

Rare 0.688 acre land opportunity located minutes from
Downtown and situated along a prime developing corridor

1037 JEFFERSON ST
NASHVILLE, TENNESSEE



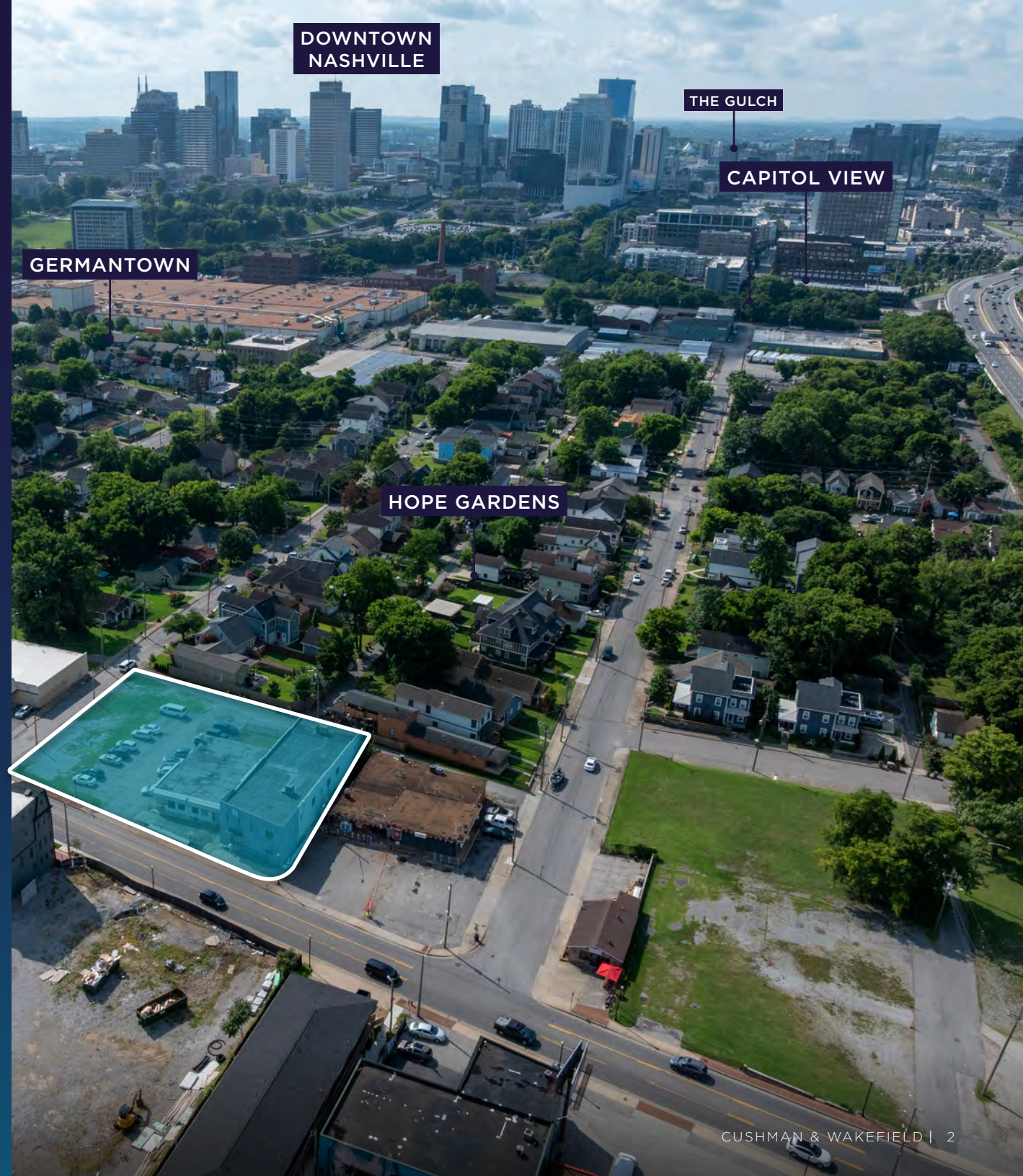
CONTENTS

Executive
Summary
pg. 3

About
the Site
pg. 4

Neighborhood
Overview
pg. 8

Nashville
Overview
pg. 15



EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer the opportunity to acquire 0.688 (29,982 SF) acres of commercial/residential land minutes from downtown Nashville and located in a developing corridor of Germantown. The property is ideal for Boutique Hospitality, Residential, Office, and Destination Retail/F&B. The offering includes 5 contiguous parcels allowing for an incredible opportunity to capitalize on the exponential growth and development of this submarket.



