

.57 AC OF LAND AVAILABLE FOR SALE

CBRE

1337 BAPTIST WORLD CENTER DRIVE,
529 & 531 WEAKLEY AVENUE,
NASHVILLE, TENNESSEE



TRANSFORMING NASHVILLE'S FUTURE

Three Landmark Projects

Nashville is entering a bold new chapter with three transformative infrastructure projects that are reshaping the city's skyline, economy, and global appeal. The New Tennessee Titans Stadium, a \$2.1 billion enclosed venue slated for completion in February 2027, will anchor the city's sports and entertainment scene with year-round events and a projected \$3 billion economic impact.

Adjacent to the stadium, the East Bank Development Project is revitalizing 550 acres along the Cumberland River into a dynamic urban district. With the initial phase, River North, currently in progress, this mixed-use development will introduce new housing, retail, green spaces, and pedestrian-friendly infrastructure, redefining downtown living.

Meanwhile, the New Horizon Project at Nashville International Airport (BNA) is a \$3 billion expansion set to finish by 2029, enhancing passenger capacity to 40 million annually and introducing sustainable innovations like geothermal cooling and smart glass. Together, these projects are elevating Nashville's status as a premier destination for business, travel, and lifestyle.

**#1 REAL ESTATE MARKET TO WATCH
FOR 3 YEARS STRAIGHT,** ULI/PwC, 2024

#3 BEST ECONOMIES FOR RESIDENTS, CNBC, 2023





PROPERTY OVERVIEW

This prime development opportunity consists of three contiguous land parcels located at 1337 Baptist World Center Drive (0.19 acres), 531 Weakley Avenue (0.22 acres), and 529 Weakley Avenue (0.16 acres), totaling approximately 0.57 acres in Nashville, Tennessee. Positioned within close proximity to major highways and downtown Nashville, the site offers exceptional accessibility and visibility, making it ideal for a mixed-use development. The multi-address configuration provides flexibility for a variety of potential uses, including residential, commercial, or a combination of both. Located in a rapidly growing corridor, the area is experiencing significant urban revitalization, attracting both local and national interest.

The site benefits from easy access to I-24, I-65, and I-40, as well as nearby public transit options, enhancing its appeal for future tenants or residents. Just minutes from downtown, Nissan Stadium, and East Nashville's vibrant retail and dining scene, the parcels are surrounded by key infrastructure, cultural landmarks, and strong demographic trends. This location presents a compelling opportunity for developers seeking to capitalize on Nashville's continued growth and demand for urban living.

| | Parcel 1 | Parcel 2 | Parcel 3 |
|----------|---------------------------------|---------------------|----------------------------------|
| Address | 1337 Baptist World Center Drive | 531 Weakley Avenue | 529 Weakley Avenue |
| Parcel | M&P 071 14 0 002.00 | M&P 071 14 0 393.00 | M&P 071 14 0 001.00 |
| Acreeage | .19 AC | .22 AC | .16 AC |
| Zoning | IWD - Industrial | IWD - Industrial | RS5 - Medium Density Residential |

AERIAL MAP



A C C E S S



4 Minutes
1 Mile



4 Minutes
1 Mile



8 Minutes
5 Miles



15 Minutes
10 Miles



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