

URBAN DEVELOPMENT SITE

# 631 FOGG STREET & 801 EWING

NASHVILLE, TENNESSEE 37203

## 644 Fogg Street

Not included in this offering but can potentially be made for sale.

## 631 Fogg

## 801 Ewing

### CONTACTS

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# OFFERING HIGHLIGHTS

## DOWNTOWN NASHVILLE

Cushman and Wakefield is pleased to offer the rare opportunity to acquire a parcel of redevelopment land in the urban core. 631 Fogg street and 801 Ewing Avenue are two adjacent commercial properties totaling .6 acres with a 20,919 SF building. This offering is very well located between the downtown core, one of Nashville's hottest urban neighborhoods, the Gulch, and Music City Center.

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

Excellent proximity, visibility, and access to all areas of Nashville's downtown and major thoroughfares like Demonbreun Street, Korean Veterans Boulevard, 8th Avenue, Lafayette Street and Broadway.

DTC (Downtown Code) Zoning offers a wide range of development possibilities including office, hospitality and multifamily/residential.

 **.6 AC**  
TOTAL ACRES

 **20,919 SF**  
TOTAL BUILDING

 **DTC**  
ZONING CODE

631 Fogg Street & 801 Ewing

**644 Fogg Street**

Not included in this offering but can potentially be made for sale.

**631 Fogg**

**801 Ewing**



# EXECUTIVE SUMMARY

## PROPERTY INFORMATION

Property Address	801 Ewing Nashville, TN 37203
Building Square Feet	20,919 SF
Year Built	1982
Lot Size	.51 (22,216 SF)
Lot Dimensions	130 x 173
Zoning Code	Dtc: Downtown / Multi-Ovly: Multi-Ovly
Parcel ID	093-14-0-333.00

## PROPERTY INFORMATION

Property Address	631 Fogg Street Nashville, TN 37203 Vacant Commercial Lot
Lot Size	.09 (3,920 SF)
Lot Dimensions	31 x 130
Zoning Code	Dtc: Downtown / Multi-Ovly: Multi-Ovly
Parcel ID	093-14-0-331.00

Nashville is consistently a top investment market not only in the southeast, but the country.

**644 Fogg Street**

Not included in this offering but can potentially be made for sale.

**631 Fogg**

**801 Ewing**

631 Fogg Street & 801 Ewing

# LOCATION/ ACCESS

## LAFAYETTE

The Lafayette neighborhood is currently a business services environment with strong transportation connections to the Gulch, SoBro, Midtown, and South Nashville neighborhoods. This neighborhood is in an excellent position to accommodate residential, multi-family, hotel and business service uses. The neighborhood is primarily low-rise and should act as a transition from the height of the Core and SoBro to the single family neighborhoods to the South.

## LAFAYETTE BUILDING REGULATIONS

### HEIGHT

#### Minimum

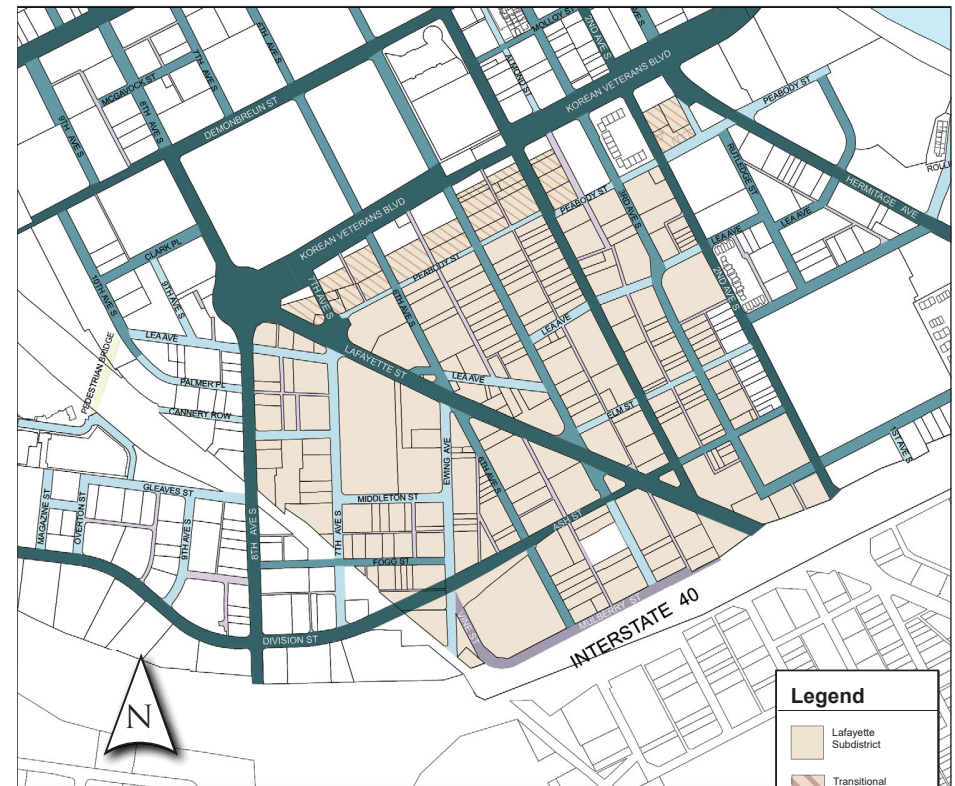
On the roundabout	3 Stories or 35'
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#### Maximum