JEFFERSON ST

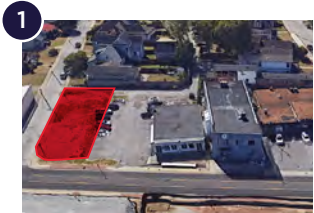
0.688 Acres 29,982 SF

Zoning DTC Hope Gardens District

T4 CC MDHA Jurisdiction: Phillips Jackson
Redevelopment District

- ▶ **Germantown** is considered one of the top residential and mixed use development sub-markets in the Nashville MSA.
- ▶ **Nashville is a top investment market** in the Southeast and U.S.
- ▶ **Nashville has continued to lead the U.S. in job growth** and expects a continued population growth in the short term

ABOUT THE SITE



1025 Jefferson St

0.166 acres (deeded)

7,249 SF

gravel parking lot



1029 Jefferson St

FACING JEFFERSON ST

0.066 acres (deeded)

2,863 SF

gravel/asphalt parking lot



1029 Jefferson St

ALLEY ACCESS

0.034 acres (deeded)

1,473 SF

gravel/asphalt parking lot



1033 Jefferson St

0.238 acres (deeded)

10,366 SF

3,150 SF improvement - built 1967
(vacant)

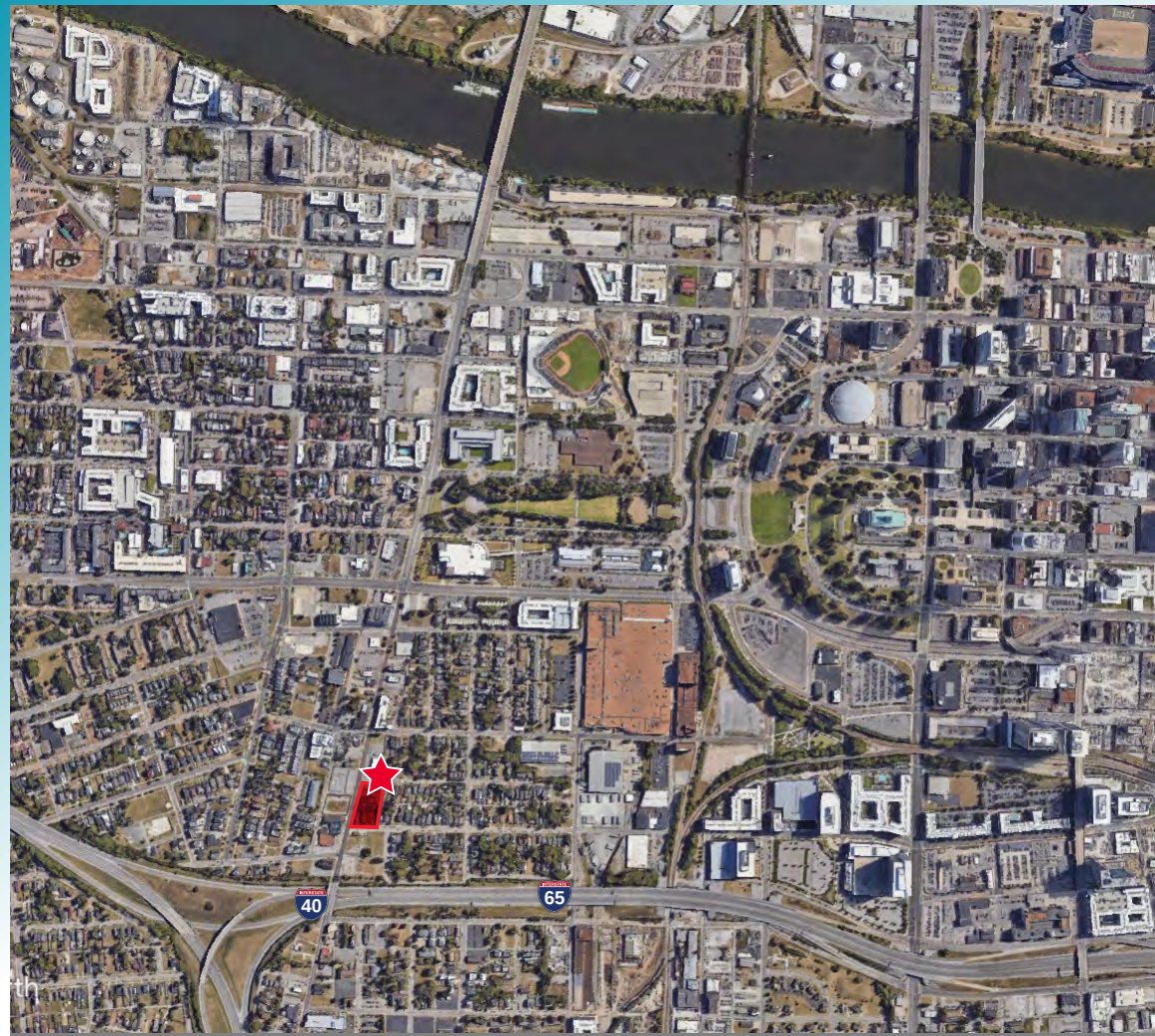


1037 Jefferson St

0.184 acres

8,031 SF

8,880 SF improvement - built 1930



ABOUT THE SITE

CONCEPTUAL PLAN



DEVELOPMENT SUMMARY	
Commercial	7,991 SF +/-
Residential Amenity	1,380 SF +/-
Multi-Family Flats*	
1-BR	33 Units (45%)
1-BR Flex	22 Units (30%)
2-BR	18 Units (25%)
TOTAL	73 Units +/-
Total	64,360 Residential NSF
Parking Demand**	
Resid. Parking	82 Spaces
Commercial	29 Spaces
TOTAL	111 Spaces +/-
Parking Provided	
Surface	04 Spaces
Parking Deck	82 Spaces
TOTAL	86 Spaces +/-
*NSF / 875 SF Per Unit	
**Per UZO Parking Requirements	

