



MULTI-FAMILY DEVELOPMENT OPPORTUNITY

103 FERN AVENUE
NASHVILLE, TN 37207



COMMONWEALTH PROPERTIES, LLC
(615) 292-4062
1019 16TH AVE S. | NASHVILLE, TN 37272
WWW.CWPROPERTIESLLC.COM

SHAWN HANIFF
MANAGING BROKER
(615) 319-5122
SHANIFF@CWPROPERTIESLLC.COM



SKYE AT FERN

103 FERN AVE

PROPERTY SUMMARY

Offering Price	\$1,650,000.00
Lot Size (acres)	0.40
Status	Vacant Land
Entitlements	Ready For Permitting
Subdivision Name	JB HAYNIES GROVE PLAN
County	Davidson
Parcel ID / APN	071-14-0-020-00

INVESTMENT SUMMARY

103 Fern Avenue offers a fully entitled multifamily development site in Nashville, Tennessee. The property is shovel ready, with survey, engineering, architectural floorplans, and pre-condition approvals in place. A developer can move directly into permitting and construction, eliminating months of entitlement risk and accelerating delivery to market.

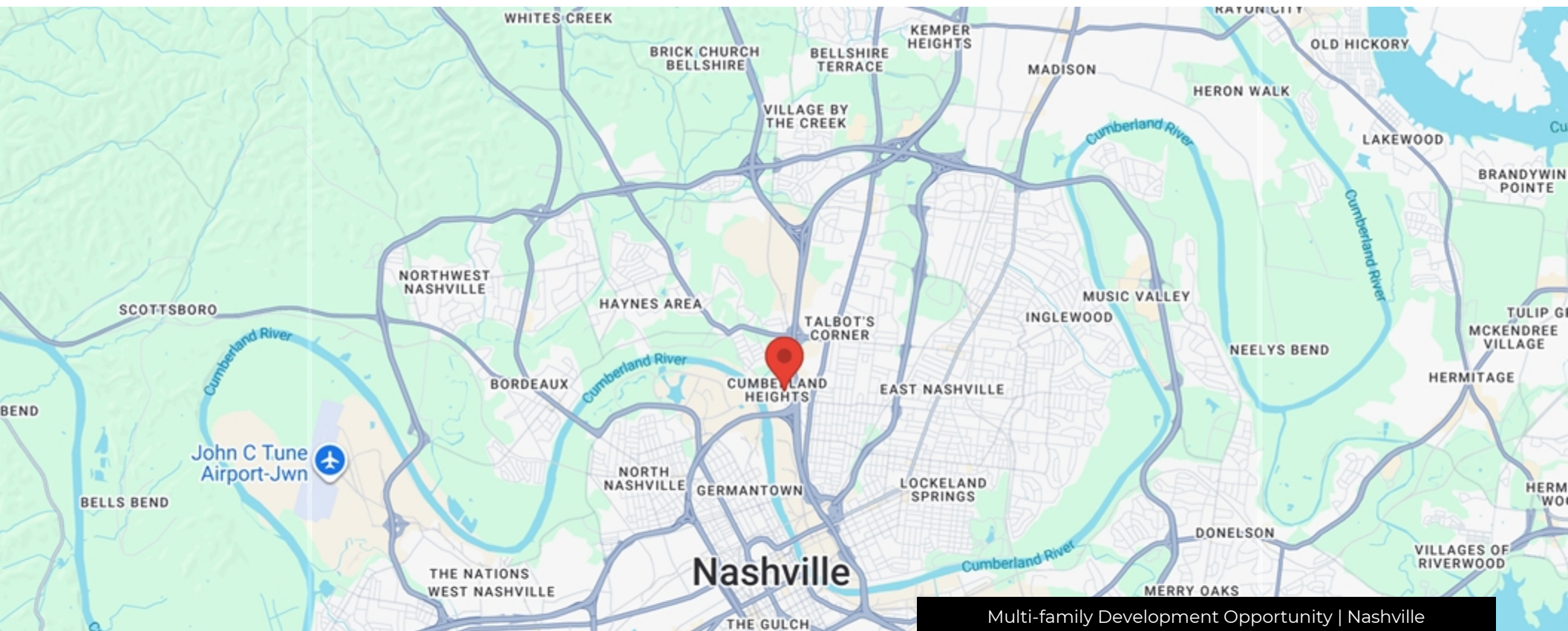
With efficient designs and modern curb appeal, the elevations reflect a boutique-scale community positioned for strong absorption in one of Nashville's most dynamic growth markets.

