

UNIQUE URBAN OPPORTUNITY IN THE HEART MUSIC ROW

DOWNTOWN NASHVILLE

1705 DIVISION STREET

NASHVILLE | TENNESSEE



DIVISION STREET



Colliers

Accelerating success.



1705 DIVISION STREET

NASHVILLE | TENNESSEE

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Colliers

The Opportunity

Colliers International is pleased to present to qualified developers the unique opportunity to acquire 1705 Division Street in Nashville, Tennessee, which is situated in the heart of Midtown. Division Street binds this triangle-shaped property to the north and an alleyway to the east adjacent to the Virgin Hotel on Music Row near Music City's famed Roundabout Plaza. According to public records, the property totals .15 acres with a 3,411 square feet office building on the site. In-place leases unencumber the 3-story office building built in 1985 and offer 12 on-site parking spaces yielding a 3.5/1000 parking ratio. The property represents an attractive opportunity for an investor to acquire the site for its use or offer the office building for lease while holding for future development potential. The current MUI-A zoning provides an investor with a multitude of options in a zoning classification intended to allow for mixed-use intensive development, including residential, retail, and office uses. Density can be achieved in the MUI-A zoning that allows for up to 7 stories with a maximum height of 105 feet and a FAR of 5.00.



Investment Highlights



Address:	1705 Division Street Nashville, TN 37210
Parcel Number:	092-16-0-342.00
Parcel Size:	.15 acre (6,534 sq ft)
Office Building Size:	3,411 SF
Number of Stories:	3
Current Zoning:	MUI-A
Maximum Heights:	7 stories or 105 feet
Maximum FAR:	5.00
In-Place Overlays:	Urban Zoning Overlay

Additional Features

- 1 block from Music Row's famed Roundabout Plaza
- Mature urban neighborhood
- Walkability score of 87
- Unique urban infill opportunity
- Ample recent and proposed developments surrounding property