LEGEND

- Commercial
- Circulation/Lobby/Amenity
- Parking

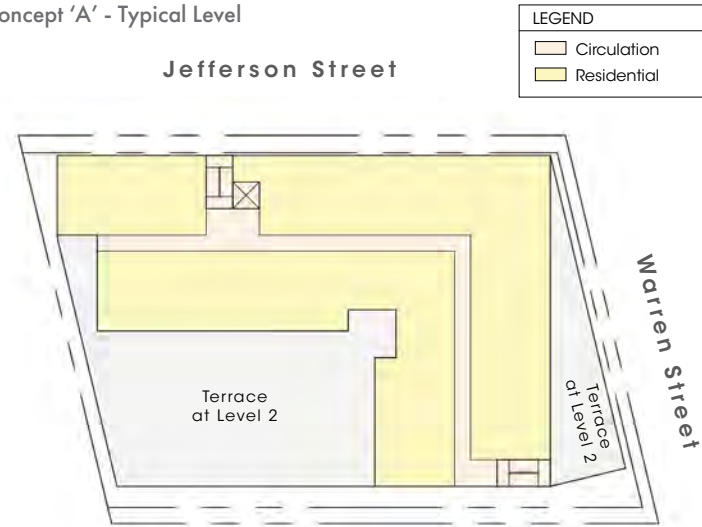
ABOUT THE SITE

CONCEPTUAL PLAN

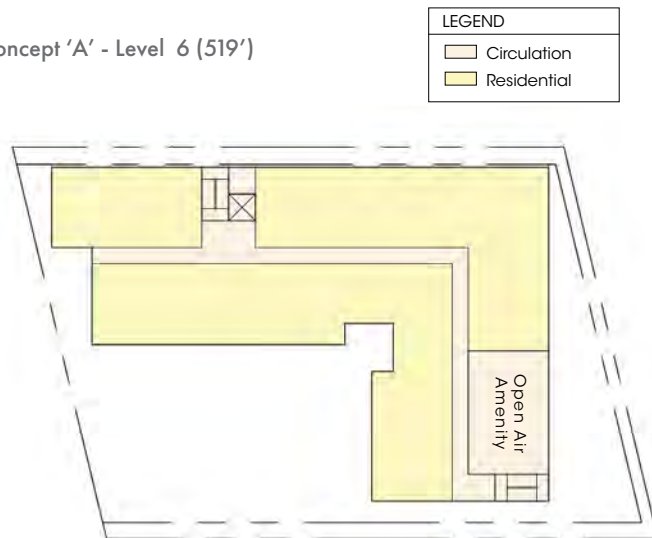
Concept 'A' - Level P1 (447')



Concept 'A' - Typical Level



Concept 'A' - Level 6 (519')