The package includes survey, floor plans, engineering documents, and all approvals necessary to proceed, offering a rare turnkey infill development opportunity in the urban core.



INVESTMENT HIGHLIGHTS

- Shovel-Ready Development – Fully approved and ready for permitting; survey, floor plans, and all engineering included.
- Shovel-Ready Development – Fully approved and ready for permitting; survey, floor plans, and all engineering included.
- Shovel-Ready Development – Fully approved and ready for permitting; survey, floor plans, and all engineering included.
- Attractive Scale – Manageable size for a private developer, investor, or 1031 exchange buyer.
- Rising Demand Corridor – Positioned in one of Nashville's fastest-growing residential zones.





2 BR 1 BATH
1033 SQ. FT.

2 BR 2 BATH
1267 SQ. FT.

2 BR 1 BATH
1033 SQ. FT.

1 BR 2 STORY
953 SQ. FT.



1 BR 2 STORY
953 SQ. FT.

2 BR 2 BATH
1267 SQ. FT.

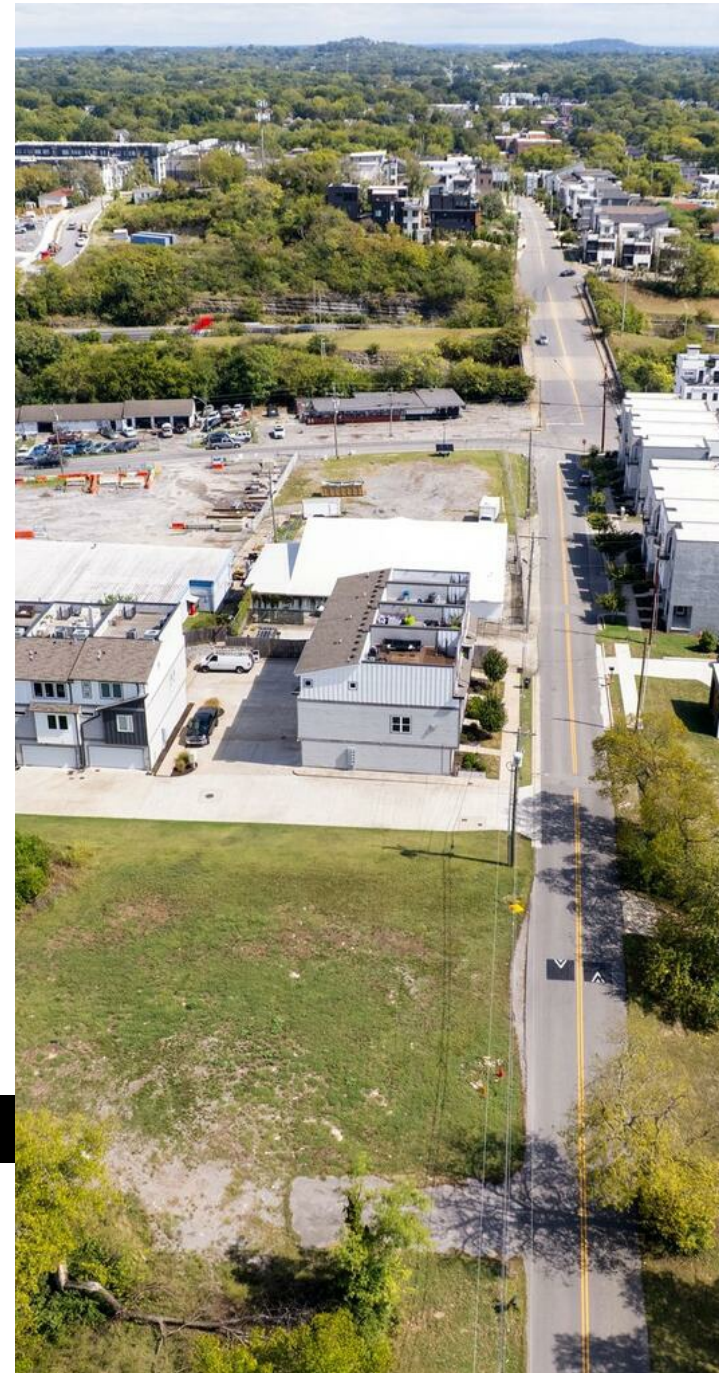
2 BR 2 BATH
1267 SQ. FT.