1705 DIVISION ST

NASHVILLE | TENNESSEE

0.4 Miles to I-40

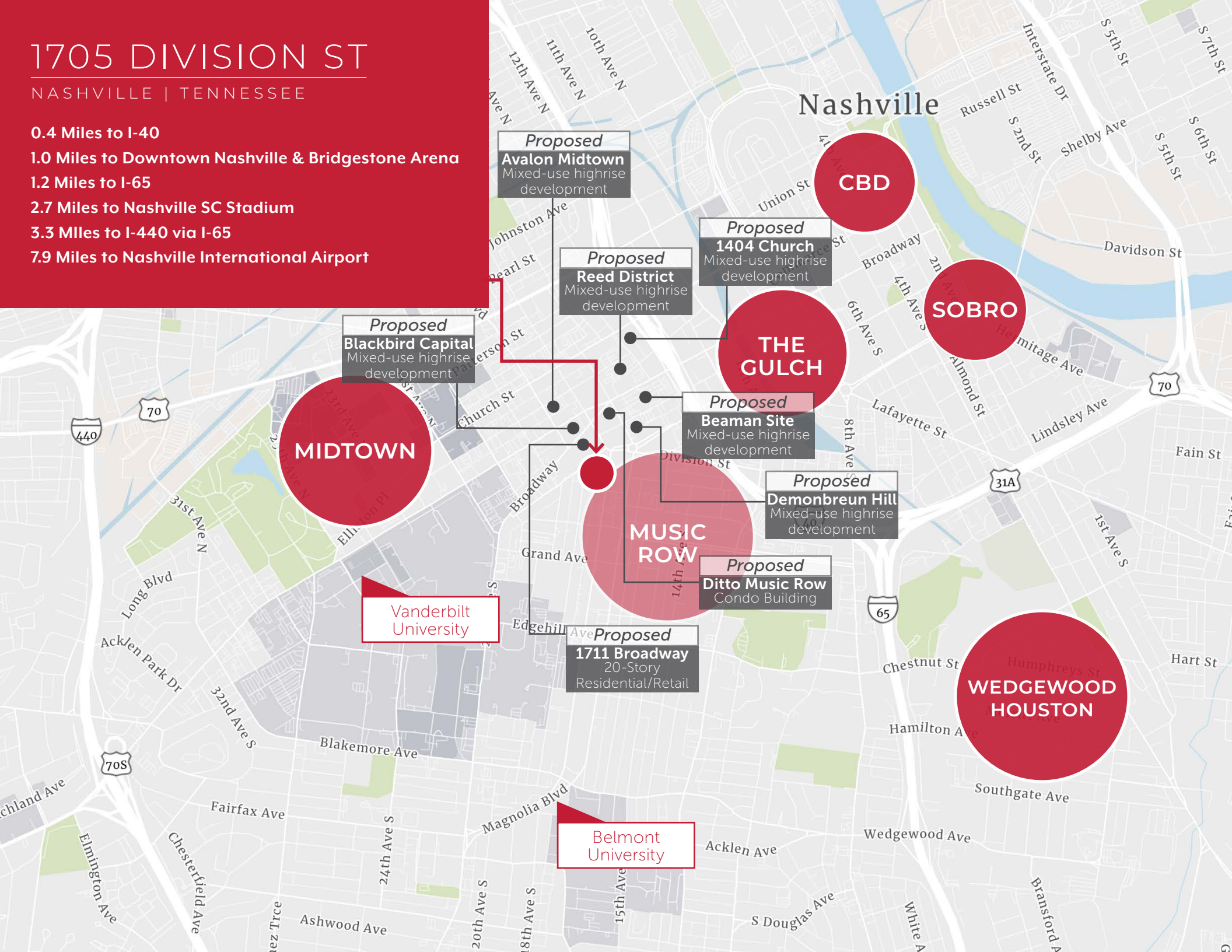
1.0 Miles to Downtown Nashville & Bridgestone Arena