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

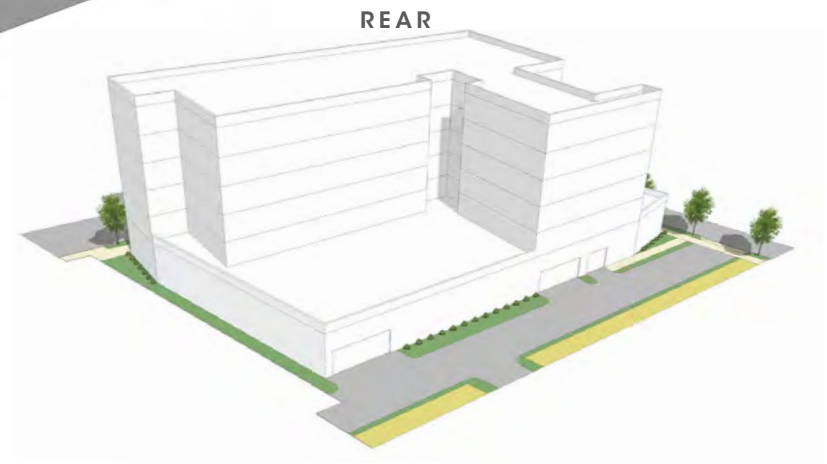
1025 - 1037 Jefferson Street

Nashville, Tennessee

ABOUT THE SITE

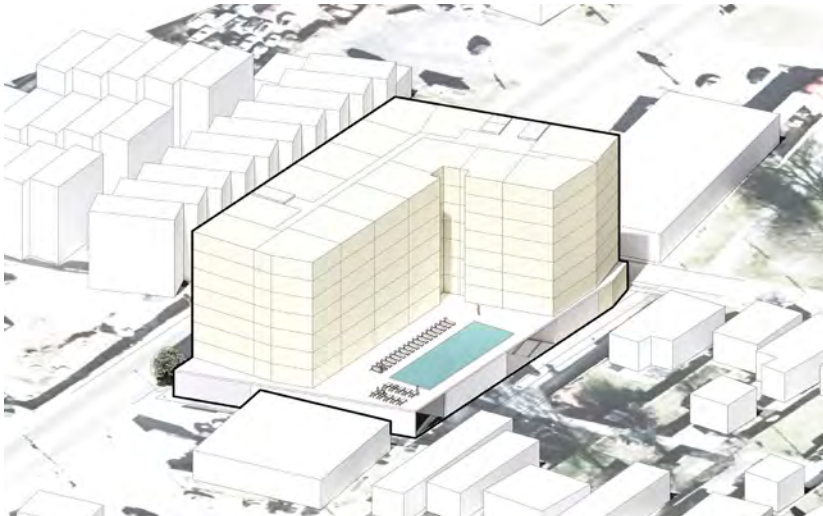
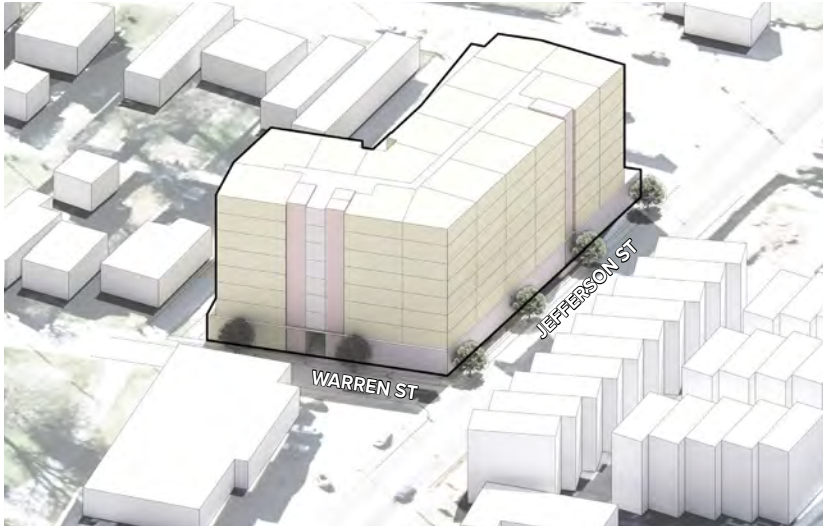
CONCEPTUAL PLAN

