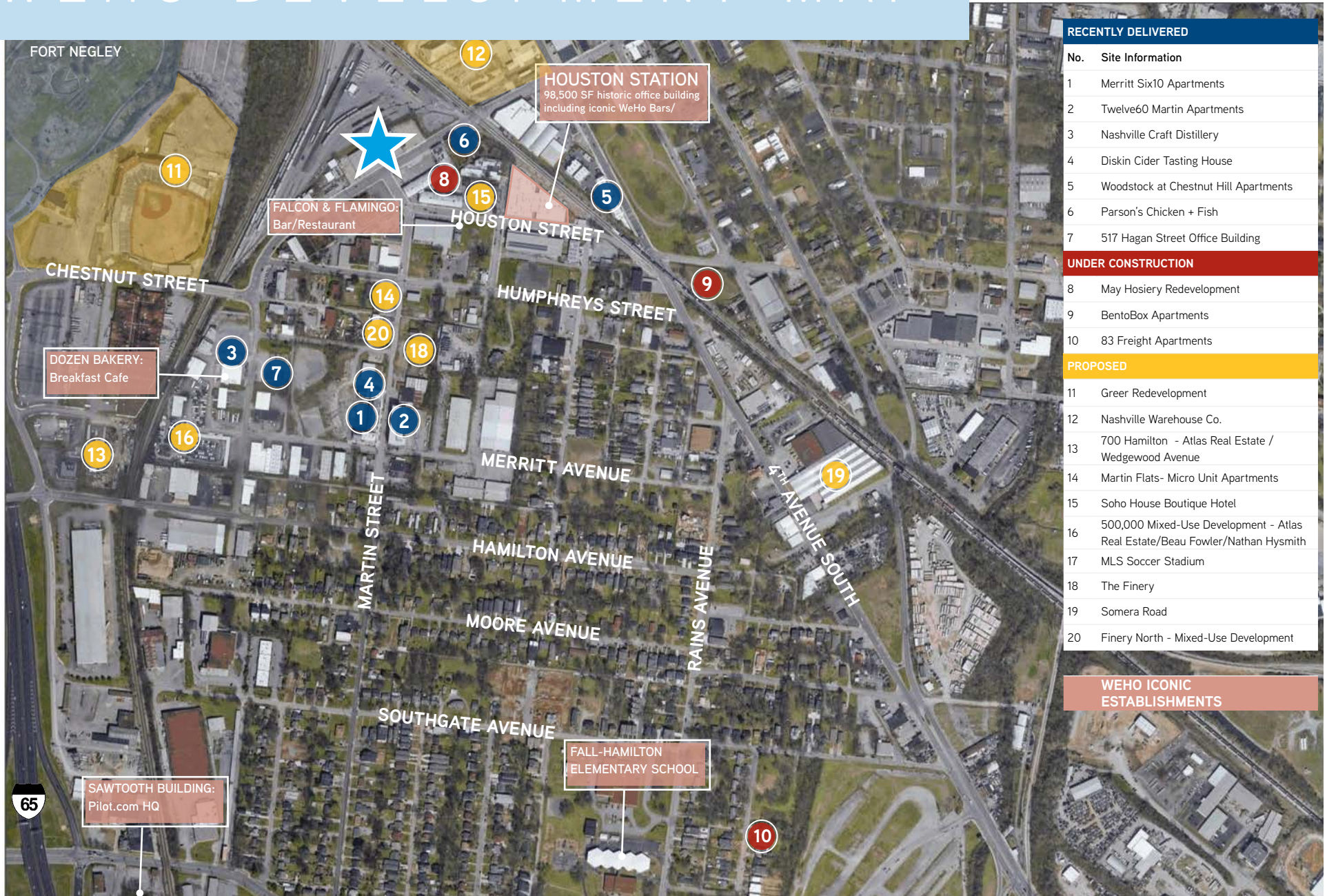




# AERIALS



# WEHO DEVELOPMENT MAP



RECENTLY DELIVERED	
No.	Site Information
1	Merritt Six10 Apartments
2	Twelve60 Martin Apartments
3	Nashville Craft Distillery
4	Diskin Cider Tasting House
5	Woodstock at Chestnut Hill Apartments
6	Parson's Chicken + Fish
7	517 Hagan Street Office Building
UNDER CONSTRUCTION	
8	May Hosiery Redevelopment
9	BentoBox Apartments
10	83 Freight Apartments
PROPOSED	
11	Greer Redevelopment
12	Nashville Warehouse Co.
13	700 Hamilton - Atlas Real Estate / Wedgewood Avenue
14	Martin Flats- Micro Unit Apartments
15	Soho House Boutique Hotel
16	500,000 Mixed-Use Development - Atlas Real Estate/Beau Fowler/Nathan Hysmith
17	MLS Soccer Stadium
18	The Finery
19	Somera Road
20	Finery North - Mixed-Use Development

