



Franklin Street

Proposal



SCOTTISH INN REDEVELOPMENT

526 Murfreesboro Pike, Nashville, TN 37210

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

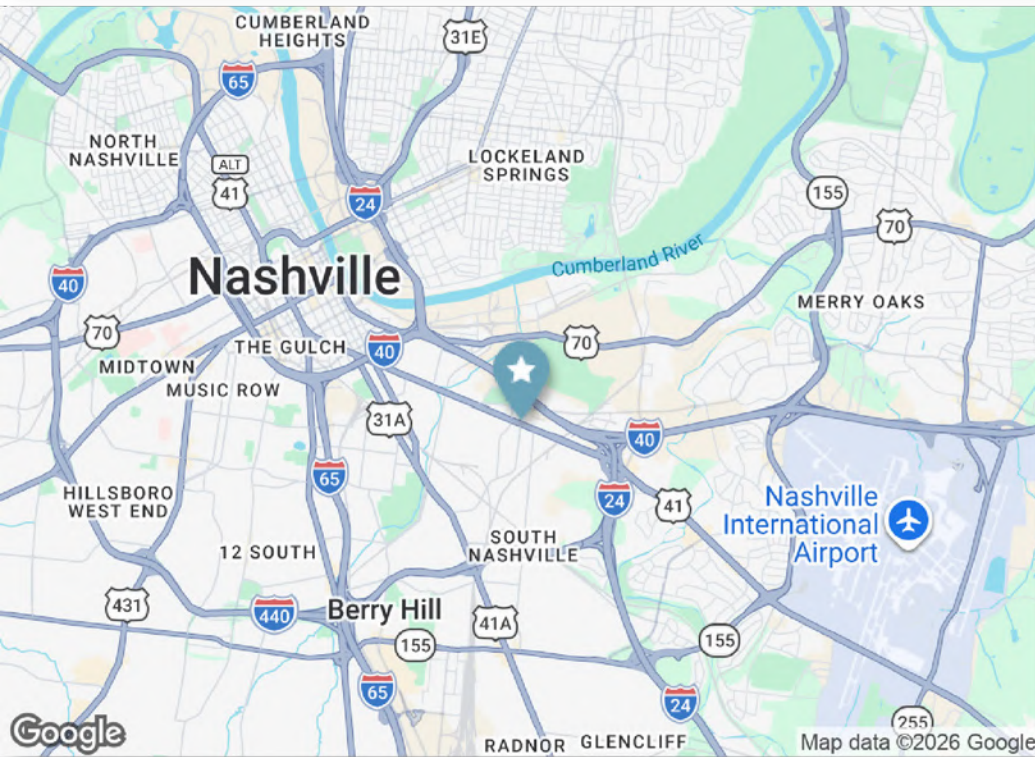
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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SCOTTISH INN REDEVELOPMENT
526 Murfreesboro Pike, Nashville, TN 37210

SCOTTISH INN REDEVELOPMENT

526 Murfreesboro Pike, Nashville, TN 37210

Sale Price:	\$6,700,000
Lot Size:	129,968 SF
PSF/Land:	\$51.55



OFFER SUMMARY

INVESTMENT HIGHLIGHTS

- **Prime Murfreesboro Pike Location:** 2.80-acre development totaling 129,968 SF seeing 50,000+ vehicles per day.
- **Less Than 2 Miles from Downtown Nashville:** Immediate access to major employers, entertainment, and retail.
- **Designated Opportunity Zone:** Offers potential tax advantages for long-term investors.
- **Existing Improvements:** 32,333 SF building allowing for interim income or redevelopment flexibility.
- **Flexible Zoning & Development Potential:** Suitable for Mixed-Use, Multifamily, Retail, or Office development.
- **Strong Demographics:** Nashville MSA experiencing 15% population growth and 20% job growth over the past decade.
- **New Developments:** Immediate area includes Alto Nashville - a 110-unit boutique hotel, Metro Nashville Police HQ, and Nashville Children's Alliance.

PROPERTY DETAILS

INVESTMENT SUMMARY

Franklin Street is pleased to present for sale this well-positioned 2.80 acre parcel located just 2 miles from downtown Nashville. The property lies within a designated Opportunity Zone, enhancing its appeal for long-term redevelopment capital. Existing improvements total 25,427 square feet, providing optionality for interim income, phased redevelopment, or adaptive reuse. The site's scale, frontage, and corridor orientation support potential multifamily, mixed-use, retail, or office development, subject to zoning and entitlements.