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ABOUT THE SITE

RESIDENTIAL CONCEPTUAL PLAN



RESIDENTIAL

ESa 1025 - 1037 JEFFERSON ST
Nashville, TN

RESIDENTIAL OPTION 1

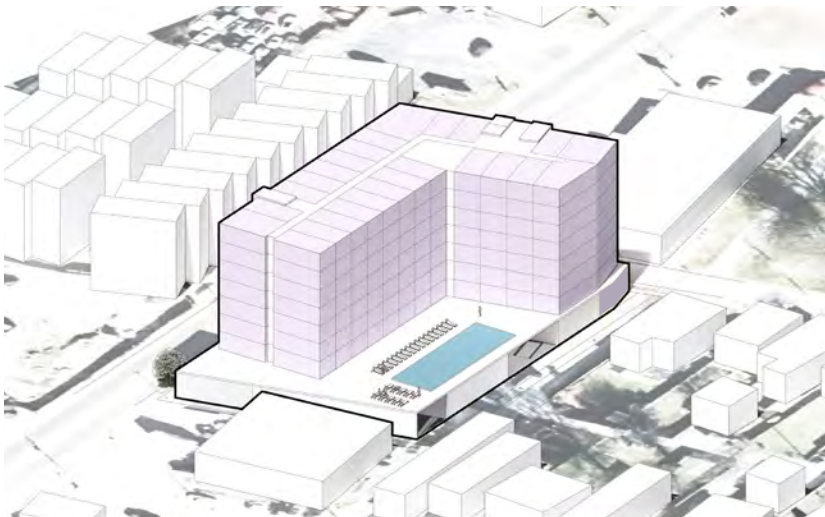
HEIGHT:	8 STORIES*
UNIT COUNT:	105 TOTAL - 944 AVG GSF PER UNIT TOTAL RSF: +/- 99,120
PARKING SPACES:	+/- 147 (2 LEVELS BELOW GRADE)
RETAIL:	7,800 GSF (FRONTING JEFFERSON)

* 7 STORIES ALLOWED BY RIGHT - 8 STORIES ALLOWED IN PARTICIPATION WITH THE BONUS HEIGHT PROGRAM

Site Yield Studies prepared by ESa are for the purpose of broadly identifying the development parameters of a potential site in terms of allowable square footage and parking. They are subject to the development guidelines and limitations imposed by the current applicable regulations of the authorities having jurisdiction and the limited information available at the time of the study. They are an expression of ESa's professional opinion to the best of its knowledge, information and belief, are preliminary and conceptual in nature, and intended for use only by ESa's client. Due to the limited nature of the studies, the subjective interpretation of applicable regulations, and the uncertainty involved in any development, ESa disclaims all warranties and responsibility for meeting specific development parameters in a future development.