1.2 Miles to I-65

2.7 Miles to Nashville SC Stadium

3.3 Miles to I-440 via I-65

7.9 Miles to Nashville International Airport



MIDTOWN

Proposed
Blackbird Capital
Mixed-use highrise
development

Vanderbilt
University

Proposed
Avalon Midtown
Mixed-use highrise
development

Proposed
Reed District
Mixed-use highrise
development

Proposed
1404 Church
Mixed-use highrise
development

THE
GULCH

Proposed
Beaman Site
Mixed-use highrise
development

Proposed
Demonbreun Hill
Mixed-use highrise
development

Proposed
Ditto Music Row
Condo Building

Proposed
1711 Broadway
20-Story
Residential/Retail

Belmont
University

Nashville

CBD

SOBRO

MUSIC
ROW

WEDGEWOOD
HOUSTON

----- Ingress/Egress
● Interstate Access





Broadwest

Skyhouse

DOWNTOWN NASHVILLE

Roundabout Plaza

The Cadence

Virgin Hotel

MIDTOWN

**1705 Division St.
Nashville | TN**

Owen Bradley Park

DOWNTOWN NASHVILLE

Skyhouse

Roundabout
Plaza

The Cadence

Virgin Hotel

MUSIC ROW

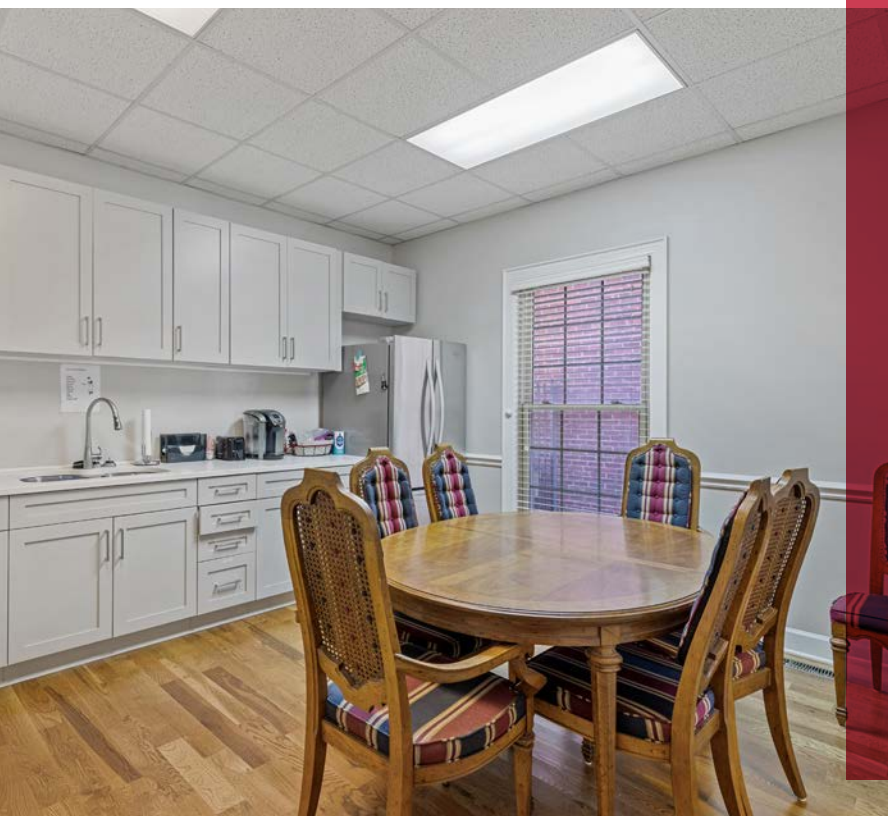
**1705 Division St.
Nashville | TN**

DIVISION STREET



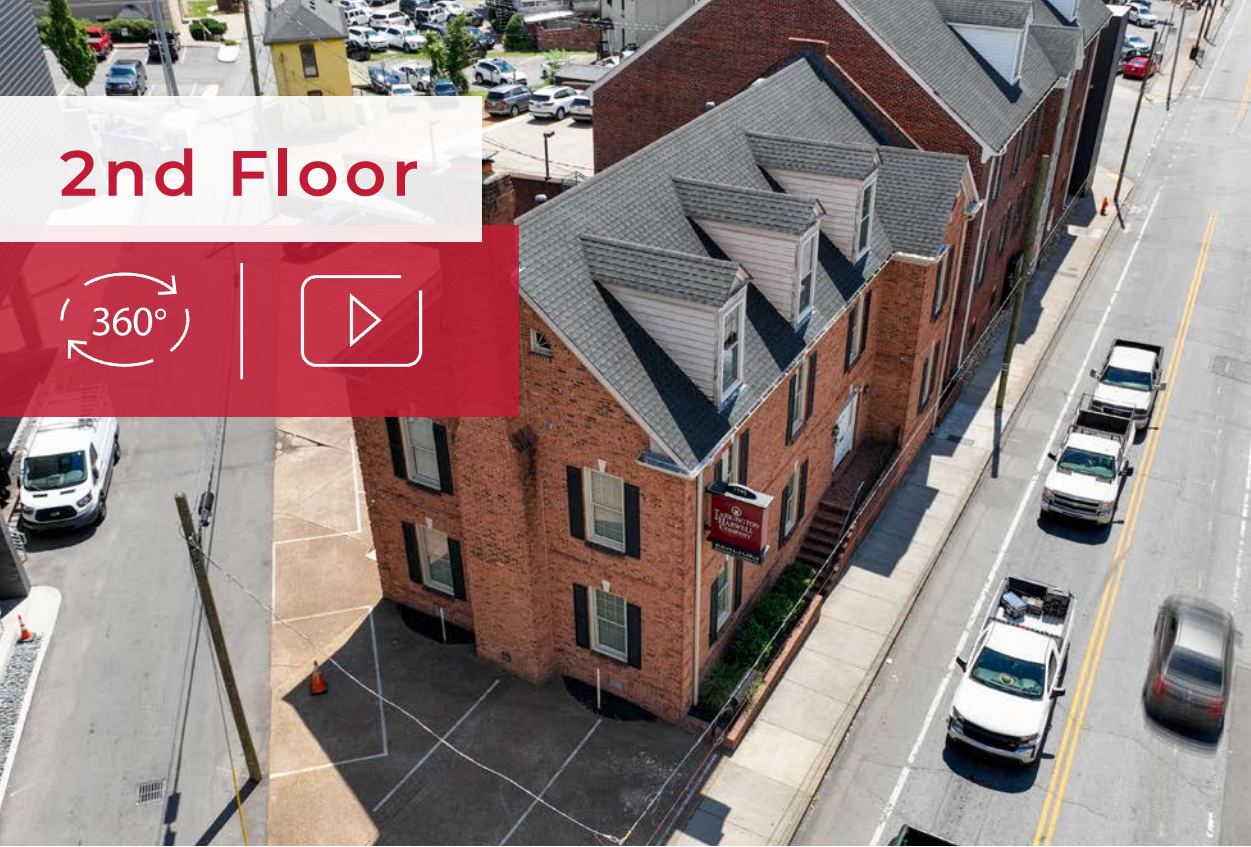


1st Floor





2nd Floor





Site Plan



3,411 SF
0.15 AC

Zoning & Overlay Districts

CURRENT ZONING

- MUI-A
 - The MUI and MUI-A districts permit a mixture of high intensity residential, office and compatible commercial uses in areas characterized by the highest levels of accessibility, mass transit opportunities and essential support services. The bulk standards for this district permit large scale buildings, and include incentives to locate off-street parking within structures. It is intended that this district be applied to areas near downtown in a manner consistent with the general plan and other adopted redevelopment plans, to selected segments of major traffic arteries extending from the downtown core area, or for selected portions of activity centers designated by the