+ Transitional Properties	15 stories
+ On Lafayette St	12 stories
+ Subdistrict general	8 stories

*Additional height available through the Bonus Height Program.*

631 Fogg Street & 801 Ewing



### FRONTAGE

Allowed Frontage Types with Required Build-to Zone

#### Primary Street

+Storefront Frontage	0'-10'
+Stoop Frontage	5'-10'

#### Secondary Street

+Storefront Frontage	0'-10'
+Stoop Frontage	5'-10'
+Porch Frontage	10'-15'

#### Tertiary Street

+Storefront Frontage	0'-10'
+Stoop Frontage	5'-15'
+Porch Frontage	10'-15'

#### Facade Width

+Primary Street	80% of lot frontage min
+Secondary Street	80% of lot frontage min
+Tertiary Street	60% of lot frontage min

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

<b>Minimum Building Depth</b>	15' from building facade
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# LOCATION/ ACCESS

## LAFAYETTE BUILDING REGULATIONS

### FRONTAGE

#### A Allowed Frontage Types with Required Build-to Zone

##### Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

##### Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

##### Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-15'
- Porch Frontage 10'-15'

Industrial Frontage is allowed in this Subdistrict

#### B Facade Width

- Primary Street 80% of lot frontage min
- Secondary Street 80% of lot frontage min
- Tertiary Street 60% of lot frontage min

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

- **C Min. Building Depth** 15' from building facade

### HEIGHT

#### D Min.

- On the roundabout 3 Stories or 35'

#### E Max.

- Transitional Properties 15 stories
- On Lafayette St 12 stories
- Subdistrict general 8 stories

Additional height available through the Bonus Height Program

#### Step-back\*

Step-back required for all buildings 7 stories or greater fronting public streets

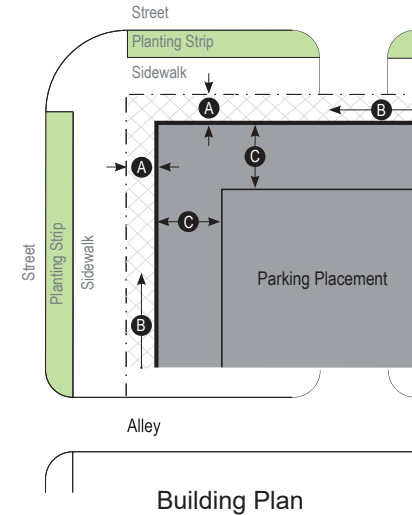
- **F Step-back between** 4th and 7th stories

- **G Min. Step-back depth** 15'

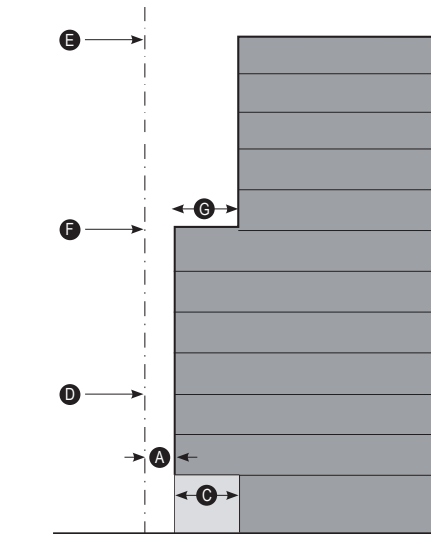
\*see page 61 for full description.

