



Ridgeview

Nashville, Tennessee

Senior Housing Site for Sale | ±7.8 Acres

Opportunity

- Last available site in the project; zoned to allow senior facility up to 200 units
- Planned mixed density residential development
- New elementary school recently opened
- Single-family lots, townhome lots and multifamily site already committed
- 2,400 office jobs delivered/announced within close proximity



The Opportunity

Avison Young is pleased to offer to qualified parties the opportunity to purchase a senior development site, located in the southeastern portion of Nashville. Ridgeview offers a rare opportunity for the immediate development of incremental senior housing in a planned setting, including a new elementary school, in the heart of a rapidly developing mixed-use corridor.

| Property Specifications | |
|-------------------------|---------------------------------------|
| Address | Bell Road |
| Acres | Section VI: ± 7.8 Acres |
| Best Use | Senior Housing |
| Entitlements | Senior Product - up to 200 beds/units |
| Price | \$2,200,000 |

Investment Highlights Include:

Strategic location in southeast Nashville that has seen explosive population growth over the past decade

- Last available site in planned mixed density residential development
- Primary redevelopment corridor for Nashville - the last desirable interstate artery remaining for development in Davidson County
- Located in dense mixed-use area featuring shopping, restaurants and office space
- New elementary school opened
- Site zoned for indicated use under approved UDO
- Planned 650-acre Mill Ridge public park located in vicinity
- Traffic signal in place at Bell Road
- Quick I-24 access
- Existing I-24 interchange undergoing modification/expansion
- 2,400 office jobs delivered/announced by Bridgestone, LKQ, HCA, Asurion and Cavalry Logistics



New Community Health Systems building rendering (photo: Gresham Smith & Partners)



Floor & Decor and Conn's HomePlus are part of a massive mixed-project



Overview Aerial

Location Advantages

The site is situated with superior access to Nashville's transportation network, including three major interstate systems (I-40, I-24 and I-65). I-24 and Old Hickory Boulevard feature a daily traffic count of 158,179 vehicles. The property is also located within close proximity to the Nashville International Airport and the recently revived Global Mall (formerly known as the Hickory Hollow Mall). With Nissan North America headquartered in Nashville, the property is situated three exits west of the access to Nissan's multi-billion dollar manufacturing plant. Bell Road, just north of the property, features a daily traffic count of 146,019 vehicles at the I-24 interchange. Situated approximately three miles northeast of the site, Percy Priest Lake continues to draw roughly six million visitors and roughly \$61 million dollars annually to the Middle Tennessee region.

Ridgeview is located near all new developments in the corridor, including Century Farms, a 300-acre mixed-use project that includes Community Health Systems in 240,000 sf of office space; a total of 2.5M - 4M sf office is planned, 214 apartment units, and the recent announcement of a 280,000 sf Tanger Premium Outlet mall.

Ford Ice Center



Recent Area Economic Capital Investments



LKQ Corporation

Fortune 500 company LKQ built a 100,000 sf building for 550 employees at Old Franklin Road and Crossing Blvd. The regional headquarter development delivered in 4Q 2018.



Bridgestone Americas

Bridgestone Americas leased 80,000 sf of office space in the former Sears store next to the Global Mall for 450 new employees.



Community Health Systems (CHS)

CHS paid \$4.22M to purchase 35 acres from Oldacre McDonald in 2015 to build shared services center to employ up to 2,000 employees in Century Farms. The six-story, 240,000 sf building delivered in summer 2017.



Asurion

Asurion leased 122,000 sf of back office space creating 800 jobs in 2014.



HCA Data Center

Approximately \$200M investment creating 155 jobs in 2013.



Nashville Predators Practice Facility

A two-story \$14M development covering 86,000 sf including two ice hockey rinks (one for the Predators to practice and the other open to the community), team rooms, meeting rooms, and an observation mezzanine which opened in 2014.



Mixed-Use Community Center

Attached to the new hockey center is a 40,000 sf state-of-the-art community center, a 30,000 sf library and a four-acre park that opened in fall 2014.



Nashville State Community College

NSCC's new satellite campus opened in 2012 in a 200,000 sf facility serving over 1,500 students.

