

COMING SOON FOR SALE

DOWNTOWN NASHVILLE DEVELOPMENT OPPORTUNITY

121 & 125 8TH AVE S, NASHVILLE, TN



FOUNDRY
COMMERCIAL

INVESTMENT
ADVISORY
GROUP

OFFERING HIGHLIGHTS



Seller Financing | Indicative Terms

- Loan-to-Value (LTV): 70% Seller/30% Buyer Equity
- Interest Rate: 4.5-5.0% Interest Only
- Loan Term: 3-4 Years



Immediate proximity to future expansion of +2.1M SF Music City Center



Irreplaceable infill location in the heart of Downtown Nashville



Potential connectivity to The Boring Company Music City Loop

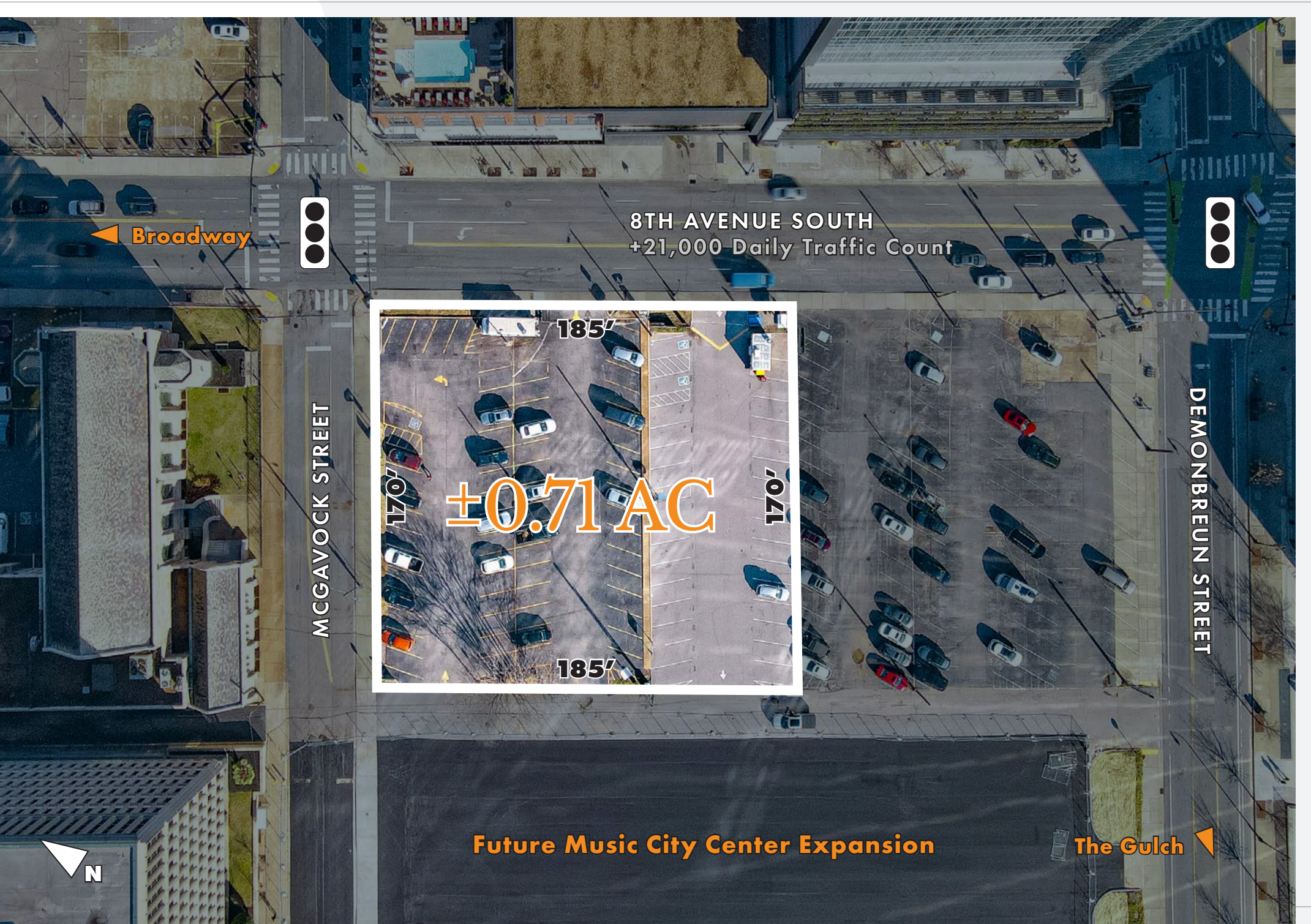


DTC zoning allowing up to 30 stories by right



