

1919 10th Avenue N

NASHVILLE, TENNESSEE

INVESTMENT OPPORTUNITY PRESENTED BY



SOUTHEAST VENTURE



ACCESS
DEAL
ROOM

OFFERING PROCESS

CALL FOR OFFERS

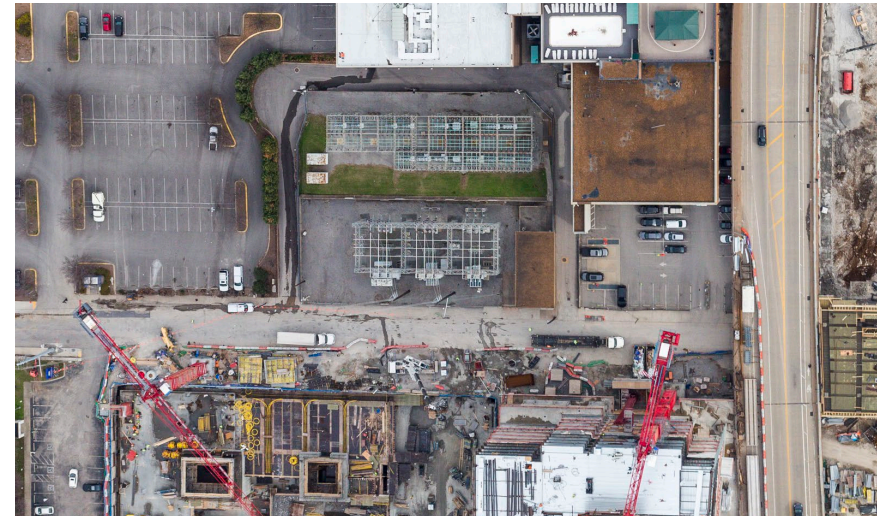
Interested parties should deliver all offers in writing to the exclusive disposition agency of Southeast Venture.

- The Seller will only consider those offers on Seller's form Letter of Intent.
- The Seller reserves the right to reject any or all proposals and to negotiate with any Purchaser exclusively at any time.
- All Offerers will be notified in writing of their acceptance or rejection.

When submitting your offer, please provide:

- Prior experience in a similar property type
- Lender relationships
- History of purchasing like properties
- Description of Purchaser

Seller has provided due diligence documents. Those documents are available upon request or by following the enclosed due diligence link. Specific documents include, but are not limited to, all due diligence items in Seller's reasonable possession.



INQUIRIES & ADDITIONAL INFORMATION

Any questions or requests for additional information regarding this opportunity are to be made in writing and transmitted electronically to:

Lee White, Southeast Venture
lwhite@southeastventure.com

All questions must be received by Wednesday, May 6th. Responses to all questions will be distributed to all registered Purchasers by Thursday, May 21st.

SUBMITTING THE OFFER

All offers should be hand-delivered or mailed to:

