

1901 CHURCH STREET | NASHVILLE, TN  
OFFERING MEMORANUM  
1 ACRE | MIDTOWN | SW CORNER OF 19<sup>TH</sup> & CHURCH



Southeast Venture  
REAL ESTATE SERVICES

FOR SALE: URBAN INVESTMENT & DEVELOPMENT OPPORTUNITY



## INVESTMENT SUMMARY

- 0.97 Acres For Sale
- Three Parcels - Same Owner
- Two Contiguous Parcels Fronting Church Street: 0.60 Acres Total, Mixed Use Intensive (MUI-A) Zoning
- One Parcel Separated by an Alley: 0.37 Acres, Core Frame (CF) Zoning
- Located in the Heart of Nashville's Midtown Neighborhood

### Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information to the business and affairs of 602 9th Avenue South and adjacent properties. 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 Properties. The material is based in part upon information supplied by Seller and in part upon information from sources it deems reliable. Owner, not their officers, employees, or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective Purchasers should make their own projections and for their own conclusions without reliance upon the material contained herein and conduct their own diligence.

Owner and Southeast Venture, LLC expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

A prospective Purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of this Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof, in no event shall a prospective Purchaser have any other claims against a Seller or Southeast Venture, LLC or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.





- One Mile Radius Demographics:
  - 3,260 Businesses
  - 107,420 Daytime Employees
  - 14,180 Residents
- Highly Visible Location with Amazing Potential Views
- Easy Access to Interstate System and Major Arteries
- High-Growth Area with Nearly 2 Million SF of Office Under Construction
- Short Walk to Baptist Hospital, Centennial Medical Center, Vanderbilt University & Centennial Park