ABOUT THE SITE

HOTEL CONCEPTUAL PLAN



● HOTEL

ESa 1025 - 1037 JEFFERSON ST
Nashville, TN

HOTEL OPTION 2

HEIGHT:	8 STORIES*
KEY COUNT:	175 TOTAL - 400 AVG GSF PER KEY
PARKING SPACES:	+/- 79 (1 LEVEL BELOW GRADE)
RETAIL:	7,800 GSF (FRONTING JEFFERSON)

* 7 STORIES ALLOWED BY RIGHT - 8 STORIES ALLOWED IN PARTICIPATION WITH THE BONUS HEIGHT PROGRAM

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NEIGHBORHOOD OVERVIEW

1 Mile

2024 Population	Average HH Size	2024 Housing Units	Average HH Income	Average Home Value
21,505	1.70	11,715	\$92,048	\$427,652

3 Miles

2024 Population	Average HH Size	2024 Housing Units	Average HH Income	Average Home Value
141,599	1.86	67,937	\$90,014	\$439,705

5 Miles

2024 Population	Average HH Size	2024 Housing Units	Average HH Income	Average Home Value
252,553	2.00	116,277	\$130,247	\$443,881

NEIGHBORHOOD OVERVIEW



NEIGHBORHOOD OVERVIEW

AREA DEVELOPMENT



NEIGHBORHOOD OVERVIEW

AN ABUNDANCE OF POST-WORK SOCIAL DESTINATIONS



CAPITAL VIEW MIXED-USE DEVELOPMENT



TENNESSEE STATE MUSEUM



NASHVILLE FARMERS MARKET



FIRST HORIZON PARK

NEIGHBORHOOD OVERVIEW

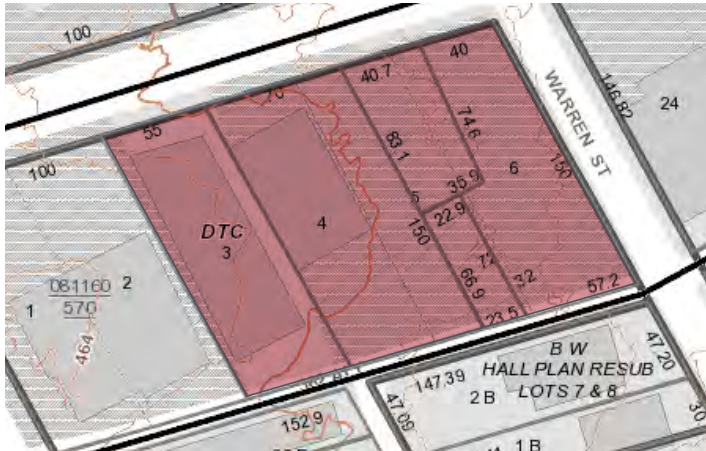


■ SUBJECT
 ■ RESTAURANTS
 ■ MULTI-FAMILY
 ■ EXISTING AND UNDER CONSTRUCTION

ABOUT THE SITE



ABOUT THE SITE



Site Information

Address	1025, 1029, 1033, & 1037 Jefferson Street
Parcel ID	08116057600 08116057500 08116057900 08116057300 08116057200
Acre/SF	0.688 / 29,982 SF
Existing Zoning	DTC Hope Gardens Subdistrict
Community Plan Sub-Area	9 - Downtown
Community Character Policy	T4 Urban Community Center
Special Policy Area	Hope Gardens Neighborhood
Zoning Overlays	Phillips Jackson MDHA Overlay
Owner	BHC Real Estate, LLC
Council District	District 19 - Freddie O'Connell
Services District	Urban Services District (USD)