## WEHO ICONIC ESTABLISHMENTS

**HOUSTON STATION**  
98,500 SF historic office building including iconic WeHo Bars/

**FALCON & FLAMINGO:**  
Bar/Restaurant

**DOZEN BAKERY:**  
Breakfast Cafe

**SAWTOOTH BUILDING:**  
Pilot.com HQ

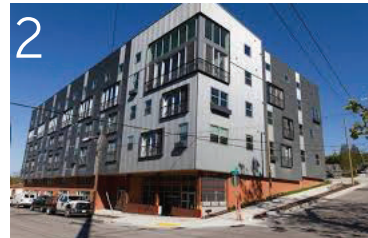
**FALL-HAMILTON ELEMENTARY SCHOOL**

# WEHO DEVELOPMENTS



**MERRITT SIX10 APARTMENTS**

- SIX10 Merritt consists of 14 townhouse-style homes plus 12 residential flats above 4,200 SF of commercial space.
- Core Development's initial project in the Finery was Six10 Merritt, and construction began in 2017 with the project coming to market in 2018.
- The design of the project reflects the 'maker culture' already present in the Wedgewood-Houston neighborhood.



**TWELVE60 MARTIN APARTMENTS**

- Twelve60 Martin is a five-story building with 47 units, including studio flats, one-bedroom lofts and flex live/work spaces.
- Sales for 1260 Martin began in late 2015 and the complex sold out in early 2017 (currently 2 available units).
- Current ground floor tenants include High Note Gifts, Hedley Entertainment, and Dreamcatcher artist management.



**NASHVILLE CRAFT DISTILLERY**

- The distillery has been in operation since March 2016 in the Wedgewood-Houston neighborhood and opened to the public in May 2016.
- Nashville Craft is producing whiskey and other craft spirits, and features a tasting room, a cocktail menu and tours.
- At 3,600 square feet, the industrial, light-filled building contains a tasting room and production facility.



**DISKIN CIDER TASTING HOUSE**

- Part of the "The Finery" parcel, a 10,000-square-foot garage was transformed into Diskin Cider, a maker of craft cider which has a flourishing bar and restaurant on the premises.
- Diskin Cider is typical of the new breed of artisanal businesses in Wedgewood-Houston and is the first and only craft cidery in Nashville.



**WOODSTOCK AT CHESTNUT HILL**

- 42 unit condo development located a few minutes from downtown. Woodstock at Chestnut Hill is walkable to some incredible restaurants, coffee shops and bars in Nashville's Wedgewood Houston neighborhood.
- Two-story, townhome style condos feature custom, reclaimed hardwoods and unique, vintage-feel fixtures. Walk to Bastion, Jackalope, Americanos and Clawson's from these hip homes with open concept living and abundant natural light.



**PARSON'S CHICKEN + FISH**

- A newcomer by way of Chicago, Parson's Chicken and Fish has joined the May Hosiery Mill development, a 198,000+ square-foot multi-building complex undergoing a massive re-purpose and renovation.
- Today, the bright-white painted building with red accents boasts a contemporary bar, dining counter and spacious dining hall, as well as a convivial patio.
- The popular destination for boozy slushies, crispy fried chicken, and patio vibes opens its newest location at 425 Chestnut Street, seating 200 guests with indoor and outdoor space combined.



**517 HAGAN OFFICE BUILDING**

- Class A creative office building spanning 27,000 square feet.
- 3.2/1,000 Parking ratio, with an 80 Space parking garage



**MAY HOSIERY REDEVELOPMENT**

- Former sock production site acquired by Chicago-based AJ Capital Partners in 2015
- Four-acre site includes six buildings for conversion into a mixed-use complex with 150,000 square feet of creative office space
- A 50-room boutique hotel underway on the property

# WEHO DEVELOPMENTS



**BENTOBX APARTMENTS**

- Opening January 2020, the building will be comprised of 89 fully furnished micro units as small as 250 square feet
- The Bento Box project will also include five retail storefronts.
- Nightly stays will start at \$150 to \$250. Slightly larger 400 square foot micro-units will also be available, along with 600 square feet and 800 square feet rooms.



**83 FREIGHT APARTMENTS**

- The 83 unit apartment complex made out of freight containers features three buildings with a mix of studios, one-bedroom apartments, and two-bedroom apartments.
- Floor plans start as compact as 320 square feet.



**GREER REDEVELOPMENT**

- The Metro Historical Commission will finish a cultural landscape report to guide how to turn the 21-acre Greer site into "an active park that honors the history of the site."
- Formerly the Cloud Hill Project, a \$100 million private mixed-use development (have since been cancelled due to historical importance of the site)
- The land will be restored as a public park.