# MOST RECENT APPLICABLE LAND SALE COMP | IN IMMEDIATE AREA



## 121<sup>ST</sup> AVENUE NORTH

**Size:** 0.62 Acres

**Seller:** 21st Plaza Partners

**Buyer:** HE Nashville, LLC  
c/o Hyatt Corp

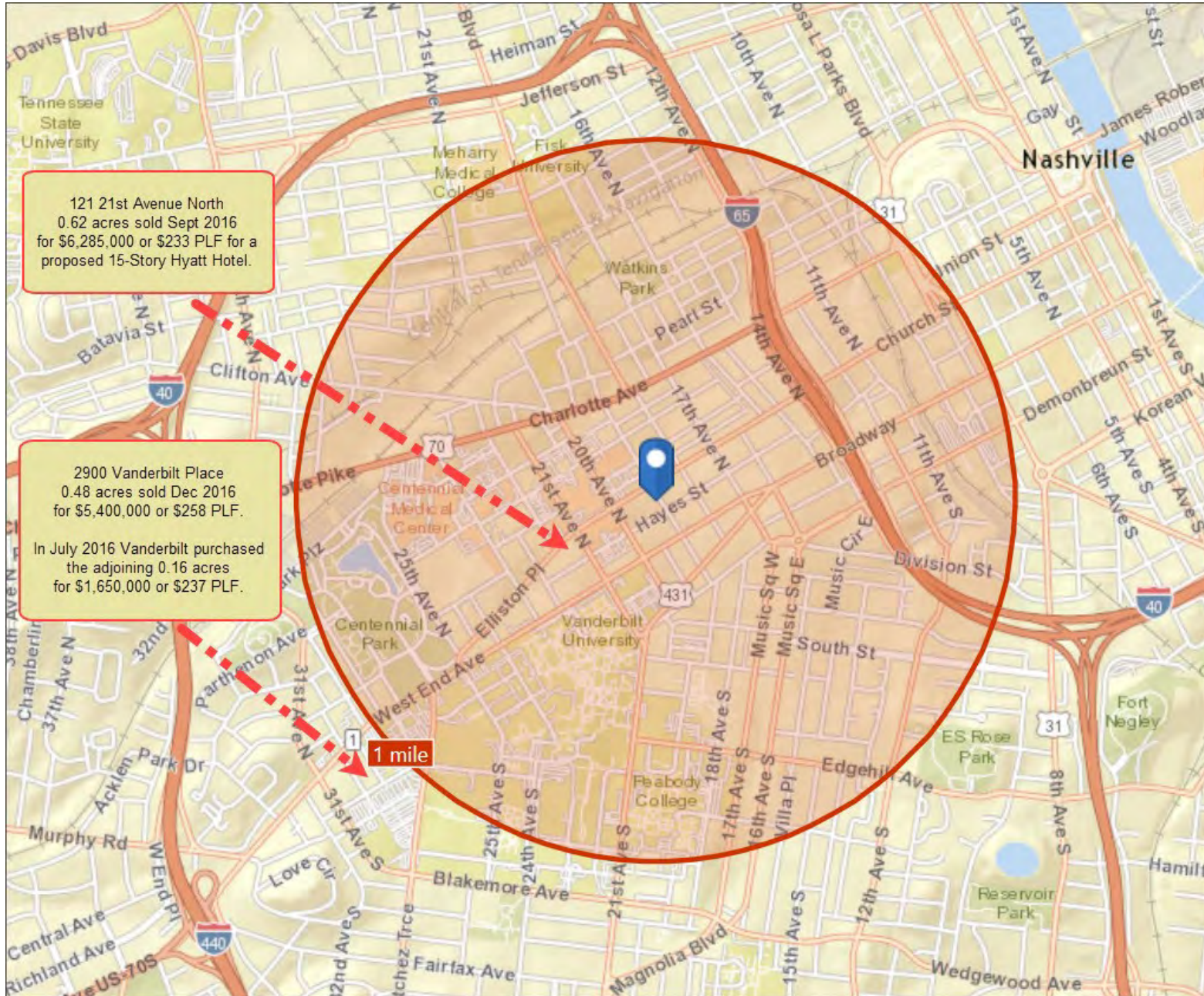
**Sale Date:** 9/22/2016

**Sale Price:** \$6,285,000  
(\$233 PSF Land)

**Use:** Hotel

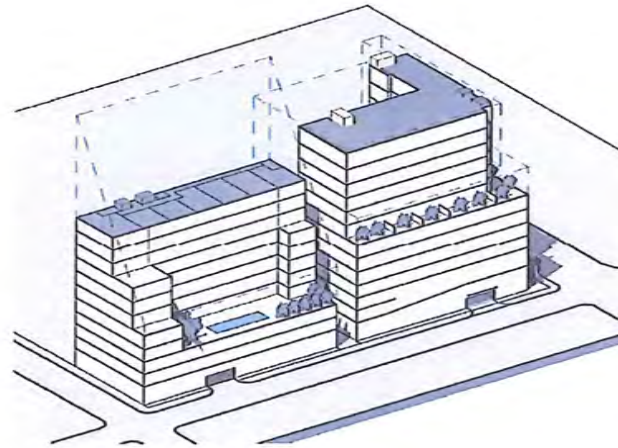
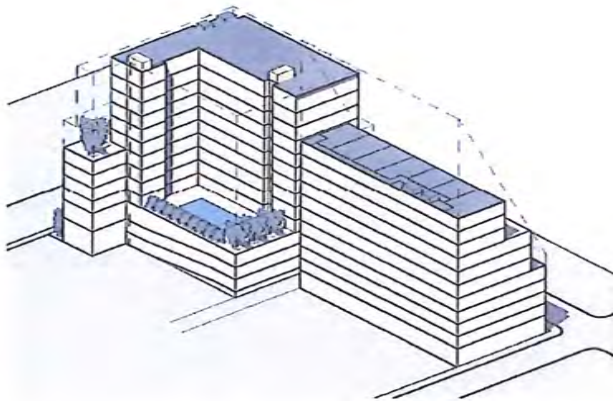
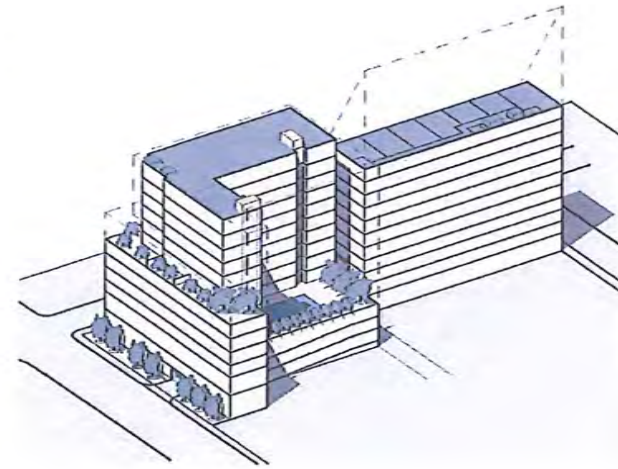
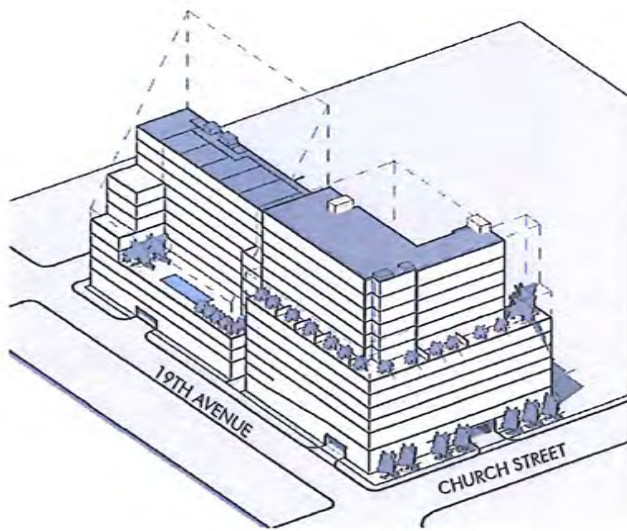