Southeast Venture
Attn: Lee White
4030 Armory Oaks Dr
Nashville, TN 37204

All offers are due **NO LATER THAN:**

3:00 PM CST on Friday, May 29th

KEY DATES

PURCHASER QUESTIONS DUE	MAY 6TH
SELLER RESPONSES DUE	MAY 21ST
ALL OFFERS DUE	MAY 29TH


ACCESS
DEAL ROOM

AT-A-GLANCE



1919 10TH AVE. N, NASHVILLE, TN

ADDRESS

0.71 AC

LOT SIZE

30,927

TOTAL SF

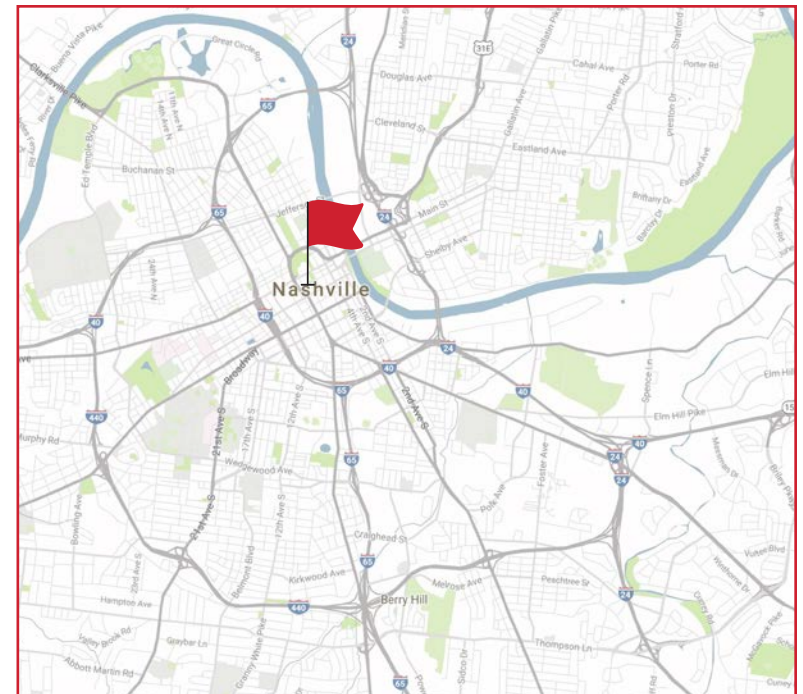
DTC

ZONING

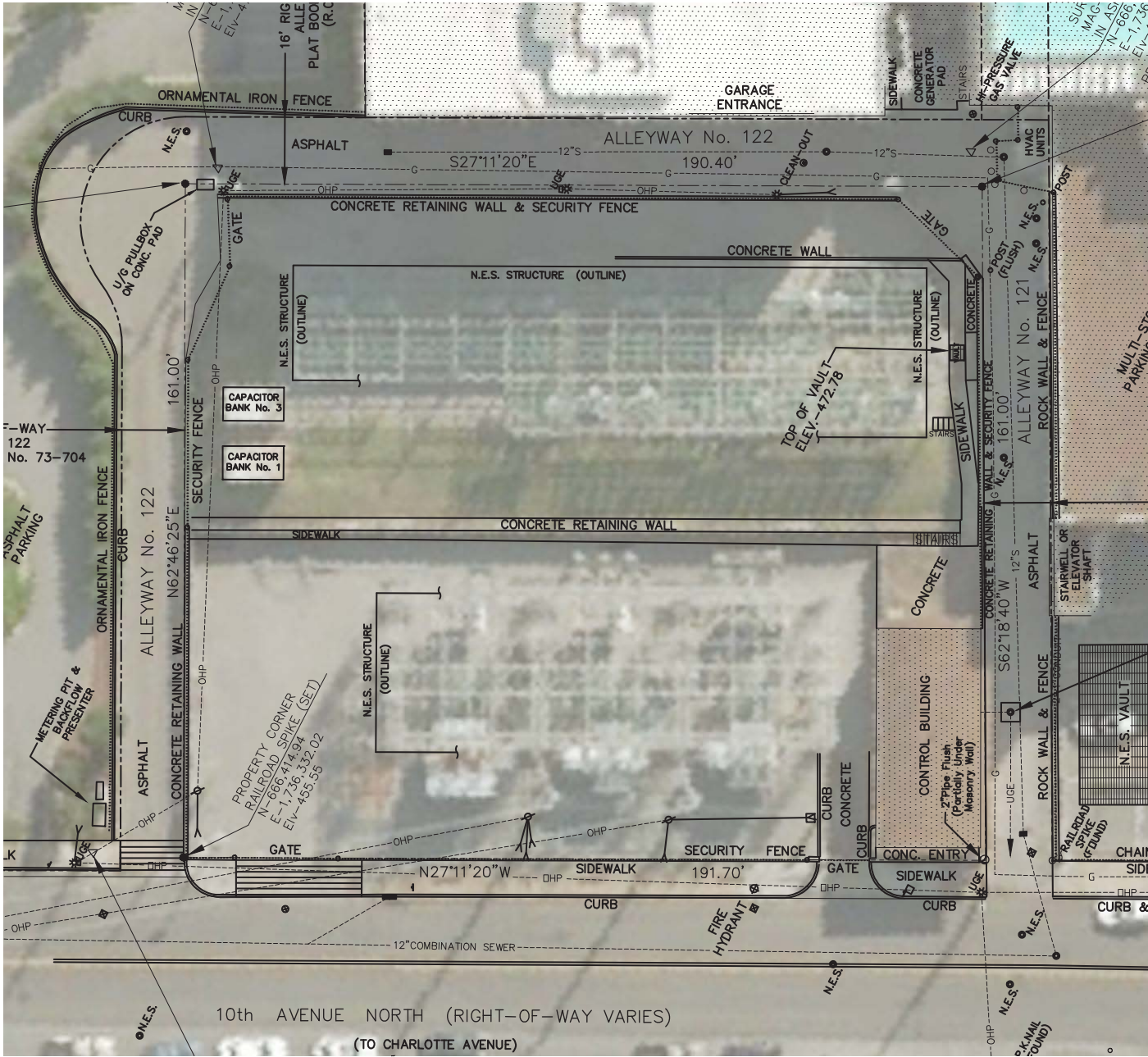
HIGHLIGHTS

- Prominent downtown site contiguous to Nashville Yards and immediately adjacent to Amazon's Nashville campus
- Downtown Code zoning designation with potential for ±30-story development (Unlimited height available through the Bonus Height Program)

Southeast Venture does not warrant the information contained in this Site Study. The information provided should be verified by all prospective Buyers.