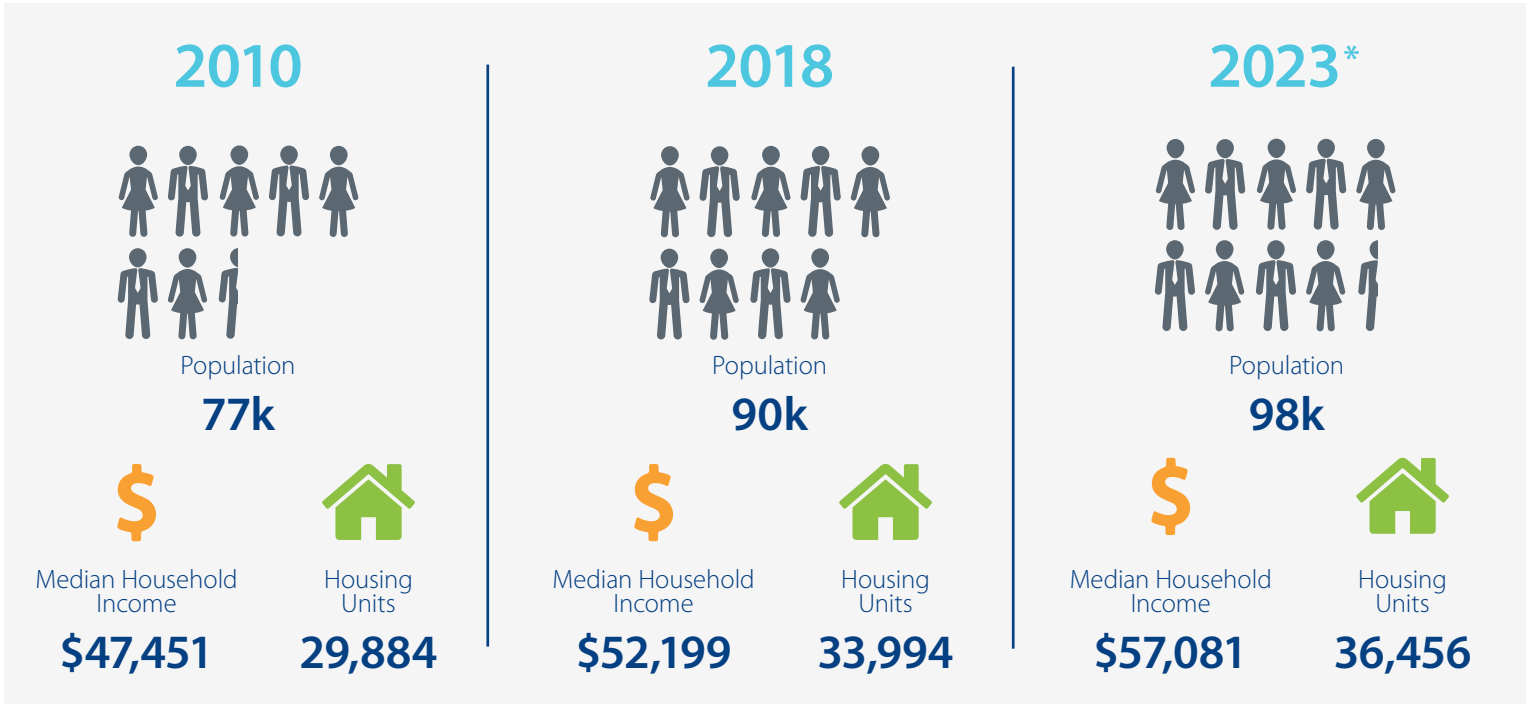


Tanger Factory Outlets

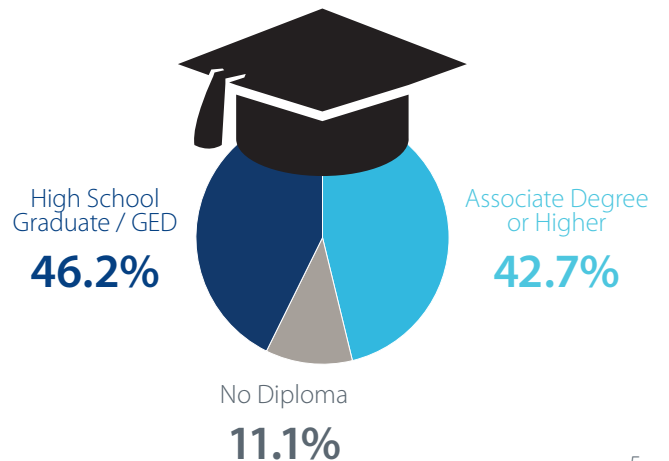
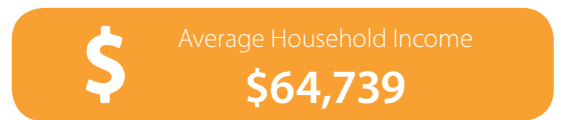
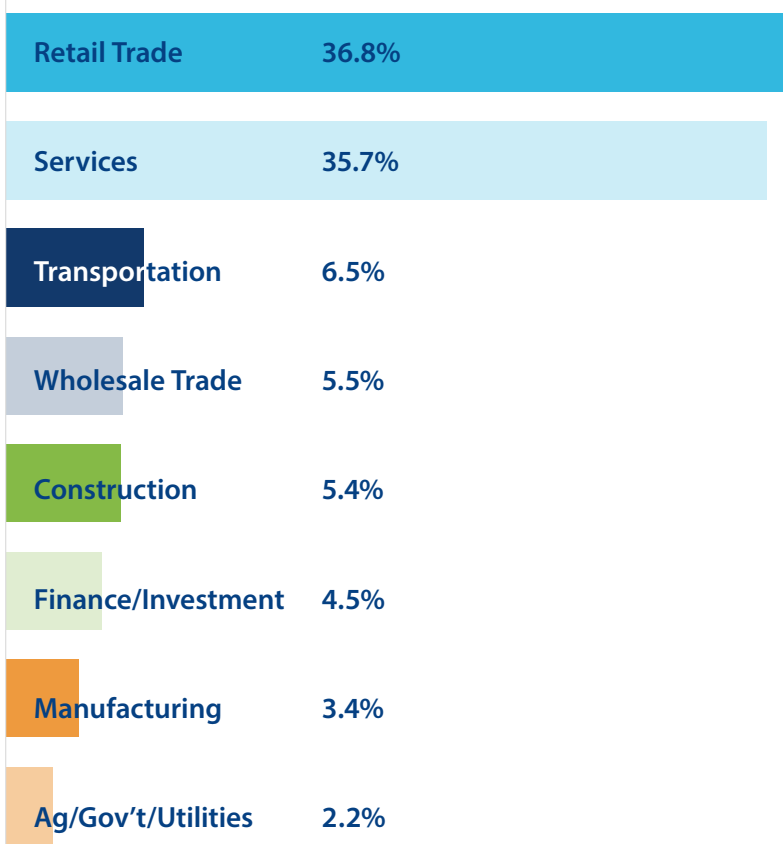
Tanger Factory Outlets has selected the Century Farms project in Cane Ridge as a premium 280,000 sf outlet mall location.

Area Demographics

 = 10k
*Projected



Employment





Nashville Overview

Positive net migration and economic diversity have played pivotal roles in the success of Nashville’s commercial real estate sector in recent years, a trend that is expected to persist into 2019. The demographic makeup of Nashville’s population has contributed to a tight, rapidly growing labor market that, in turn, has drawn employers, investors and developers to the region and prompted growth in all commercial real estate sectors.

Nashville’s vibrant and growing economy sets it apart from many other metropolitan areas. As the state capital of Tennessee, the city is home to a well-diversified economy centered around the high-growth healthcare, education, government, music and automotive industries. Nashville’s pro-business environment has been a catalyst for corporate relocations and expansions, with over 100 companies adding approximately 11,000 jobs over the last year. Anchored by a remarkable higher education infrastructure, a skilled labor force, its renowned quality of life and low cost of living, Nashville is well positioned to sustain this trend long into the future.