2 BR 2 BATH
1267 SQ. FT.

2 BR 2 BATH
1267 SQ. FT.

LOCATION HIGHLIGHTS

- **Proximity to Downtown Nashville** – Just 3.5 miles (≈10 minutes) from the CBD, Nissan Stadium, and Broadway.
- **Airport Access** – Only 15–20 minutes to Nashville International Airport (BNA).
- **Regional Connectivity** – Quick access to Briley Parkway (SR-155), I-65, I-24, and I-40.
- **Neighborhood Growth** – Surrounded by new infill townhomes and multifamily developments fueling appreciation.
- **Lifestyle Amenities** – Minutes from Dickerson Pike retail, East Nashville dining/nightlife, and Trinity Lane services.
- **Education & Employment Hubs** – Close to Vanderbilt University, Meharry Medical College, and Tennessee State University.



3 MILE RADIUS



POPULATION
102,766



DAYTIME POPULATION
141,136



HOUSEHOLDS
47,139



AVG. HOUSEHOLD INCOME
\$ 111,180



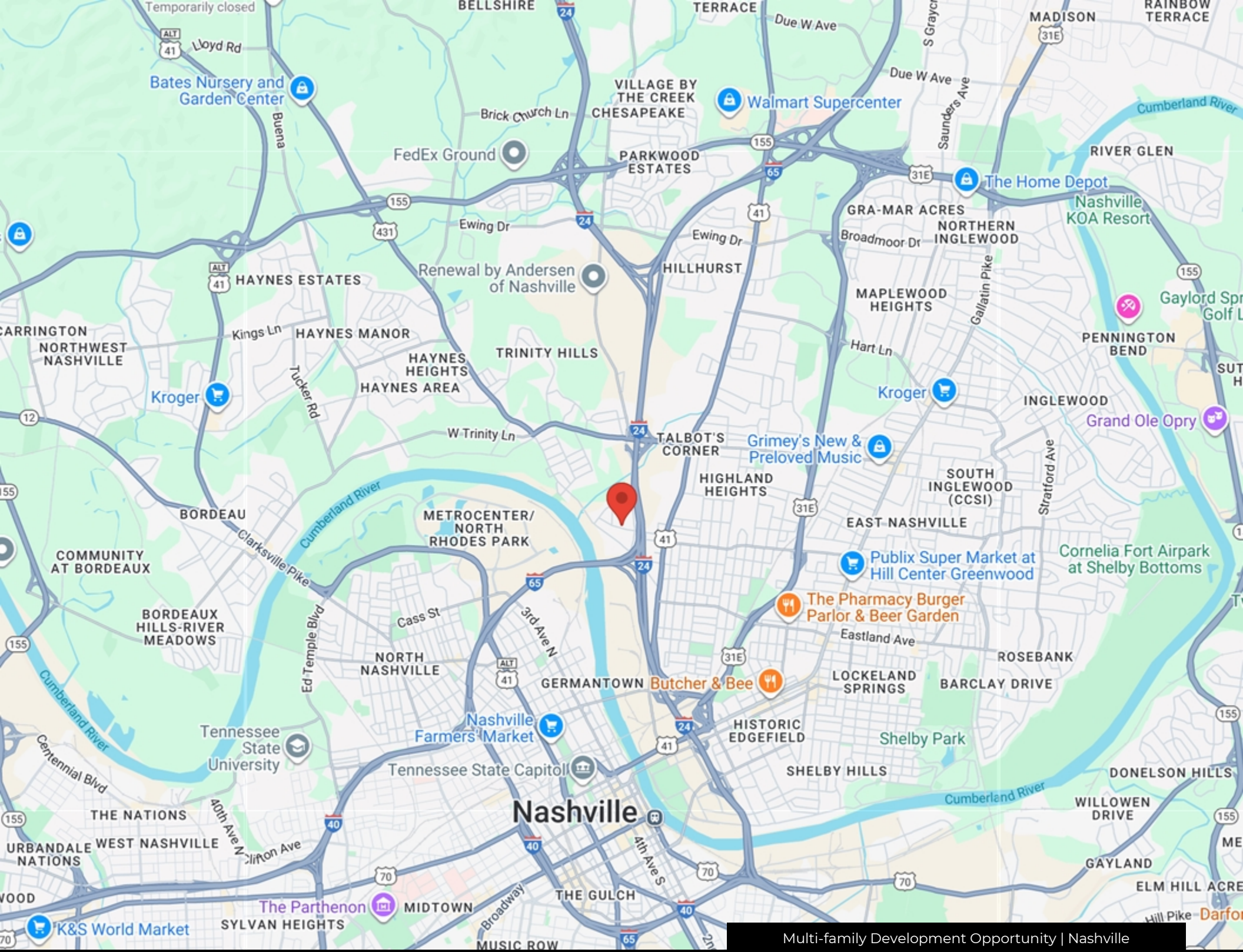
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,362	79,410	174,548
2010 Population	6,586	78,573	172,653
2025 Population	8,729	102,766	221,536
2030 Population	11,036	121,530	256,564
2025-2030 Growth Rate	4.8 %	3.41 %	2.98 %
2025 Daytime Population	9,367	141,136	393,069