**NASHVILLE WAREHOUSE CO.**

- 300 apartments, three office buildings and a live music venue
- AJ Capital Partners paid Metro the minimum \$54,815 bid at auction for the locally iconic guitar scoreboard from nearby Greer Stadium, which will face much of the project's 2 acres of green space.
- The development will have an elevated sports field, as seen in renderings.



**700 HAMILTON**

- Hysmith and Fowler teamed with New York-based Atlas Real Estate Partners to acquire the parcel via a federal Qualified Opportunity Fund.
- Hysmith and Fowler want to redevelop the sites with buildings offering 250,000 square feet of commercial space, according to the source. Nashville-based Smith Gee Studio and Manuel Zeitlin Architects (MZA) handled the master planning



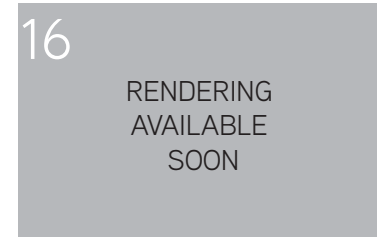
**WEHO FLATS MICRO APARTMENTS**

- Mixed-use building to offer 152 micro apartments and 1,405 square feet of commercial space.
- Residences span 200 square feet and rent for less than \$1,000.



**SOHO HOUSE BOUTIQUE HOTEL**

- Part of the May Hosiery Redevelopment
- Soho House — a London-based boutique hotel chain and private members-only club originally targeting professionals within the creative fields
- The future facility will offer 49 rooms and will be joined by four restaurants, various "artisan" and office and retail space.



**500,000 MIXED USE DEVELOPMENT**

- Developers Hysmith and Fowler teamed with New York-based Atlas Real Estate Partners to acquire 3 acres located at 640 Merritt Ave. and 520 Hagan St. for \$8.8M.
- Manuel Zeitlin said that Phase 1 will begin on the ex-Swayze site and include 300 residential units and smaller-scale buildings with neighborhood-oriented retail, restaurant and flex space.
- Phase 2 will consist of mixed-use commercial buildings with about 250,000 square feet of collective space. The total square footage for the buildings in both phases could be about 500,000 square feet.

# WEHO DEVELOPMENTS



17  
**MLS SOCCER STADIUM**

- Planned soccer-specific stadium at the historic Nashville Fairgrounds.
- The stadium is expected to be complete by 2022 and will have a seating capacity of 27,500–30,000.
- 10-acre re-development project at the fairgrounds site that would also include a relocated Expo event space, new mixed-use retail and residential buildings and an upgraded Fairgrounds Speedway capable of hosting NASCAR Xfinity and Truck Series event.



18  
**THE FINERY**

- Led by Core Development, the project eventually will include 490 residential units, 80,000 square feet (7,400 sq m) of maker space, and 30,000 square feet (2,800 sq m) of dining uses.
- The Finery is Core's largest investment in community. The Finery encompasses an area of the size of an entire city block, over 7 acres of industrial land for development over the next five years.



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**WEHO CROSSING - SOMERA ROAD**

- WeHo Crossing is a redevelopment of an existing 115,000 square foot warehouse located within an Opportunity Zone. The project will offer 60,000 square feet of creative office space and 12,500 square feet of retail and restaurant space. The estimated completion of this development is early-2020.
- Somera Road purchased the 4-acre property for \$3.9 million, selling for about \$80.40 per square foot. This is three times the amount that the property traded for in 2015.



20  
**FINERY NORTH MIXED-USE**

RENDERING  
AVAILABLE  
SOON

- The owners of Diskin Cider have 1.8 acres under contract at 1231 Martin Street in Wedgewood Houston.
- The pending buyer has asked Metro for a zoning change to allow for mixed-use. Filings with Metro also depict a four-story building, linked by a "pedestrian or connector bridge" over an alley to a proposed six-story building. The project name is "Finery North."

