

PRIME DEVELOPMENT OPPORTUNITY

3.19+ ACRES IN NASHVILLE'S FASTEST GROWING NEIGHBORHOOD



PROPERTY INFORMATION

Address	1300 51st Ave. N. Nashville, TN
Site Size	3.19 Acres
Frontage	150 ft on 51st Ave 345 ft on Louisiana Ave
Available	Early 2019

ZONING OVERVIEW:

One of the most liberal primary zoning classifications (CS) and densest transect categories (T4).

PRIMARY ZONING: CS

Commercial Service District (CS): The Commercial Service District is intended to provide opportunities for a diverse range of commercial uses that include retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services.

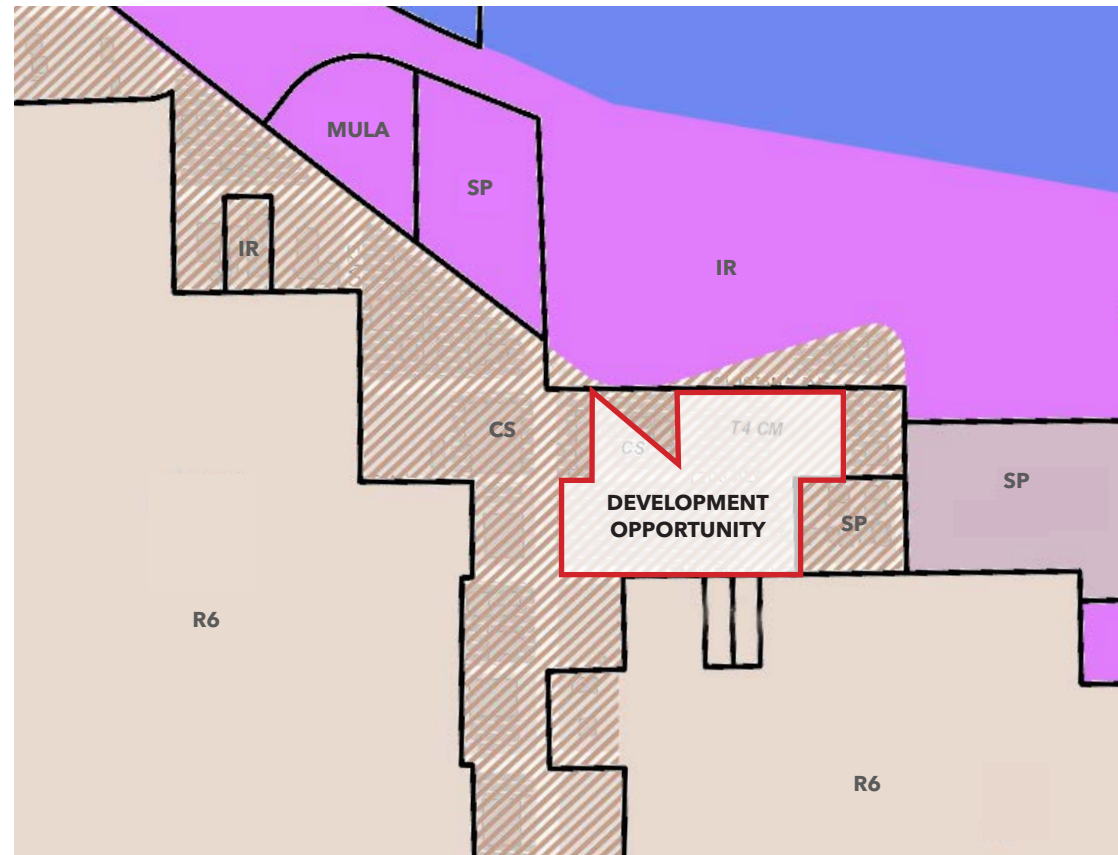
COMMUNITY CHARACTER POLICY: T4 CM

T4 Urban Mixed Use Corridor (T4 CM): T4 CM is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

LOCATION/PROPERTY HIGHLIGHTS

- The Nations is one of Nashville's hottest new neighborhoods
- Five miles west of Downtown Nashville
- 700 new homes constructed in the past 5 years
- 2,300 homes have sold in the 37209 zip code since 2014
- 25+ restaurants and retail stores are in walking distance

ZONING MAP



COMMUNITY CHARACTER POLICY LEGEND:

- T4 NC - URBAN NEIGHBORHOOD CENTER
- T4 NE - URBAN NEIGHBORHOOD EVOLVING
- D IN - DISTRICT INDUSTRIAL
- T3 NE - SUBURBAN NEIGHBORHOOD EVOLVING
- T4 CM - URBAN MIXED USE CORRIDOR

*PRIMARY ZONING IN GRAY

CS ZONING ALLOWABLE USES:

- Single & Multifamily
- Office
- Medical
- Bar
- Restaurant
- Hotel
- Personal Care Services
- Retail
- Outdoor Music Events
- Grocery Store

SITE MAP

CENTENNIAL BLVD

LOUISIANA AVE

51st AVE NORTH

49th AVE NORTH

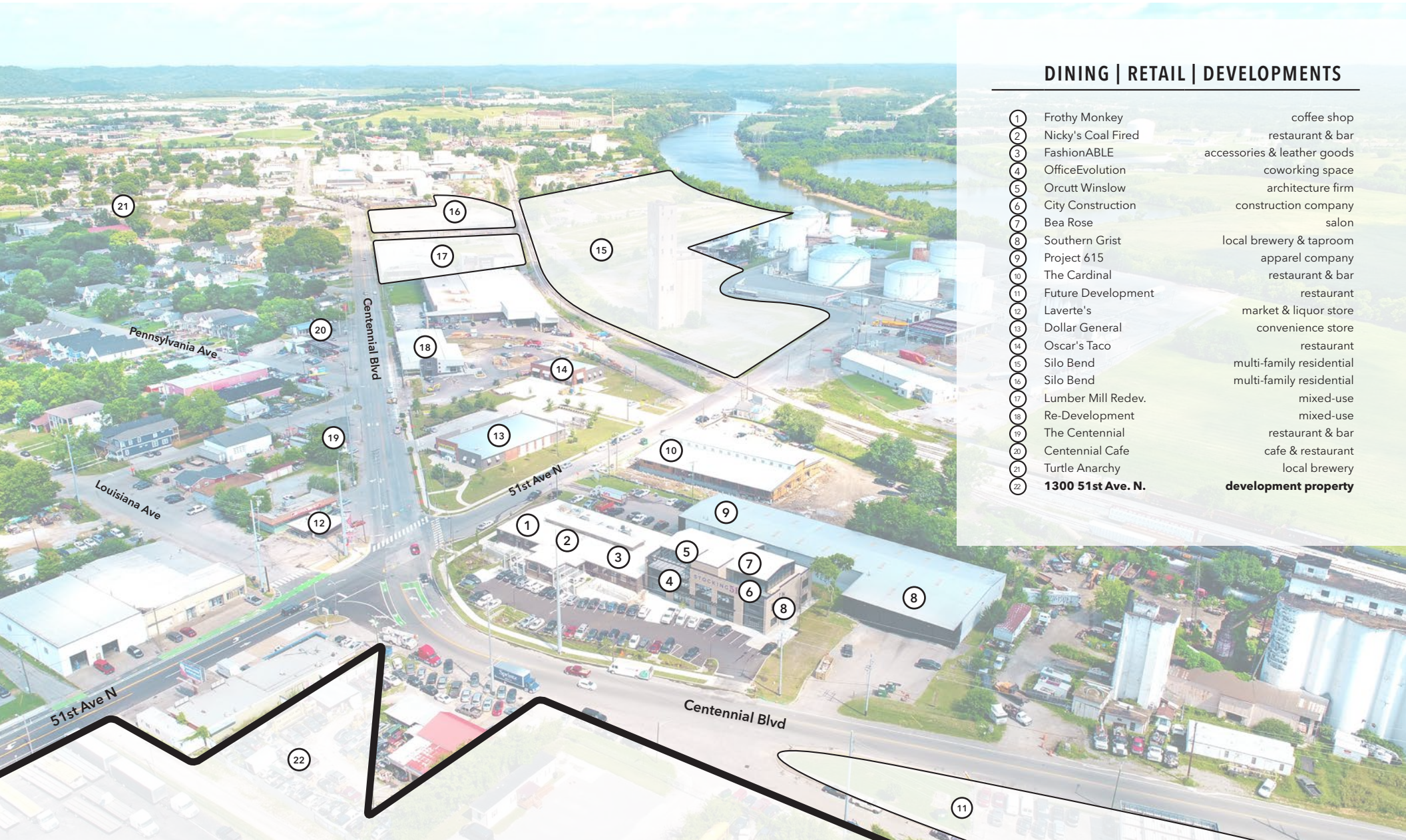
TENNESSEE AVE



POTENTIALLY AVAILABLE PARCELS



AMENITY MAP

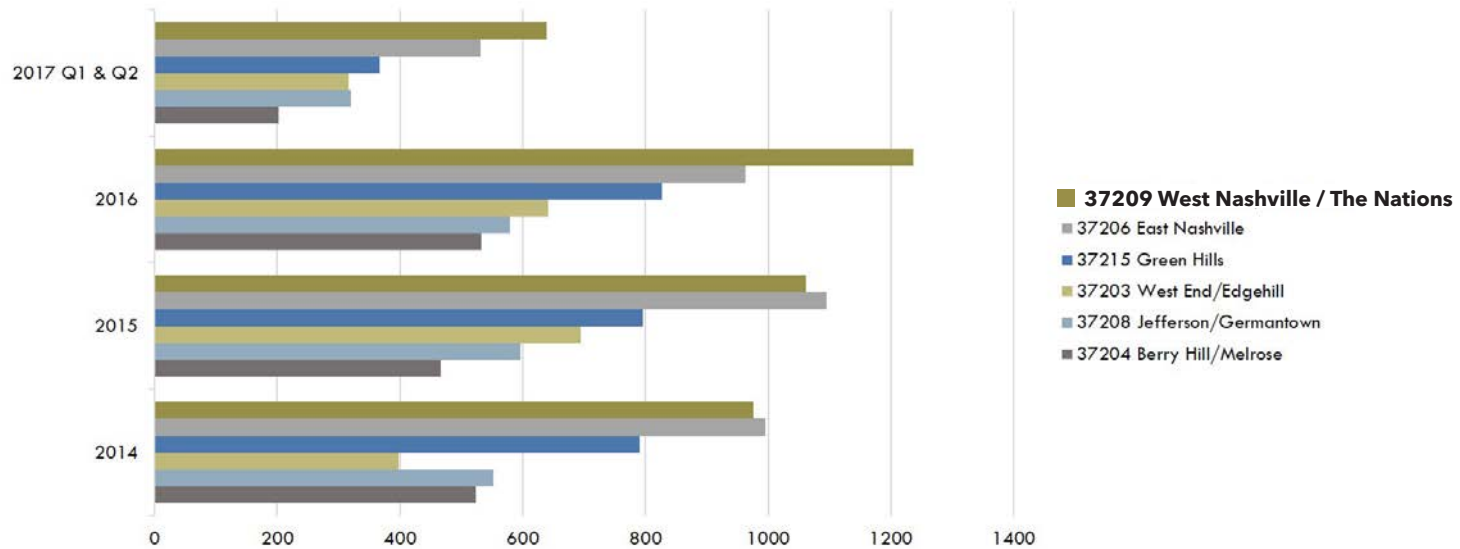


DINING | RETAIL | DEVELOPMENTS

- | | | |
|----|--------------------------|-----------------------------|
| 1 | Frothy Monkey | coffee shop |
| 2 | Nicky's Coal Fired | restaurant & bar |
| 3 | FashionABLE | accessories & leather goods |
| 4 | OfficeEvolution | coworking space |
| 5 | Orcutt Winslow | architecture firm |
| 6 | City Construction | construction company |
| 7 | Bea Rose | salon |
| 8 | Southern Grist | local brewery & taproom |
| 9 | Project 615 | apparel company |
| 10 | The Cardinal | restaurant & bar |
| 11 | Future Development | restaurant |
| 12 | Laverte's | market & liquor store |
| 13 | Dollar General | convenience store |
| 14 | Oscar's Taco | restaurant |
| 15 | Silo Bend | multi-family residential |
| 16 | Silo Bend | multi-family residential |
| 17 | Lumber Mill Redev. | mixed-use |
| 18 | Re-Development | mixed-use |
| 19 | The Centennial | restaurant & bar |
| 20 | Centennial Cafe | cafe & restaurant |
| 21 | Turtle Anarchy | local brewery |
| 22 | 1300 51st Ave. N. | development property |