general plan. MUI-A is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards and is an alternative to a zoning district that requires a site plan. MUI-NS, and MUI-A-NS are designed to allow the same standards and uses of the MUI and MUI-A districts with the exception of prohibiting Short term rental property—Owner occupied and Short term rental property—Not owner occupied uses from the districts.
- Maximum building coverage 5.0
- Minimum side setback is 105 feet with a minimum side setback of 15 feet
- Maximum building height is 7 stories (special FAR provision may apply in the MUI-A zoning classification if certain design standards are met)
- Permitted uses include general office, medical office, retail, hospitality, and multifamily.

OVERLAYS

- Urban Zoning Overlay
 - The purpose of the urban design overlay district is to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the urban setting, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of this title. Application of this special overlay district shall be limited to areas requiring specialized design standards either to maintain and reinforce an established form or character of development, or to achieve a specific design objective for new development. Any application for an urban design overlay district shall include design goals and objectives that embody this purpose and intent.

Why Nashville?

2M+

Living in
Nashville

75K

People work
downtown

2.5K

Total downtown
business

496

Restaurants, bars,
& coffee shops

286K

Households

\$290K

Average
home value

Nashville is consistently recognized for its energetic and growing economy, diverse business environment, highly educated work force, and compelling hospitality.

Nashville is the economic center of Tennessee and a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 2+ million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.

