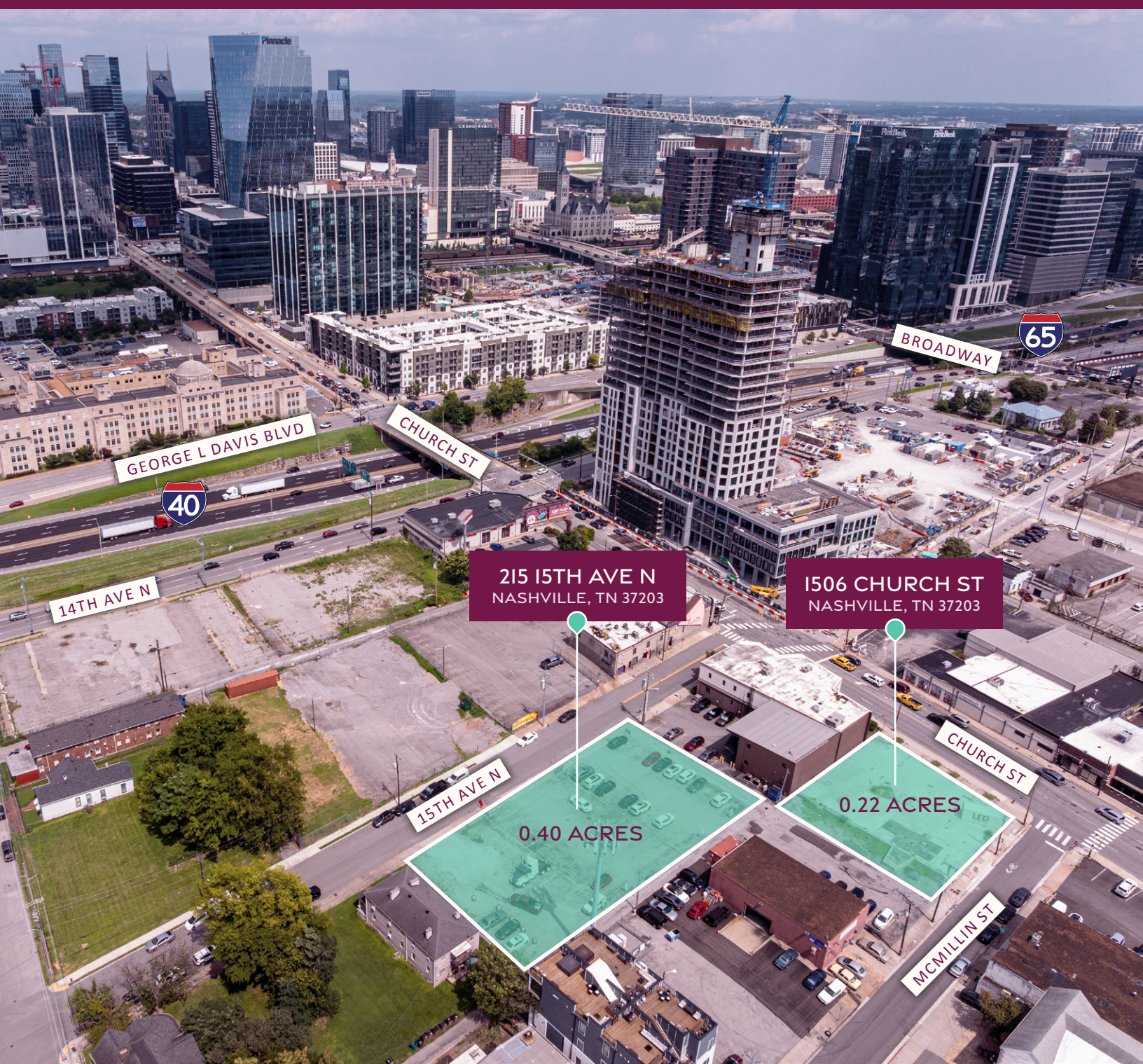




15TH & CHURCH

FOR SALE | 0.62 ACRES AVAILABLE



GEORGE L DAVIS BLVD



14TH AVE N

CHURCH ST

215 15TH AVE N
NASHVILLE, TN 37203

0.40 ACRES

15TH AVE N

BROADWAY



1506 CHURCH ST
NASHVILLE, TN 37203

0.22 ACRES

CHURCH ST

McMILLIN ST



RARE DEVELOPMENT OPPORTUNITY
IN MIDTOWN NASHVILLE

STRATEGIC POSITION. UNMATCHED SCALE. UNLIMITED POTENTIAL.