#### Sidewalk & Planting

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.



Building Plan



Building Section

# LOCATION/ ACCESS

## THE LOCATION

This premier site is located adjacent to Nashville's hottest neighborhoods. Downtown, SoBro and the Gulch are Nashville's most activated areas.

The neighborhood is intended to be a high-intensity, mixed-use area emphasizing cultural and entertainment uses with a mix of residential and office product.

With a "Walk Score" of 83 the site offers exceptional pedestrian access to hotels, restaurants, offices, and entertainment options. It's unquestionably one of the preeminent development sites remaining in Nashville's core.

**83** WALK  
SCORE



631 Fogg Street & 801 Ewing



# DEVELOPMENT MAP



## 825 6TH AVE

Mill Creek Residential is targeting Pie Town for its next apartment complex, which would house more than 700 units when completed.

The Boca Raton, Florida-based developer unveiled plans for Modera SoBro (a continuation of the Modera branding it uses regularly), which would be built in two phases, according to Metro documents. The first round of construction would create 404 units with 2,500 square feet of commercial space, and the second would create 309 units with no commercial space. It's unclear when Mill Creek Residential plans to break ground.

Together, the two buildings would span 1.1 million square feet, including 44,859 square feet of amenity and residential services space, according to documents. Atlanta's Cooper Carry appears to be handling design. If Mill Creek has closed on its site, the transaction hasn't been filed with Metro as of Monday.

The massive Modera SoBro would fall in between the Gulch and SoBro — two of the most active development targets in Nashville. Other brand-new projects, like SomeraRoad's Paseo South Gulch district, sit within a half-mile of the project site.

Apartment complexes are also some of the city's hottest assets right now. As Nashville keeps growing — the Urban Land Institute recently called Music City a "supernova" — new residents are creating record demand for housing. Many new Nashvillians are also young, or in a transitory period, which often makes the rental market more attractive than the heavily inflated home sales market.

Mill Creek has two apartment projects, Modera Germantown and Modera Gulch, complete, and one other, Modera McGavock, in progress.

# DEVELOPMENT MAP

	PROPERTY ADDRESS	PROPERTY NAME	PROPERTY TYPE	DEVELOPER	BUILDING STATUS
1	908 Division St	Harlowe	Multi-Family	Greystar Real Estate Partners	Existing
2	700 8th Ave S	Voorhees	Office	Somera Road	Existing
3	516 6th Ave S	Sentral SoBro	Multi-Family	Iconiq Capital	Existing
4	805 Lea	805 Lea	Multi-Family	AMG, Key Real Estate Co.	Existing
5	800 4th Ave S	Broadstone SoBro	Multi-Family	Alliance Residential Co.	Under Construction
6	641 Division St	Haven at The Gulch	Multi-Family	Guefen Development Co. & Highpoint Division Partners	Under Construction
7	645 Division St	Albion in the Gulch	Multi-Family	Albion Residential	Under Construction
8	805 Division St	Aspire Gulch	Multi-Family	The Dinerstein Cos.	Under Construction
9	810 Division St	Modera Gulch	Multi-Family	Mill Creek Residential Trust LLC	Under Construction
10	629 7th Ave S	Pie Town Condo	Multi-Family	CA South Development	Under Construction
11	620 8th Ave S	Paseo	Mixed Use	Somera Road	Under Construction
12	410 8th Ave S	Circle South	Mixed Use	Lincoln Property Co.	Proposed
13	709 Ewing	Fresh Hospitality Project	Mixed Use	Fresh Hospitality	Proposed
14	1011 Demonbreun	Station District	Hospitality & Multi-Family	DZL Management Co. & Draper and Kramer Inc.	Proposed



# NASHVILLE ECONOMIC STRENGTH



**1,959,495**

NASHVILLE MSA  
POPULATION 2020



**697,772**

DAVIDSON COUNTY  
POPULATION 2020



NASHVILLE MSA  
UNEMPLOYMENT RATE  
DECEMBER 2021

SOURCE: BLS



TENNESSEE  
UNEMPLOYMENT RATE



MIDDLE  
TENNESSEE  
TECH JOB  
GROWTH

**UP 51%**

SINCE 2015  
Outpacing  
National Tech  
Job Growth by

**32%**

## CONTACT INFO

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