# PERTINENT, RECENT AREA LAND SALE COMPS





# SAMPLE CONCEPT RENDERING



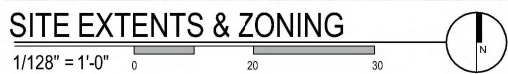
CHURCH STREET & 19TH AVENUE



# 1901 CHURCH STREET | NASHVILLE, TN



<b>BASE ZONING:</b>	
1901 & 1903 CHURCH ST -	MUI-A / UZO
1902 HAYES ST -	CF / UZO
<b>MAX FAR:</b>	
MUI-A -	5.0
CF -	5.0
<b>MAX HEIGHT:</b>	
MUI-A -	15 STORIES IN 150'
15' STEP BACK REQUIRED AFTER 7TH FLOOR	
CF -	65'
WITH 1.5 TO 1 CONTROL PLANE	
<b>BUILD-TO-ZONE:</b>	
MUI-A -	5' - 15'
CF -	NONE









## Midtown

### NASHVILLE'S MOST EXCITING URBAN NEIGHBORHOOD

Nashville's Midtown is an extension of its Downtown Core. Midtown extends south from The Gulch to I-440 and is bordered by Charlotte Pike to the west and Franklin Pike to the east. Midtown includes Music Row, Edgehill Village, Vanderbilt University, Belmont University, Hillsboro Village, West End Avenue and the largest regional medical center hub in the State. Church Street is a north-south arterial running south from the center of Downtown to Centennial Park. Church Street is flanked by Charlotte Pike to the west and West End Avenue to the east. This area boasts the highest concentration of daytime workplace populations in Nashville.

Within a one mile radius of the site there's over 100,000 daytime employees, three regional hospitals, Vanderbilt University, Music Row and more than 4.5 million square feet of office space. Historically, Midtown has maintained a 95% occupancy rate for office. Presently, there's over 2 million square feet of office under construction in Midtown & Downtown; half of this are single-tenant occupants and the balance is nearly 70% pre-leased! There are more than 7,500 apartment units and 3,000 hotel rooms under construction. This is all fueled by a healthy diverse economy, the continuous influx of new residents and corporations, and Nashville's continued high-employment growth.

#### MIDTOWN HIGHLIGHTS

- Regional medical hub with over 100,000 daytime employees.
- Five regional hospitals including St. Thomas Centennial/ACA, Vanderbilt University Medical Center & Monroe Carell Childrens Hospital.
- Two 500,000 SF single-tenant (HCA & Bridgestone) office buildings under construction
- More than 6,000 new high-paying jobs.
- Very walkable neighborhood with some of Nashville's best restaurants and most luxurious hotels.





\*Walk Score / Bike Score = 77/ 69

## EMPLOYMENT CENTERS

Destination	Walk	Bike	Drive	Transit
Baptist Hospital	1	1	1	4
Centennial Medical Center	16	4	2	10
Capitol View	16	4	3	8
Vanderbilt University	17	4	2	11
The Gulch	18	4	2	11
HCA Campus	23	7	3	14
VUMC	26	7	4	17
American Center	26	9	5	14

## ENTERTAINMENT VENUES

Destination	Walk	Bike	Drive	Transit
Centennial Park	14	4	2	10
Vanderbilt Stadium	21	6	3	13
First Center	21	5	3	10
Ryman Auditorium	24	7	5	11
Farmer's Market	29	9	4	13
Bridgestone Arena	32	9	5	18
Ascend Amphitheater	37	10	6	17
First Tennessee Park	37	13	5	25



## A National Hub for Healthcare:

- \$40 Billion Economic Impact
- 250 Healthcare Companies are Based in Nashville
- 75% of The Nations Corporately Owned Hospitals are Owned by Companies Headquartered in Nashville
- Healthcare is the Region's Fastest-Growing Employment Sector, Directly Employing 120,000 People or 15% of the Population

## Home to 31 Publically Traded Companies:

- HCA, Asurion, Tractor Supply, CHS, Nissan North America, Brookdale Senior Living, Acadia Healthcare & Bridgestone Americas

## Nashville Is Music City USA!

- 56,000 People Employed With \$3.2 Billion Annual Labor Income
- Music Contributes \$5.6 Billion Annually to Nashville's Economy

## Nashville has 13 Million Annual Tourists:

- Up 9% YOY From 2013 With \$5.43 Billion in Direct Visitor Spending
- 58,000 People Employed in Tourism-Related Fields

## Has 17 Area Colleges & Universities:

- Vanderbilt, Belmont, Lipscomb, TSU & MTSU
- 117,000 Students Enrolled
- 17,000 Students Graduate Annually & 10,000 Remain in Nashville





# 1901 CHURCH STREET MAP