Property Name	15th & Church
Address	1506 Church St & 215 15th Ave N Nashville, TN 37203
Type	Land
Size	0.22 Acres parcel on Church St. 0.40 parcel on 15th Ave <i>Combined as a 0.62-acre assemblage</i>
Zoning	MUI-A (Mixed-Use Innovation Area)



0.62-ACRE ASSEMBLAGE

Two parcels, ideally positioned for a single cohesive development



ESTABLISHED CORRIDOR

Located in the established Church Street corridor, one of Midtown's most active development pipelines



HIGH VISIBILITY

High visibility, high-traffic Midtown location with strong walkability and access to downtown Nashville



DIVISIBLE SITE

Available as individual parcels or together as a 0.62-acre assemblage



STRONG DEVELOPMENT ACTIVITY

Surrounded by institutional-grade development activity. Bosa, Albion, Hall Capital, and Hines all have projects in immediate proximity



FLEXIBLE ZONING

MUI-A zoning supports flexible, high-density mixed-use development. Current plans for 2 buildings totaling 129 units and 109 parking spaces.

THE NUMBERS BEHIND MIDTOWN'S MOMENTUM



461K

Daytime Population



17K

Total Businesses



373K

Total Employees



\$142K

Avg. Household Income



260K

Total Residents



90K+

Vehicles per Day

MAJOR EMPLOYMENT DRIVERS

SERVICES

FINANCE & REAL ESTATE

RETAIL TRADE

DRIVE TIMES

2 MINS

I-40 & I-65

4 MINS

MUSIC ROW

5 MINS

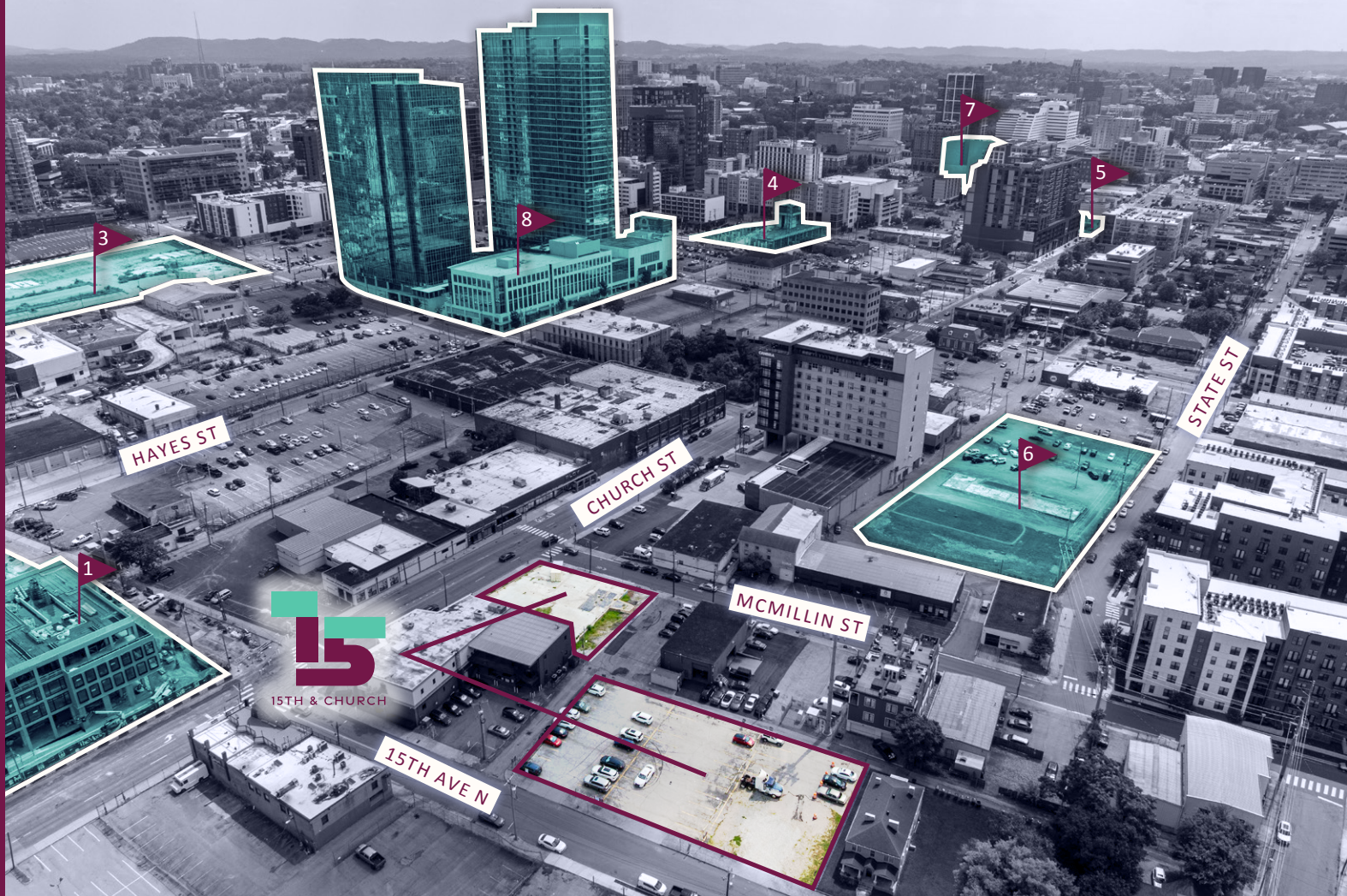
DOWNTOWN
NASHVILLE

6 MINS

THE GULCH

9 MINS

NASHVILLE
INTERNATIONAL
AIRPORT



NEARBY DEVELOPMENTS

MAP NO.	DEVELOPMENT	ADDRESS	ASSET TYPE	PROJECT DETAILS	HEIGHT	DEVELOPER	STATUS
1	The Motley	1401 Church St	Mixed-Use	1,194 Units, 250 Keys, 75,000 SF Retail/Office	3 Towers; 26, 32 & 40 Stories	Bosa Residential	Phase 1 Under Construction
2	Albion Music Row	1517 McGavock St	Mixed-Use	832 Units	2 Towers; 20 & 29 Stories	Albion Residential	Tower 1 Complete Tower 2 Under Construction