Economic Drivers

Health Care Management

167,916 Direct Jobs (328,598 direct & indirect jobs)
\$67 Billion Annual Economic Impact

Music & Entertainment

41,153 Direct Jobs (80,757 direct & indirect jobs)
\$15.6 Billion Annual Economic Impact

Manufacturing

86,425 Direct Jobs (326,613 direct & indirect jobs)
\$69.7 Billion Annual Economic Impact

Tourism & Hospitality

74,440 Direct Jobs
\$7.5 Billion Annual Economic Impact



TOP EMPLOYERS

VANDERBILT UNIVERSITY
MEDICAL CENTER

24,039
employees



11,000
employees

HCA
Healthcare

10,600
employees

Ascension

8,335
employees

randstad

4,550
employees

asurion

4,400
employees

amazon

4,000
employees

CHS Community
Health Systems

3,925
employees

Demographics & Accolades



3.1%

Cost of living below
national average



\$0.00

State Income Tax



1.07M+

Labor Force



Per capita income:

5%

higher than the
national average



2.7%

Unemployment Rate



20

4-year colleges or higher
educational institutions

Nashville named #1 metro for most economic growth.

— STESSA, 2021

Nashville named #2 in the nation for net inflow to tech workers.

— LinkedIn data, 2021

Nashville ranked #4 Metro for economic strength in 2021.

— Policom, 2021

Nashville named #5 CITY for job seekers in 2021.

— Money Geek, 2021

Nashville was named one of the 10 best cities for food & city lovers.

— Trip Advisor, 2022

Nashville named Top 10 best U.S. city for a weekend visit

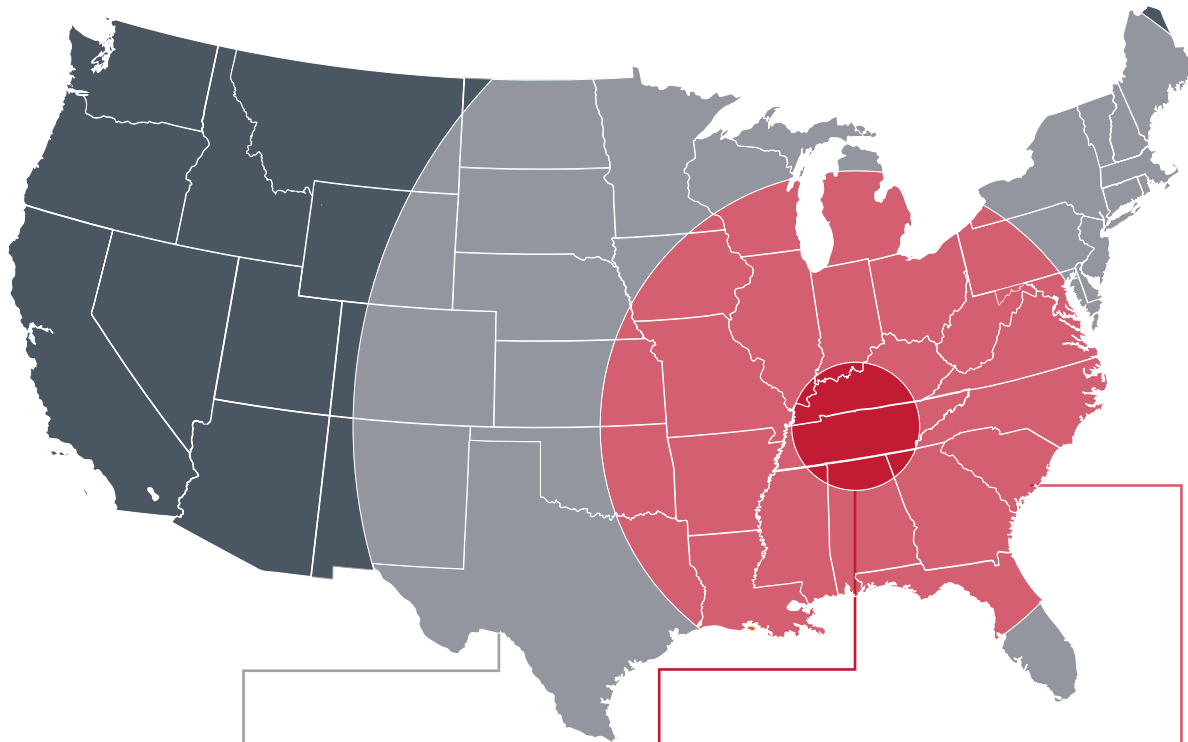
— Thrillist, 2021

Nashville is named one of the Top 10 friendliest cities in the U.S.