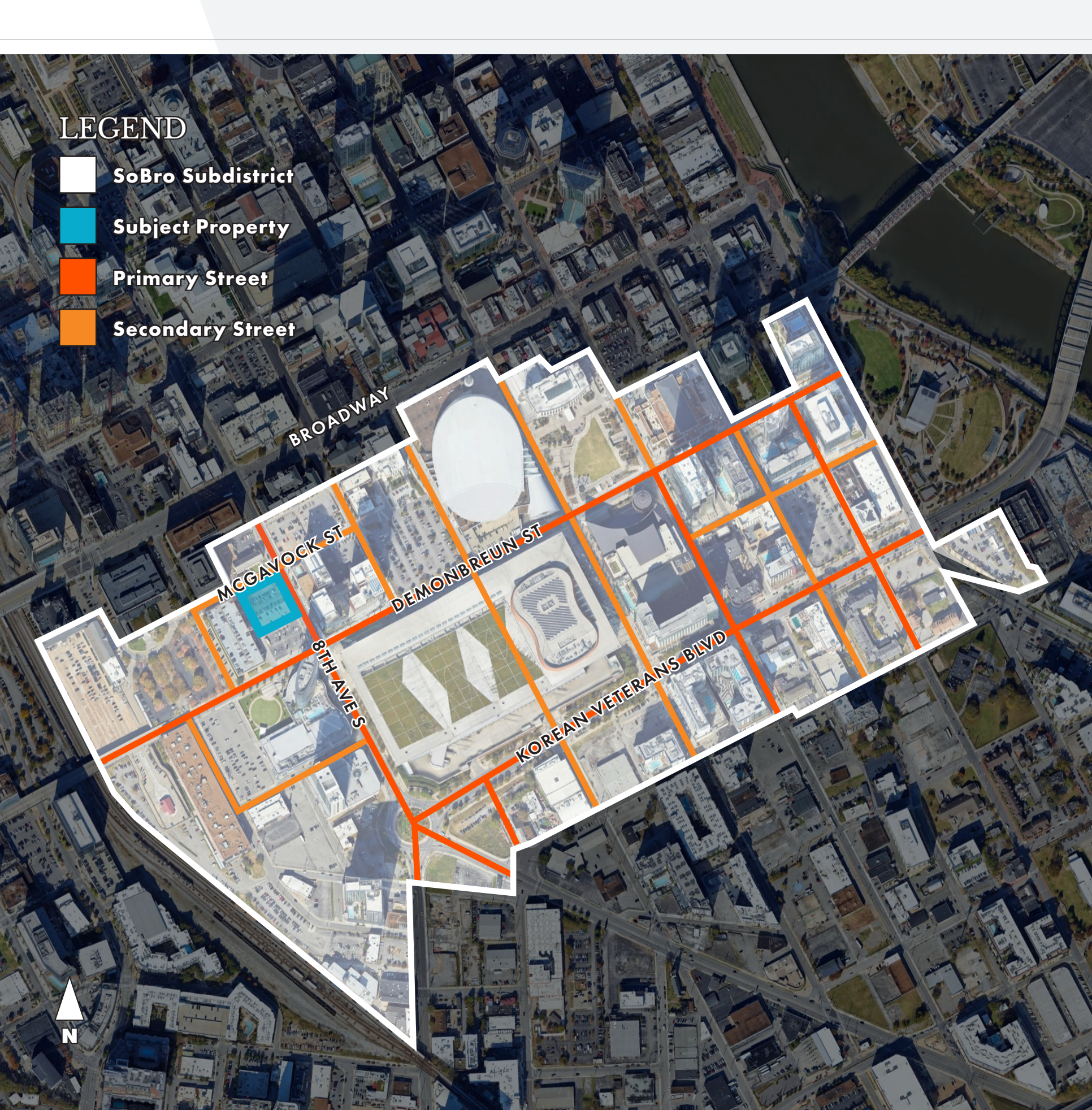
Walkable to all downtown attractions and amenities

SITE PLAN + DIMENSIONS



SITE DESCRIPTION

Address	121 & 125 8th Ave S, Nashville, TN 37203
Total AC	±0.71 AC
Parcels	09310001200; 09310001000
Site Dimensions	±170' x ±185'
County	Davidson
Submarket	SoBro
Zoning	DTC, OV-UZO, Core Frame
Permitted Uses	Hotel, Condo, Apartment, Office, Retail



ZONING SUMMARY

DTC | The Downtown Code: The regulations of the DTC clarify the vision for each neighborhood in Downtown. Under the DTC, certain areas are allowed to have high-rise towers, while others are zoned for neighborhood-scale development.