SITE STUDY



ZONING REQUIREMENTS

**DOWNTOWN CODE:
CORE SUBDISTRICT**

LOT SIZE

0.71 Acre

MAX. FAR

n/a (form based zoning)

MAX. ISR

n/a (form based zoning)

FRONTAGE 10th Ave. (Primary)

Storefront frontage 0'-10'

Stoop frontage 5'-10'

FACADE WIDTH

80% of lot frontage min.

MIN. BLDG. DEPTH

15' from building facade

HEIGHT

30 Stories (Unlimited height available through the Bonus Height Program)

STEPBACK

None required

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NASHVILLE MARKET



#8 HOTTEST HOUSING MARKET

-ZILLOW, 2019

#5 BEST MARKET FOR OVERALL REAL ESTATE PROSPECTS

-PRICEWATERHOUSE COOPERS, 2019

#3 TOP EMERGING TECHNOLOGY HUB

-RENTCAFÉ, 2019

#4 BEST CITY TO START A BUSINESS

-INC., 2019

#8 AMONG LARGE U.S. CITIES FOR CREATING & SUSTAINING JOBS

-MILKEN INSTITUTE, 2019

While not an overnight sensation, Nashville has seen its steady and balanced growth become one of the most rapidly growing economies in the country. Nashville has consistently ranked within the top 10 large metros for job growth and population growth. Population projections show more than 2.5 more million people will live in the area by 2040.

The Nashville economic market has 10 counties and a population of more than 1.9 million, making it the largest metro area in a five-state region with corporate headquarters to firms like Nissan North America, Bridgestone Americas, Dollar General and Hospital Corporation of America. Long-term economic drivers including healthcare, higher education, publishing, and music/entertainment continue to thrive while newer industries like technology and hospitality have grown significantly in recent years.

Nashville is centrally located, allowing businesses to reach U.S. and international locations with ease and affordability. Fifty percent of the US population lives within 650 miles of Nashville and seventy-five percent of US markets are within a two-hour flight.

LOOKING EAST



POINTS OF INTEREST

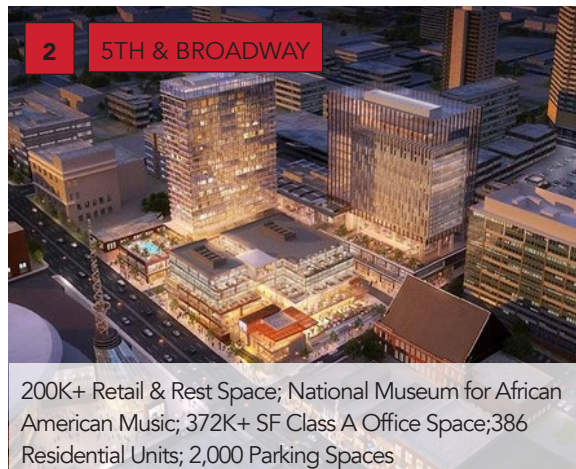
- 4 Nissan Stadium
- 5 Top Golf
- 6 First Horizon Park
- 7 State Capitol
- 8 505
- 9 YMCA
- 10 Bridgestone Arena
- 11 Country Music Hall of Fame
- 12 Bridgestone Building
- 13 Omni Hotel
- 14 Music City Center
- 15 JW Marriott

1 NASHVILLE YARDS



3.5M+ Class A Office Space; 1,000+ Residential Units; 400K Retail & Entertainment SF; 1,100+ Hotel Rooms

2 5TH & BROADWAY



200K+ Retail & Rest Space; National Museum for African American Music; 372K+ SF Class A Office Space; 386 Residential Units; 2,000 Parking Spaces

3 EMBASSY SUITES/1 HOTEL



2 Hotel Development with 720+ Hotel Rooms

LOOKING WEST



POINTS OF INTEREST

- 4 Thompson Hotel
- 5 1201 & 1212 Demonbreun
- 6 Gulch Crossing
- 7 Cummins Station
- 8 Frist Art Museum
- 9 Broadway Tower + Whole Foods
- 10 Aertson Midtown
- 11 The Graduate Hotel
- 12 Centennial Park
- 13 St. Thomas Midtown Campus
- 14 ONEC1TY
- 15 Capitol View