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	264	5,576	11,166
\$15000-24999	146	2,245	5,164
\$25000-34999	274	2,709	5,413
\$35000-49999	377	4,918	9,884
\$50000-74999	708	7,464	15,673
\$75000-99999	498	5,646	11,929
\$100000-149999	566	8,414	17,178
\$150000-199999	421	3,908	8,451
\$200000 or greater	669	6,260	14,257
Median HH Income	\$ 83,066	\$ 77,269	\$ 78,765
Average HH Income	\$ 126,497	\$ 111,180	\$ 116,886



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,279	30,074	67,665
2010 Total Households	2,421	31,305	68,777
2025 Total Households	3,921	47,139	99,115
2030 Total Households	4,976	57,263	117,671
2025 Average Household Size	2.21	2.09	2.06
2025 Owner Occupied Housing	1,279	16,830	38,553
2030 Owner Occupied Housing	1,350	17,545	40,500
2025 Renter Occupied Housing	2,642	30,309	60,562
2030 Renter Occupied Housing	3,626	39,717	77,171
2025 Vacant Housing	859	10,703	19,739
2025 Total Housing	4,780	57,842	118,854



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commonwealth Properties, LLC. and it should not be made available to any other person or entity without the written consent of Commonwealth Properties, LLC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Commonwealth Properties, LLC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commonwealth Properties, LLC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Commonwealth Properties, LLC. has not verified, and will not verify, any of the information contained herein, nor has Commonwealth Properties, LLC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE Commonwealth Properties, LLC. ADVISOR FOR MORE DETAILS.

MULTI-FAMILY DEVELOPMENT OPPORTUNITY

103 FERN AVENUE
NASHVILLE, TN 37207



COMMONWEALTH PROPERTIES, LLC

(615) 292-4062

1019 16TH AVE S. | NASHVILLE, TN 37272

WWW.CWPROPERTIESLLC.COM

SHAWN HANIFF

MANAGING BROKER

(615) 319-5122

SHANIFF@CWPROPERTIESLLC.COM