Resources

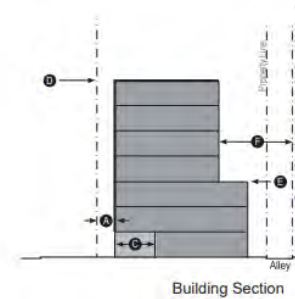
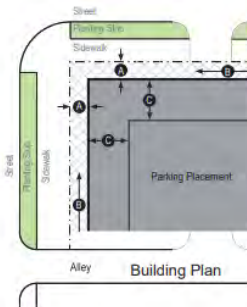
Title 17 Zoning Code	https://library.municode.com/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinances?nodeId=CD_TIT17ZO
Jefferson Street MCSP Req's	https://maps.nashville.gov/MCSP/
Community Character Manual	https://filetransfer.nashville.gov/portals/0/sitecontent/Planning/docs/CCM/2017Adopted/next_vol3_CCM-T4_Amended2017.pdf
Downtown Community Plan	https://filetransfer.nashville.gov/portals/0/sitecontent/Planning/docs/CommPlans2017/next-vol3-Downtown_Amended2017.pdf
Downtown Code	https://www.nashville.gov/sites/default/files/2021-12/DTC-211116.pdf?ct=1639758675

Zoning Bulk Requirement Summary

Standards	Regulating Document	Requirement
Permitted Uses	Title 17 Zoning Code	All uses per DTC (Downtown Code) Chapter 17.37 Section III
Permitted Height	Title 17 Zoning Code	7 stories, 8 with Bonus Height Program
Step-Back	Title 17 Zoning Code	30' stepback from adjacent property line at rear after third floor when abutting single-family neighborhood
Street Setback	Title 17 Zoning Code	0'-15'
Facade Width	Title 17 Zoning Code	80% of lot frontage
Adaptive Residential Eligible	Title 17 Zoning Code	N/A
Impervious Surface Ratio (ISR)	Title 17 Zoning Code	0.90
Side Setback	Title 17 Zoning Code	None Required
Rear Setback	Title 17 Zoning Code	None Required
Jefferson Street Proposed ROW Dedication	Major and Collector Street Plan (MCSP)	Existing ROW: 43 ft. +/- MCSP Required ROW: 56 ft. (half of R.O.W. = 28 ft.)
Estimated ROW Dedication	Major and Collector Street Plan (MCSP)	6.5 ft deduction +/-

Notes

- For more detailed guiding policy and zoning requirements, please reference "Resources" below



INCOME-PRODUCING COMPONENT



Tenancy

Nashville Treatment Solutions, LLC
Outpatient Treatment Center

8,800 SF

NNN

Lease Summary

Commencement Date: March 11, 2020

Lease Expiration Date: March 11, 2027

Tenancy: 7 Years

Potential to Extend Tenant

Option of Owner



NASHVILLE OVERVIEW

NASHVILLE METRO

Nashville's multifamily market has benefitted from a recent influx of new residents and corporate relocations, resulting in an 18.7% population increase over the past decade—compared to a national growth rate of only 5.4%. This in-migration has resulted in strong demand for rental housing. More than 67,000 new multifamily units have come online since 2015, but demand has remained high with 54,000 units absorbed in that time. The metro's multifamily inventory grew by over 72% since 2015 but maintains a healthy stabilized occupancy rate of 92.5%, and effective rent growth across Nashville has averaged over 3.8% annually.

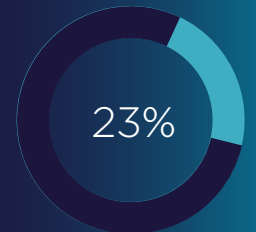
Nashville's multifamily market also benefits from rising single family home prices, which have increased 58% over the past five years and have increased 10.2% in just the past 12 months.

DOWNTOWN NASHVILLE

Despite a robust supply pipeline, Nashville's urban core will continue to experience strong demand as the infusion of new corporate jobs with high-profile firms relocating to or expanding in Nashville persists, drawing young workers who seek housing near their places of work and play. The majority of rental options have been constructed within the past decade. With a current inventory of nearly 25,000 units, the multifamily market in the urban core has grown by an explosive 540% since the start of 2015 to accommodate this tenant demand. Stabilized occupancy has averaged 93.3% over the last three years and is forecasted to remain stable. Major recent announcements including Oracle's planned headquarters relocation to a proposed campus on the East Bank, TikTok's increased presence in Midtown, and the groundbreaking of the New Nissan Stadium will continue to drive multifamily demand in the urban core in the coming years.