Highlights

2.7%
Unemployment

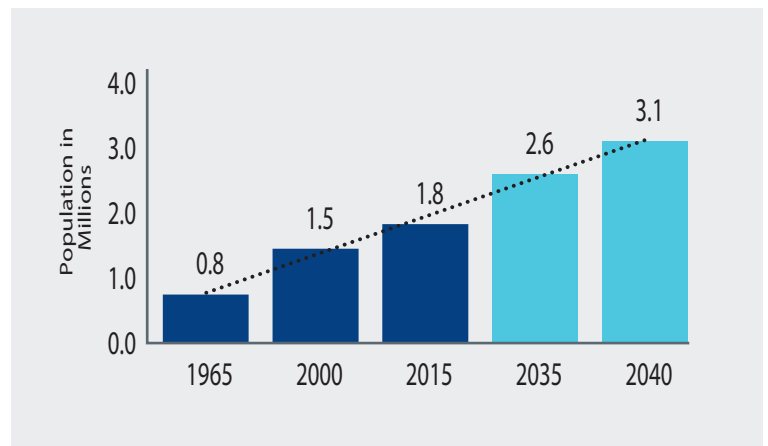
January 2019, BLS.org

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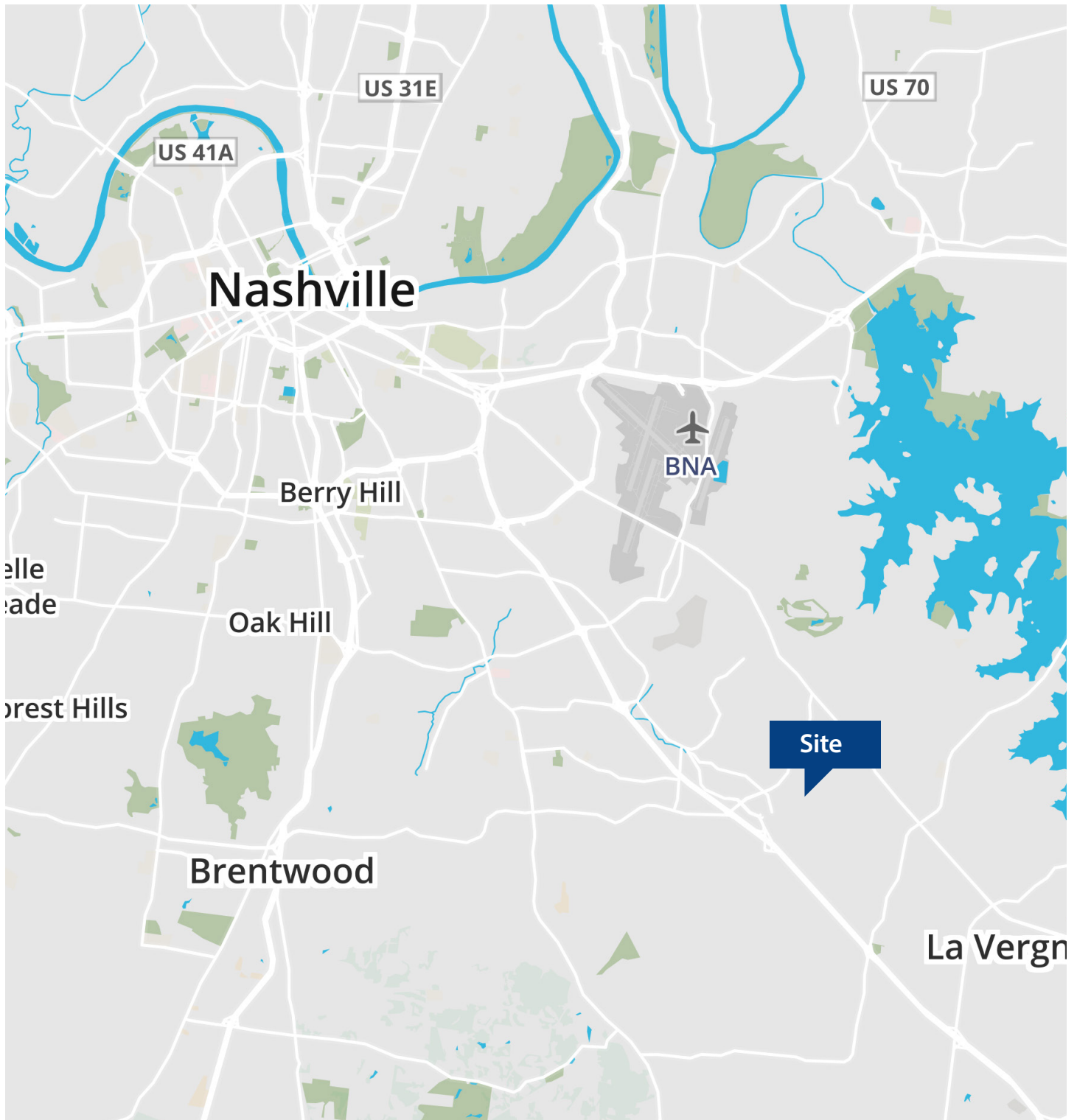
People Move to
Nashville per Day