The surrounding area is characterized by a diverse and established mix of retail, institutional, residential, and hospitality uses. Nearby national and service-oriented retailers—including McDonald's—provide daily traffic and consumer draw, while Trevecca Nazarene University anchors the area with a stable academic and employment base, generating consistent demand for housing, retail, and services. The surrounding neighborhood features a wide range of multifamily housing options, from garden-style communities to newer urban infill developments, reinforcing the area's residential density and renter demand.

Hospitality uses and a broad mix of local businesses, employers, and light industrial and service-based industries further contribute to steady daytime population and economic activity along the corridor. Continued private investment is evident, with a neighboring 2.3-acre parcel currently under development (former bank site), signaling ongoing revitalization and increasing land utilization along Murfreesboro Pike.



PROPERTY DESCRIPTION

SITE DESCRIPTION

This rare, high-value redevelopment positions investors along one of the most evolving urban corridors. The existing hospitality improvement and proximity to major retail, residential, and entertainment hubs, offers a bridge between current cash flow and long-term repositioning. Commanding Murfreesboro Pike frontage, Opportunity Zone designation, and proximity to employment and institutional anchors creates a compelling foundation for multifamily, mixed-use, retail, or office development. With a range of compatible surrounding uses -- industrial, commercial, academic and hospitality -- this parcel offers the scale, visibility, and momentum that distinguish it as a premier downtown redevelopment site in today's market.

LOCATION HIGHLIGHTS

- **Value-Add Potential:** Existing 32,333 SF of hospitality improvements provide immediate interim income while supporting a phased redevelopment strategy.
- **High-Growth Market:** Nashville ranks among the nation's top markets for population growth, job creation, and investment volume, and sustained demand.
- **Traffic & Visibility:** Over 50,000 vehicles per day along major arteries.
- **Neighboring Hubs:** Surrounded by retailers, industrial, and education sites, generating consistent daytime population and economic activity.

INVESTMENT HIGHLIGHTS

- **28,000+ VPD** along Murfreesboro Pike - one of Nashville's most trafficked roads
- **2 Miles to Downtown Nashville** - direct route, no highway, under 10 minutes
- **2.1 Miles to Broadway** - famous for local bars and Country Music Hall of Fame
- **2.3 Miles to Bridgestone Arena** - Nashville's urban core entertainment center
- **2.4 Miles to Nissan Stadium** - home of the Tennessee Titans
- **3.7 Miles to Nashville Airport** - convenient domestic/international travel hub
- **Neighboring national retailers** - McDonald's, Burger King, Subway and Sonic
- **Active redevelopment corridor** - adjacent 2.3-acre parcel under development