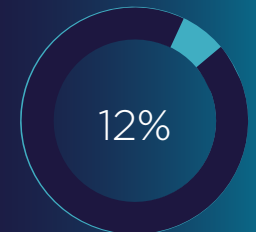


13,500+
HOTEL ROOMS IN
THE DEVELOPMENT
PIPELINE



Which would
grow the current
inventory by 23%

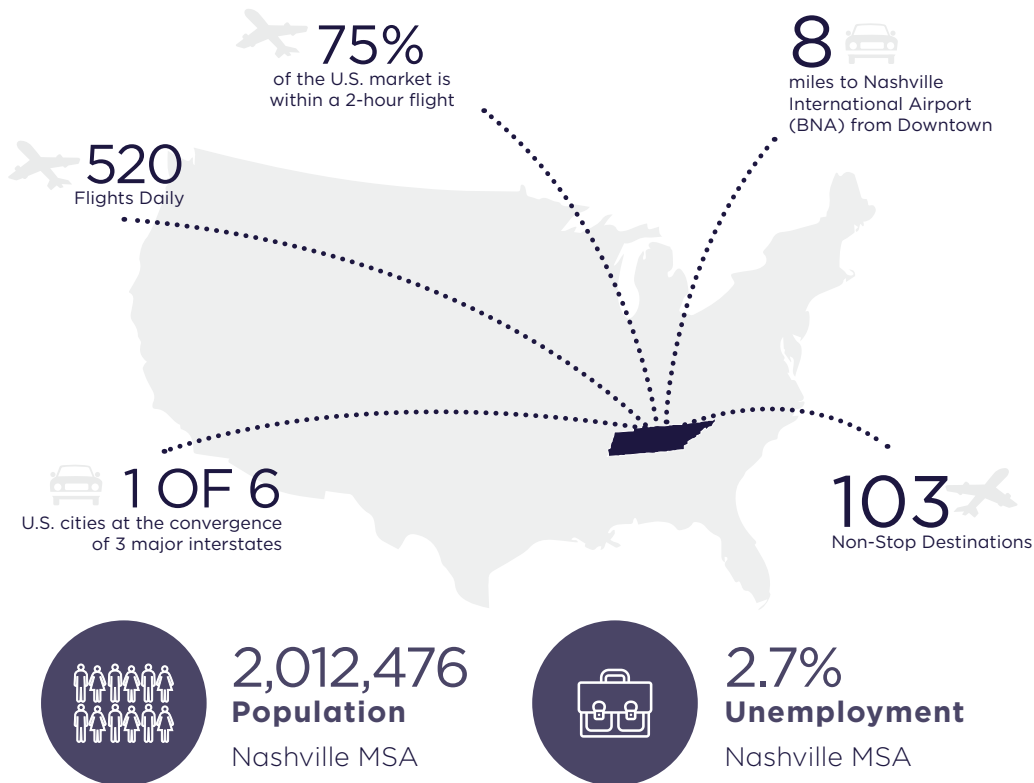
18,400+
MULTIFAMILY
UNITS UNDER
CONSTRUCTION



Supply expected to
increase 12% over
the next year

NASHVILLE OVERVIEW

ACCESSIBILITY



120K
Students Attend the Area's Colleges and Universities



60%
of College Graduates Remain in the Region



24
Accredited Four-year, Two-year, Tech Schools and Postgraduate Institutions

WHY NASHVILLE?

ACCOLADES

- NO. 1** Market for "Overall Real Estate Prospects"
- FORBES, 2022
- NO. 2** Market for Growth of Highly Skilled Tech Workers
- C&W RESEARCH, 2022
- NO. 1** Best Leisure Destination in U.S.
- GLOBAL TRAVELER, 2024
- NO. 5** Fastest Growing Large Metro Population
- INSPECTION SUPPORT NETWORK, 2022
- NO. 5** America's Biggest Boomtown
- MAGNIFY MONEY
- TOP 3** Best City in the South
- TRAVEL & LEISURE, 2024
- TOP 10** City to Live in After the Pandemic
- WALLET HUB
- NO. 1** In Metropolitan Economic Strength
- SMART ASSET
- TOP 10** Best City in the U.S.
- CONDE NAST, 2023



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