3	MidCity Nashville	1501 Broadway	Mixed-Use	1.3M SF Office, 1,602 Units, 350 Keys, 123,000 SF Retail	7 Towers; 20-35 Stories	GBT, Monarch & Alternative Capital	Proposed
4	Vocé	1719 Hayes St	Mixed-Use	190 Condos, 120 Keys, 60,000 SF Office	25 Stories	Vastland	Under Construction
5	19th & Church	1901 Church St	Mixed-Use	311 Units, 182 Keys, 5,750 SF Retail	2 Buildings; 28 & 12 Stories	Greystar & North Point Hospitality	Proposed
6	The Gupton	1615 State St	Multi-Family	304 Units	14 Stories	Chartwell Residential	Proposed
7	Hilton Tempo	110 20th Ave N	Hotel	161 Keys	12 Stories	Vision Hospitality Group	Under Construction
8	Broadwest	1600 West End Ave	Mixed-Use	196 Condos, 42,000 SF Retail, 520,000 SF Office, 237 Keys	3 Buildings; 4, 21 & 34 Stories	Propst Development	Complete



NASHVILLE MARKET OVERVIEW

By investing in Nashville you gain exposure to ULI's **top-rated investment market**, which is being driven by new-to-market companies.

#1

HOTTEST
JOB MARKET

The Wall Street Journal, 2023

30.65%
JOB GROWTH
2015-2025

2.9%
UNEMPLOYMENT
2024

#3

ECONOMIC
STRENGTH

*POLICOM
Economic Strength
Ranking, 2024*

104.2%
GDP GROWTH
2013-2023

21.13%
POPULATION GROWTH
2015-2025

#3

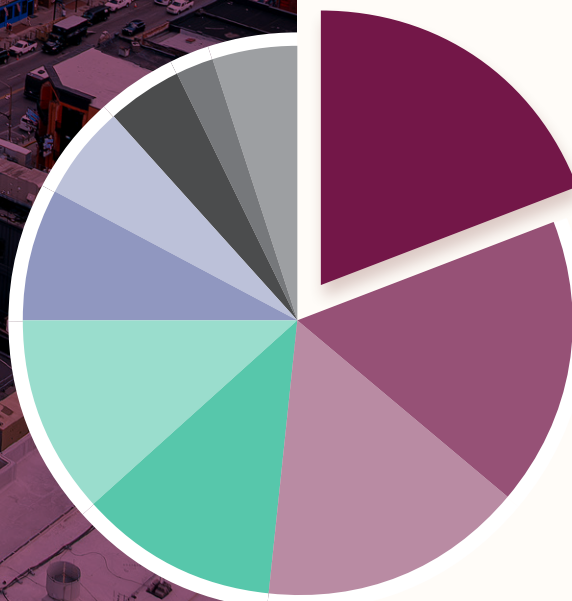
BEST CITY
TO LAUNCH
A CAREER

Bankrate, 2023

95
NET NEW
PEOPLE PER DAY
2024-2025

60%
OF COLLEGE GRADS
REMAIN IN NASHVILLE
MSA TO WORK

NASHVILLE BOASTS A HEALTHY & DIVERSE ECONOMY



- 21%** Trade, Transportation, and Utilities
- 18%** Professional and Business Services
- 16%** Education and Health Services.
- 12%** Leisure and Hospitality
- 12%** Government
- 9%** Manufacturing
- 8%** Financial Activities
- 6%** Mining, Logging, & Construction
- 4%** Information
- 5%** Other Services

Source: Nashville Chamber of Commerce 2026



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