PARCEL VIEW





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Redevelopment

LOCATION OVERVIEW

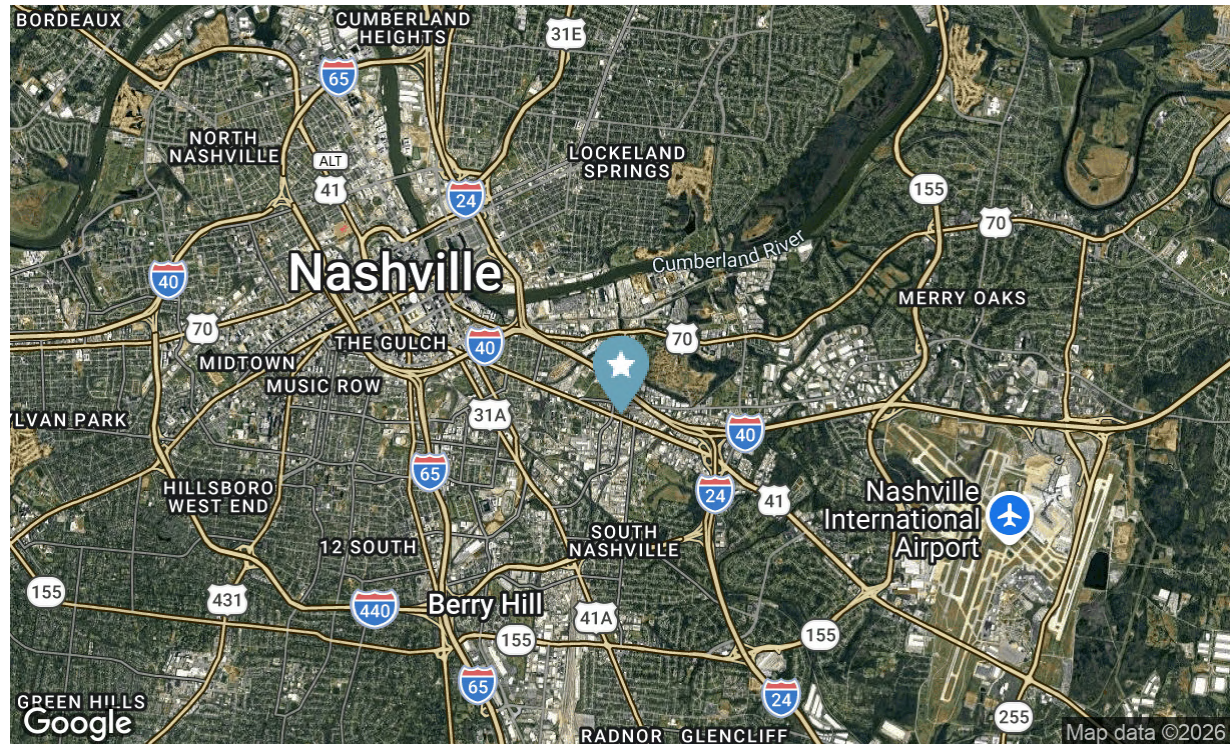
ABOUT NASHVILLE

Nashville, TN stands as one of America's most compelling investment markets, fueled by explosive population, world-class entertainment, and an unmatched concentration of demand drivers within steps of the downtown redevelopment site. Broadway, the city's legendary entertainment corridor, draws over 15 million visitors annually, sustaining a dense ecosystem of bars, restaurants, live music venues, and hospitality operations that generate consistent, high-volume foot traffic every day of the year.

Nashville's sports economy adds a powerful layer of demand. Nissan Stadium — home of the NFL's Tennessee Titans and site of the transformative \$2.1 billion stadium redevelopment anchors the east riverfront, while GEODIS Park, the largest soccer-specific stadium in the U.S. and home of Nashville SC, activates the Wedgewood-Houston corridor with sold-out matches and year-round programming.

Cultural landmarks further elevate Nashville's investment profile. The Grand Ole Opry, historic Ryman Auditorium, Country Music Hall of Fame, and Bridgestone Arena — also host to the NHL's Nashville Predators — cement the city's identity as a global destination. Mixed-use catalysts including Nashville Yards and Fifth + Broadway continue reshaping the urban core with Class A office, residential, and retail density.

Nashville's convergence of sports, tourism, culture, and infrastructure investment creates an unparalleled foundation for long-term real estate value appreciation.



NORTH AERIAL



Downtown Nashville
5 minute drive

Ascend
AMPHITHEATER

Historic Edgefield
Neighborhood

East Nashville
10 minute drive

Five Points
Eat & Shop

GRAND OLE OPRY

URBAN COWBOY

MOHO

RED HEADED STRANGER

Shelby Park

TN Railway
Museum

Cumberland River

Napier Elementary

Purity
SINCE 1928

NASHVILLE BARREL
COMPANY

Chestnut Hill
3 minute drive

Dudley Park

IL FORNO

NEXT LEVEL FITNESS

TREVECCA
NAZARENE UNIVERSITY

Interstate-40 - 187,686 VPD

Elm Hill Pike - 11,516 VPD

SUBJECT PROPERTY

Fessler's Lane - 21,193 VPD

Murfreesboro Pike - 28,424 VPD

NT NASHVILLE TRACTOR

UNITED STATES POSTAL SERVICE

CHEVROLET

MAPCO

EAST AERIAL



BNA Nashville International Airport® 10 minute drive

Interstate-40 - 187,686 VPD

Murfreesboro Pike - 28,424 VPD

SUBJECT PROPERTY



THE HORN



CHEVROLET



SOUTH AERIAL



South Nashville
15 minute drive



Berry Hill
12 minute drive



Wedgewood Houston
10 minute drive



Nolensville Pike - 25,583 VPD

Tennessee Dept of Safety



Tennessee Language Center



Kroger
Distribution Center

NT NASHVILLE TRACTOR



Nashville Fire Station



ALTO Nashville Boutique Hotel



Murfreesboro Pike - 28,424 VPD

SUBJECT PROPERTY



Fessler's Lane - 21,193 VPD

WEST AERIAL



Wedgewood
Houston

Downtown Nashville



ALTO Nashville
Boutique Hotel



SUBJECT
PROPERTY



Murfreesboro Pike - 28,424 VPD

Elm Hill Pike - 11,516 VPD




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OFFERING SUMMARY

Sale Price:	\$6,700,000
Lot Size:	129,968 SF
Price per SF/Land:	\$51.55
Lot Size:	2.80 Acres
Zoning:	CS
Existing Use:	Scottish Inn and Suites
Total Buildings	5 Buildings, 2 Floors
Special Use:	Redevelopment
Parcel Number:	106-01-0-130