— Conde Nast Traveler, 2022

	3 mile radius	Nashville	Davidson County
Population (2022)	128,768	680,714	706,647
Average Household Income	\$94,700	\$90,404	\$93,406
Median Age	31.6	34.7	34.9
College Degree +	56.1%	43.4%	44.0%
Median Home Value	\$471,188	\$290,199	\$292,406

Transportation



2-Day trucking distance

12M people live within a 3-hour drive

75% of the U.S. market is within a 2-hour flight

3 Major Interstates converge in Nashville



516 daily flights servicing
18M passengers daily



CSX has two major rail yards,
3 terminals, and a division
headquarters in Nashville



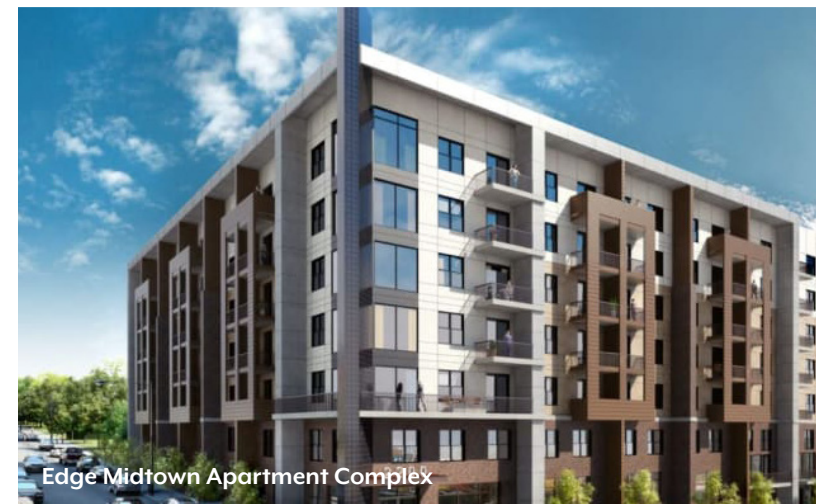
Located on the Cumberland
River with easy access to the
Ohio and Mississippi Rivers



Two major transit systems –
WeGo and Music City Star

Midtown

Midtown is one of Nashville's most desirable neighborhoods drawing the attention of young professionals and singles due to its diverse business environment, upscale and casual restaurants, affordable apartment living with an average asking rent of \$1,890 per unit, or \$2.01 per square foot, and high walkability. This bustling neighborhood is rich with hotels, bars, live music, dancing, and entertainment venues attracting those interested in the nightlife, with most establishments remaining open until 3:00 a.m. or later. The area is a hot spot for college students from around the city as Nashville's most prestigious private research university, Vanderbilt University, is near the property and Belmont University is just a few blocks away. The Midtown Entertainment District is due southwest of the property and within walking distance.



Music Row

Music Row is known worldwide for its rich history in the entertainment industry, specifically country music. The historic district is located southwest of Nashville's downtown core and is part of the highly sought-after Midtown neighborhood.

The district is centered on 16th Avenue South and 17th Avenue South which hosts offices of numerous record labels, publishing houses, music licensing firms, recording studios, video production houses, radio networks, and radio stations. Unique attractions include RCA Studio B - one of Nashville's oldest recording studios, Owen Bradley Park - named after the legendary musician and record producer who helped establish Nashville as the country music capital it is today, and the infamous Musica Sculpture that sits center of the Music Row roundabout.

In recent years, the district's main strip along Demonbreun Street has undergone redevelopment to include upscale restaurants, bars, and notable apartment complexes that includes Infinity Music Row, Camden Music Row, and Millennium Music Row.