1 GULCH UNION

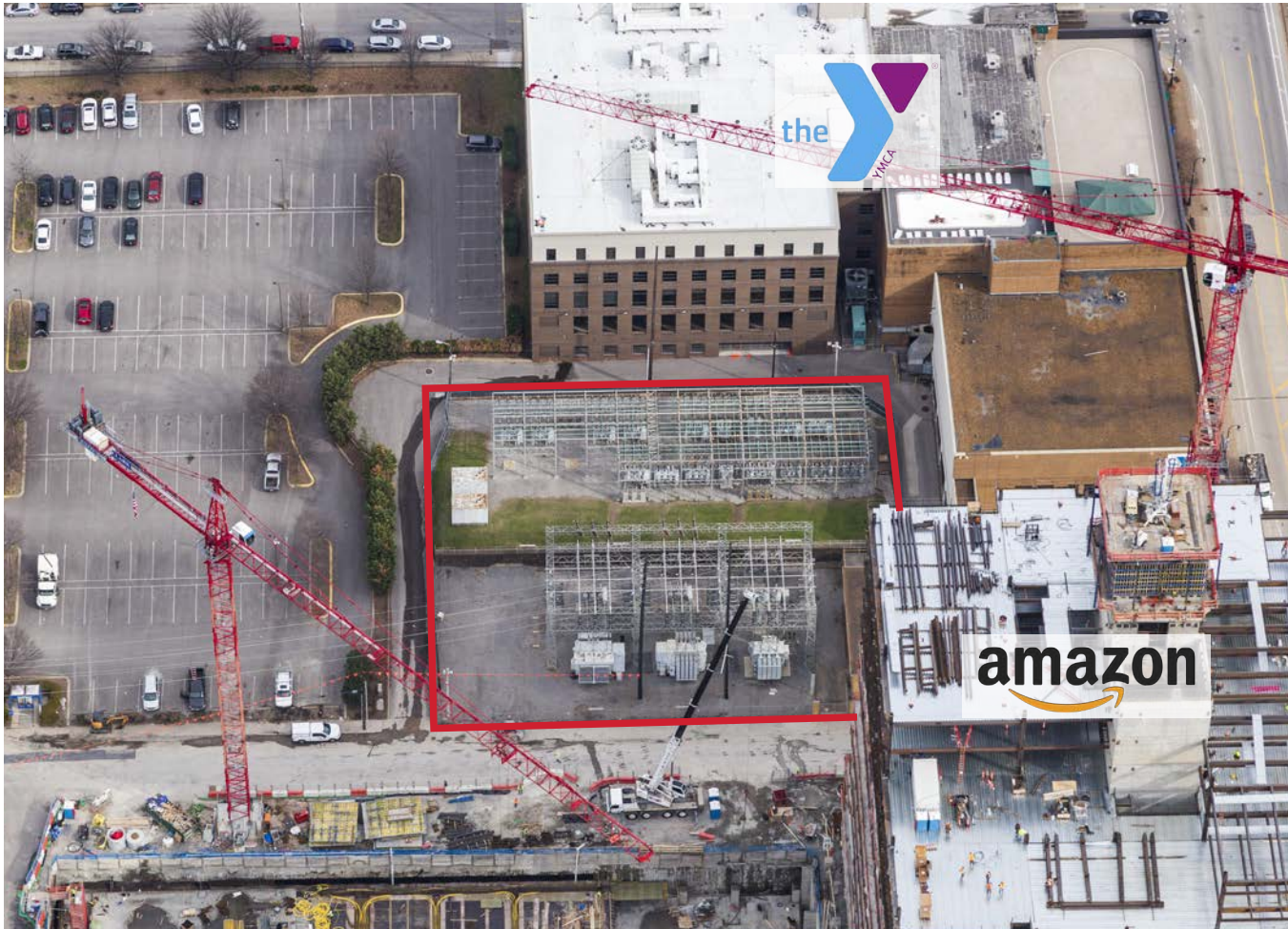
3 PHASES - Phase 1 is 1222 Demonbreun, a 20-Story Class AA building with 330K SF office & retail currently under construction

2 BROADWEST

21-story office tower with 510K SF Class AA space; 34-story tower with 196 condos and a 237-room hotel; connected by 125,000 SF retail and office space

3 ASURION HQ

552K SF new Asurion Headquarters & 9,000 SF retail



PRESENTED BY



4030 Armory Oaks Dr., Nashville, TN 37204
www.southeastventure.com | 615.833.8716

CONFIDENTIALITY STATEMENT

This Offering Memorandum contains select information to the business and affairs of 1919 10th Ave. N. It has been prepared by Southeast Venture, LLC. The Offering Memorandum may not be all-inclusive or contain all of the information a prospective buyer may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property.

BROKERAGE TEAM

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