Nashville Chamber of Commerce

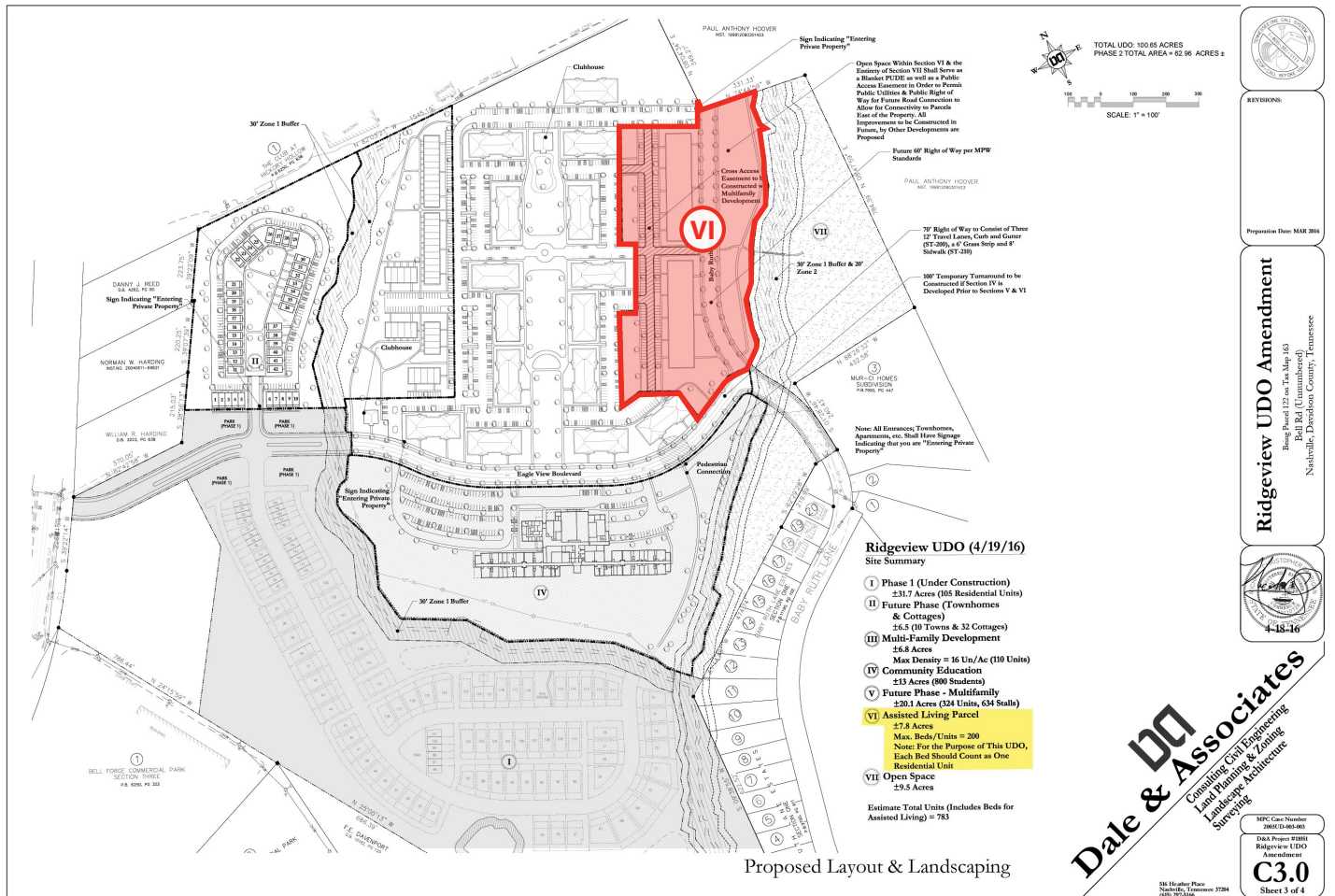
Projected Population Growth



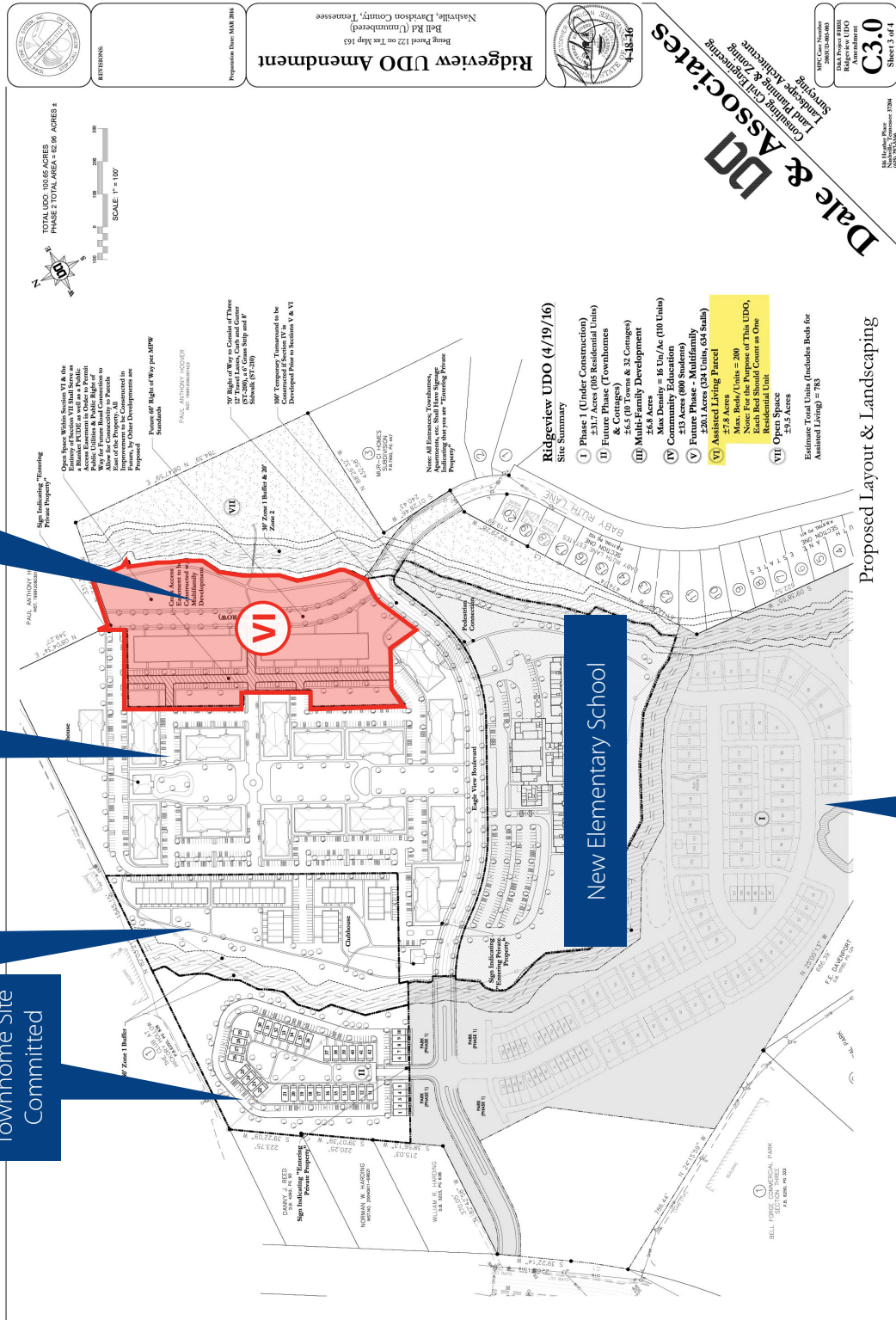
Nashville, Tennessee



Possible Site Plan



Approved UDO Plan





For further information or to schedule a tour, please contact:

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