28,424 VPD
along Murfreesboro Pike



121,144 HOUSEHOLDS
within 5 miles of the property



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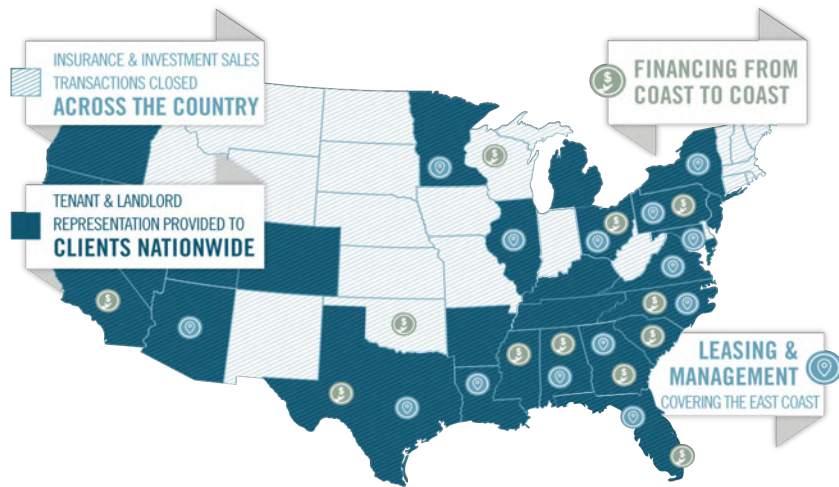
Redevelopment

OUR MISSION

At Franklin Street, we are committed to transforming the commercial real estate landscape through our comprehensive, full-service approach. Our mission is to deliver exceptional advisory services by leveraging the profound expertise of our team and embracing cutting-edge technology.

We offer a comprehensive suite of services tailored to meet the diverse needs of our clients. Our offerings include Capital Advisory, Investment Sales, Insurance Services, Landlord and Tenant Representation, Project Management, and Property Management, all meticulously crafted to ensure excellence and effectiveness.

We are committed to building strong relationships and delivering personalized service, ensuring that our clients feel supported at every step of their journey with us. With a focus on continuous improvement and innovation, we strive to exceed expectations and reinforce our reputation for excellence in the real estate sector.



ANDREW WRIGHT
FOUNDER &
CHAIRMAN OF THE BOARD



Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business.

Our success comes from our clients' successes. It has been my personal goal to instill a "client-first" philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients' financial and real estate objectives."



MEET THE TEAM

STRATEGIC PLANNING • ADVISORY • ACQUISITION & DISPOSITION

Our Nashville Retail Investment Sales (IVS) team is committed to delivering exceptional results—one property at a time, for one client at a time. With extensive experience throughout the Southeast, we have successfully closed retail investment transactions in Tennessee, Georgia, Florida, Alabama, North Carolina, South Carolina, and more, with our footprint continuing to grow across the region. This expanding multi-state presence allows us to offer deep market insight, strategic guidance, and disciplined execution tailored to the unique dynamics of each Southeastern market.

Specializing in acquisition, disposition, advisory, and strategic planning, our team brings a data-driven approach to every assignment. Backed by 260+ completed retail transactions and over \$694 million in sales, we are dedicated to maximizing value for both new and established investors and supporting long-term portfolio growth across the region.

ABOUT FRANKLIN STREET

Franklin Street is a fully integrated commercial real estate firm delivering complete services, including Investment Sales, Landlord & Tenant Leasing, Insurance, Property Management, Project Management, and Capital Advisory.

With established offices in Tampa, Atlanta, Orlando, Ft. Lauderdale, Jacksonville, Austin, Cincinnati, and Nashville, our collaborative platform provides clients with a true one-stop-shop experience, supporting the full lifecycle of their commercial real estate investments



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Presented By:

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