NEIGHBORHOOD STATS

NASHVILLE HOME SALES BY ZIP CODE

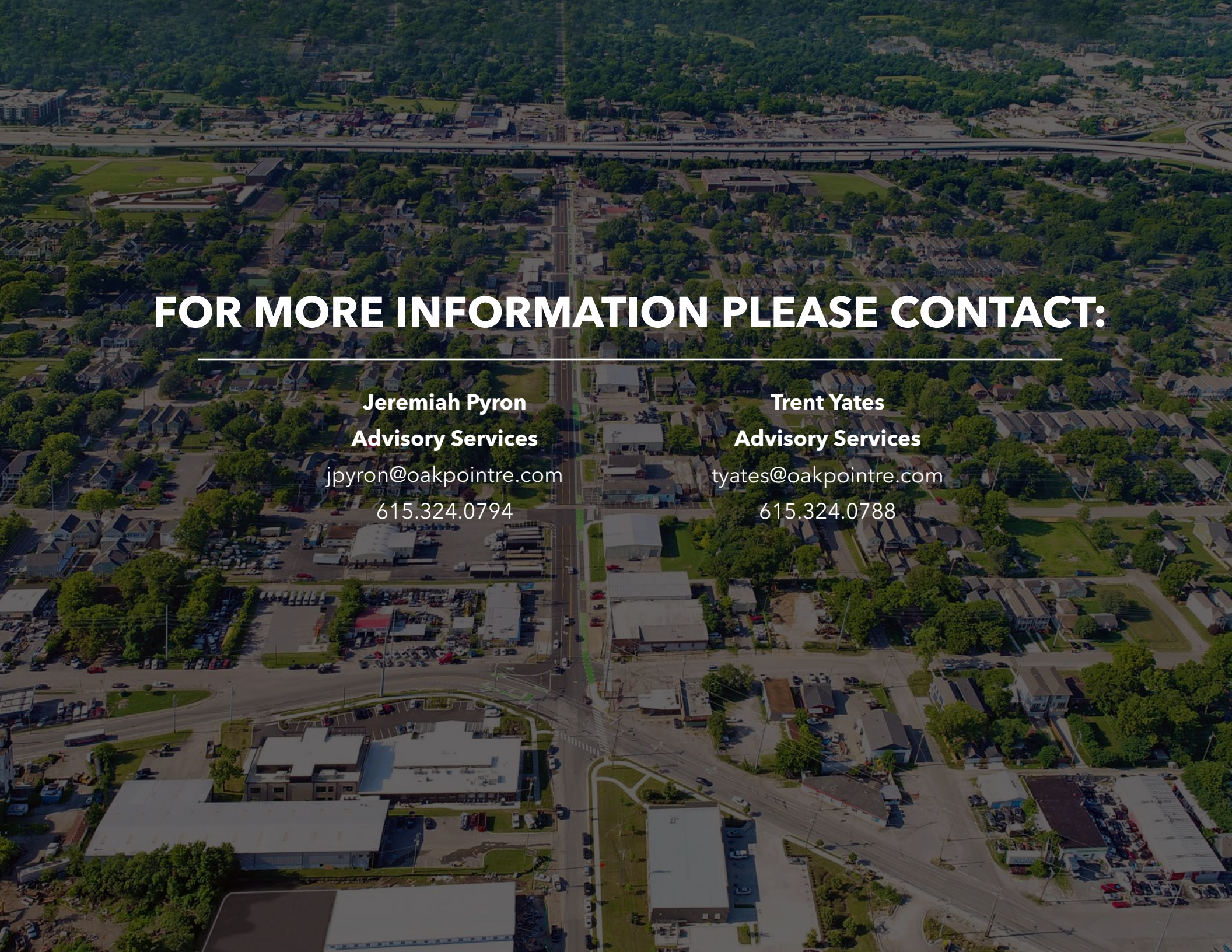


"...It's an understatement to say The Nations is 'fast-growing.'"
- Nashville Business Journal, February 9, 2016

"The Nations is a booming area for development" -
Nashville Scene, March 5, 2015

"51st ave could become the epicenter of The Nations" - Nashville Post, September 10, 2015

"A new Nashville 'it' neighborhood is emerging..." - WSMV newschannel10.com June 10, 2016



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