Owen Bradley Park



Tailgate Brewery

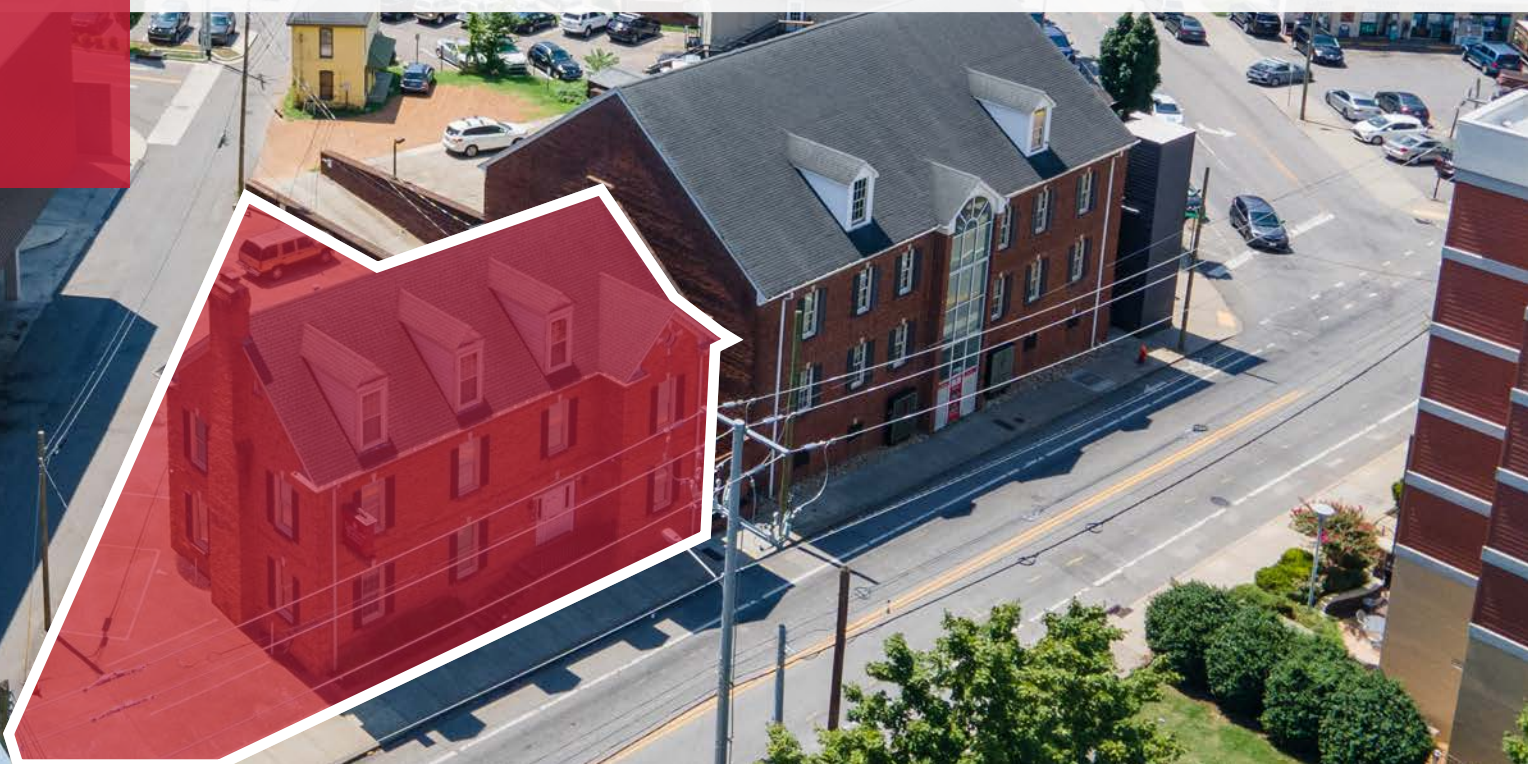
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