

Transit Corridor Multi-Family Development Site

ADJACENT TO THE NEW NORTH NASHVILLE TRANSIT CENTER - 4.31 ACRES

2501 Clarksville Pike, Nashville, TN 37208



NEW NORTH NASHVILLE
TRANSIT CENTER

Transit Corridor Multi-Family Development Site

Stream is proud to offer this unique development opportunity just 3 miles from downtown Nashville. It lies adjacent to the first of twelve (12) Metro WeGo Bus Hubs. These hubs will be built over the next several years as Metro rolls out their recently funded transit initiatives. The site is 4.31 acres of level topography with existing infrastructure. 2501 Clarksville Pike sees 11,337 vehicles per day. The site is located within an easy commute to Nashville's largest employers - State of TN, Vanderbilt, HCA, Oracle, and Fisk University - as well as many other employers located in and around the central business district.

In addition to its proximity to a transit hub and location along a major arterial roadway, the site's designation as T4 Urban Mixed Use Corridor further supports the potential for higher-density development.

HIGHLIGHTS



4.31 Acres



Large, flat topography



10 minutes to Downtown



Adjacent to WeGo transit hub site, first of 12 that will link the city



Zoned MUG-A and MUL-A



High Daily Traffic Count



EXISTING ZONING

AREA A

SIZE: 1.63 AC
ZONING: MUG-A

AREA B

SIZE: 2.86 AC
ZONING: MUL-A

Connected to the City

DRIVE TIMES

10 MIN
DOWNTOWN

10 MIN
MIDTOWN

10 MIN
FUTURE ORACLE
CAMPUS



10 MIN
THE GULCH

10 MIN
SYLVAN PARK

11 MIN
EAST BANK



14 MIN
12SOUTH

15 MIN
SOBRO

17 MIN
NASHVILLE
INTERNATIONAL
AIRPORT



New Bus Hubs

On November 5, 2024, voters in Nashville approved a dedicated funding source for transportation and mobility projects included in the transportation improvement program Choose How You Move: An All-Access Pass to Sidewalks, Signals, Service, and Safety.

Part of the plan includes 12 new WeGo Transit Centers, and the first one is complete and adjacent to the 2501 Clarksville Pike site. These centers, along with more frequent crosstown service, will connect Nashvillians outside of Downtown, getting them where they need to go faster.



Housing Density in Nashville

Nashville Mayor Freddie O'Connell's focus on housing density in Nashville involves a multifaceted approach, including revisiting zoning policies and promoting denser development in certain areas to address the city's affordable housing crisis. The mayor's [Unified Housing Strategy](#), unveiled recently, emphasizes the need for increased housing units across various income levels, requiring a significant increase in housing availability.

In essence, Mayor O'Connell's approach to housing density in Nashville involves a combination of policy changes, community engagement, and financial investments to create a more equitable and affordable housing market for all residents.

KEY ASPECTS OF MAYOR O'CONNELL'S HOUSING DENSITY PLAN:



UNIFIED HOUSING STRATEGY

This comprehensive plan, the first of its kind for Nashville, aims to address the rising housing costs and rents, making housing more affordable for low-and middle-income residents.



ZONING AND BUILDING CODE REVIEW

The Metro Planning Department is revisiting existing zoning policies and building codes to identify changes that could allow for more housing construction.



TARGETING DENSITY

O'Connell has indicated a willingness to consider denser development in historically single-family neighborhoods.



COMMUNITY ENGAGEMENT REVIEW

The Unified Housing Strategy is rooted in deep community engagement, with input from residents shaping every aspect of the plan.



AFFORDABLE HOUSING INITIATIVES

The mayor's budget includes funding for affordable housing projects, such as the expected 300 units on the city's East Bank, and calls for public-private partnerships to increase affordable housing production.



INFRASTRUCTURE CONSIDERATIONS REVIEW

The plan recognizes the need to address infrastructure challenges associated with increased density, including traffic and utility upgrades.



PUBLIC-PRIVATE PARTNERSHIPS

O'Connell's administration is actively seeking public-private partnerships to support affordable housing initiatives, such as the Nashville Catalyst Fund.



LONG-TERM VISION

The Unified Housing Strategy includes a "Ten-Year Implementation Plan" outlining long-term actions and resource needs.