Subdistrict | SoBro: The SoBro neighborhood is intended to be a high-intensity, mixed-use neighborhood emphasizing cultural and entertainment uses with a mix of residential and office uses. SoBro is an extension of the Core in height and intensity.

Select Permitted Uses by Right

Hotel, Apartments, Condos, Office, Retail

Allowed frontage types with required build-to zone:

Secondary Street:

- Stoop Frontage: 5'-10'
- Storefront Frontage: 0'-10'

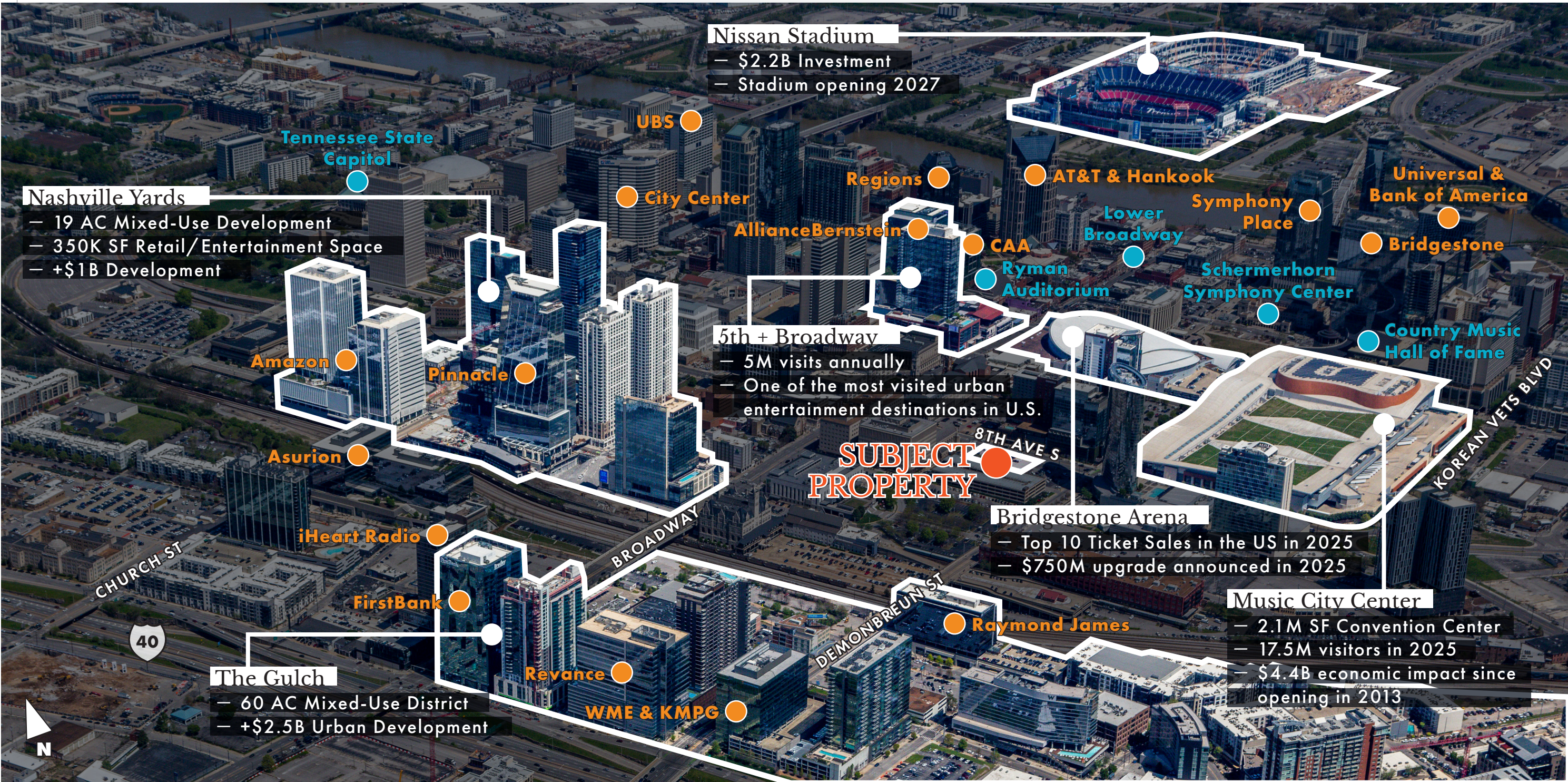
SoBro Subdistrict Building Regulations

Max Height: 30 stories by right

Step-Back:

- Step-back required for all buildings 7 stories or greater fronting public streets
- Step-back between: 4th & 7th stories
- Min. step-back depth: 15'

IN THE HEART OF IT ALL



CONTACT

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