# NEARBY AMENITIES



**JACKALOPE BREWING**



**BASTION**



**FALCON COFFEE BAR**



**EARNEST BAR & HIDEAWAY**

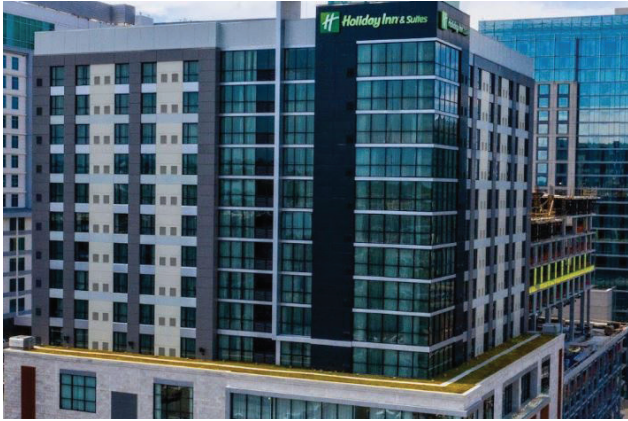


**B1281**



**DOZEN BAKERY**

# NEARBY HOSPITALITY



**HOLIDAY INN & SUITES**



**AC HOTEL BY MARRIOTT**



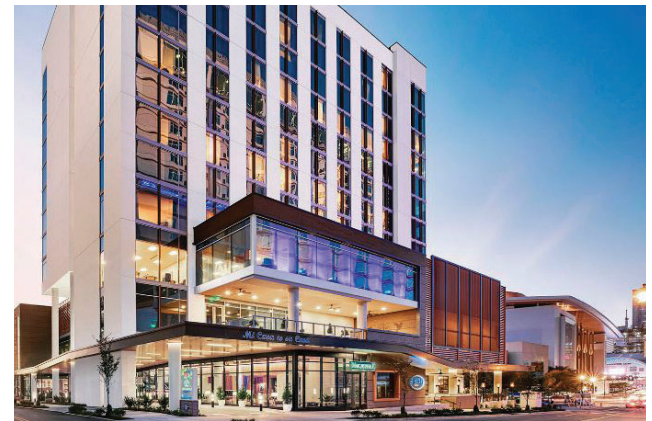
**THE WESTIN**



**THOMPSON NASHVILLE**



**HYATT HOUSE**



**MARGARITAVILLE HOTEL**

# NEARBY APARTMENTS



**RIVER HOUSE**



**BENTO LIVING**



**TERRA HOUSE**



**NIIDO NASHVILLE**



**PINE STREET FLATS**



**CROSSROADS AT THE GULCH**



# NASHVILLE MARKET OVERVIEW



Nashville is the leading economic center of Tennessee and a vital transportation, business and tourism center for North America. The Nashville MSA, in the state's center, comprises 10 counties with a total population just over 1.8 million, making it the largest metropolitan area in a five state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for relocating business, expanding business and start-up companies.

Nashville is consistently recognized for its pro-business environment, highly educated work force, and compelling demographics. Its energetic and growing economy and environment for doing business is encouraging corporate relocations and expansions. HCA, Bridgestone, Dollar General, CVS/Caremark, Jackson National Life, Healthways, Clarcor, Louisiana Pacific, Caterpillar Financial, Tractor Supply, and Nissan are just a few of the national and international headquarters that have chosen Nashville as a location. This environment has also earned Nashville a top position in national accolades including positions on Forbes magazine's "Best Cities for Business & Careers" and "Best Cities for Jobs."

Commonly known as "Music City", Nashville is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population exceeding 1.8 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.

***"Strategically located in the heart of the Tennessee Valley, the Nashville region is where businesses thrive and the creative spirit resonates across industries and communities."***

# DEMOGRAPHIC SUMMARY



## POPULATION

243,492

Population Within a 5-Mile Radius

## POPULATION GROWTH

263,624

5-Year Total Population



## TOTAL HOUSEHOLDS

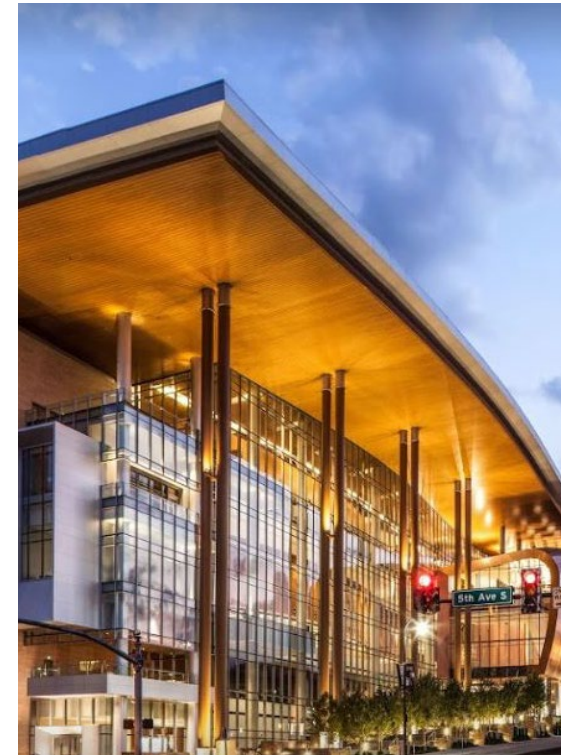
103,819

Households Within a 5-Mile Radius

## HOME VALUE

\$327,441

Median Home Value Within a 5-Mile Radius



## TOURISM

\$7.0B

In Direct Visitor Spending in Nashville

## VISITORS

16.1M

Nashville Visitors in 2019

# CONTACT

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