Nashville Market



2,102,573

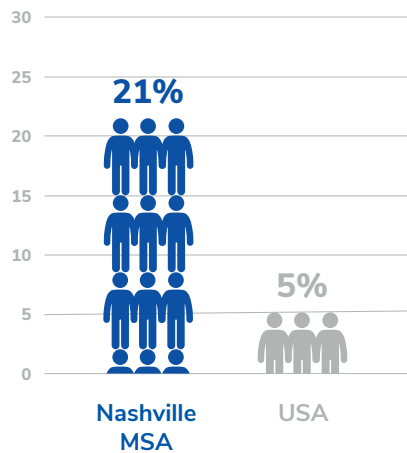
TOTAL MSA POPULATION

86

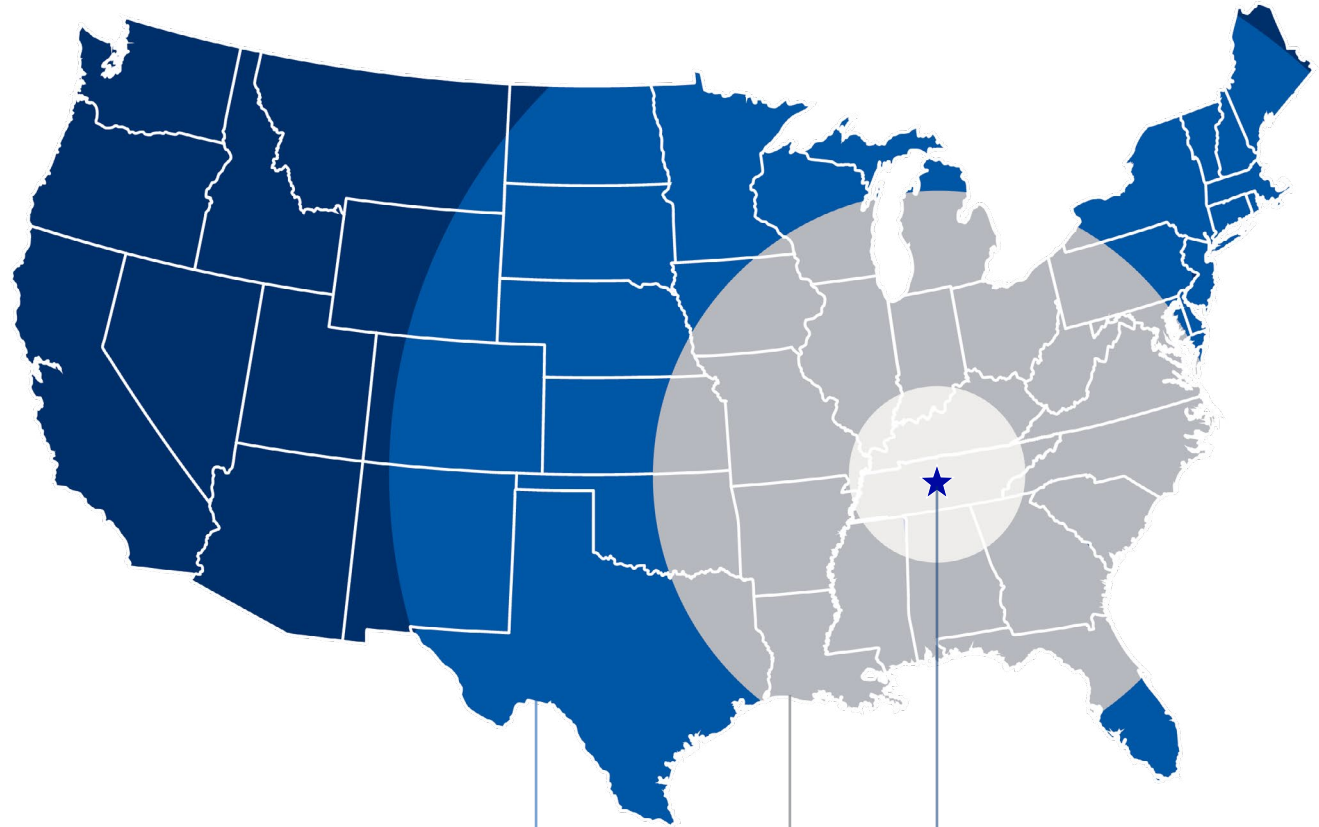


NET NEW PEOPLE PER DAY IN 2023

POPULATION GROWTH 2015-2025



Source: Nashville Chamber Regional Economic Development Guide



2-Day 
Trucking distance

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

12 million 
People live within a 3-hour drive



3 MAJOR INTERSTATES

1 of 6 U.S. cities that have a convergence of 3 major interstates.



Thriving Economy & Work Force



2.9%
UNEMPLOYMENT RATE



1,145,150
TOTAL LABOR FORCE



69%
LABOR FORCE PARTICIPATION RATE



#7
HOTTEST JOB MARKET
Wall Street Journal, 2024



30.65%
JOB GROWTH



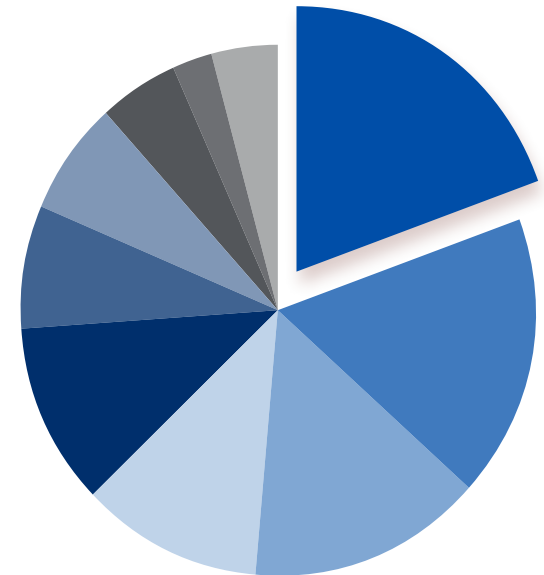
65%
OF COLLEGE GRADS
REMAIN IN NASHVILLE
TO WORK



#3
CITY TO LAUNCH A CAREER
Bankrate, 2023

LABOR FORCE BY SECTOR

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



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