

110  112

GEORGE L DAVIS BLVD
NASHVILLE, TN 37203

.12
ACRES

PRIME

REDEVELOPMENT
OPPORTUNITY

WALKABLE
VIBRANT
CONNECTED



COLLIERS
NASHVILLE



THE OPPORTUNITY

Colliers Nashville is pleased to offer this
PRIME DEVELOPMENT OPPORTUNITY
in the heart of dynamic Downtown Nashville



Positioned at the nexus of Nashville's dynamic urban landscape, **110-112 George L Davis Boulevard** offers a strategic advantage for real estate investment. This location boasts immediate access to major interstates and is within walking distance of downtown, The Gulch, and SoBro neighborhoods. The Gulch, in particular, has undergone significant revitalization, transforming into a trendy district known for its vibrant mix of residential, commercial, and entertainment spaces.

The area surrounding the property is experiencing a surge in development. Notably, the Paramount Tower, a 60-story skyscraper set to become Nashville's tallest building, is under construction nearby and will feature 500 residential units along with upscale amenities. Additionally, a luxury residential tower is planned for the Central Gulch site, further enhancing the neighborhood's appeal.

Standing at the heart of Nashville's growth, offering unparalleled access to burgeoning developments, essential amenities, and the city's vibrant culture scene makes the site a prime location for investors and developers seeking to capitalize on Nashville's upward trajectory.

INVESTMENT HIGHLIGHTS

**PRIME
LOCATION AT
THE GATEWAY
OF DOWNTOWN
NASHVILLE**

**DTC ZONING
ALLOWING MULTI-
STORY MIXED-USE
DEVELOPMENT**

**INCLUDES
10,500 SF
COMMERCIAL
BUILDING ON SITE**

**EXCEPTIONAL
& CONVENIENT
WALKABILITY**

**UNBEATABLE
ACCESS TO MAJOR
INTERSTATES &
KEY DOWNTOWN
CORRIDORS**



SITE DETAILS



AREA DEVELOPMENT



EXISTING / UNDER CONSTRUCTION

- 1 GBT Beaman Site *Mixed-Use Development*
- 2 One22One *Office Tower*
- 3 Gulch Union *Mixed-Use Development*
- 4 Flank Residential Towers *Residential, Retail, and Restaurant Space*
- 5 Edition Hotel *281 Rooms*
- 6 Nashville Yards *Mixed-Use Development*
- 7 Canopy by Hilton *334 Rooms*
- 8 Modera Gulch *Residential and Commercial Space*
- 9 Paseo South Gulch *Mixed-Use Development*
- 10 805 Lea *356 Apartments*
- 11 1 Hotel/Embassy Suites *215 Rooms*
- 12 Alcove Residential Tower *356 Apartments*
- 13 Prime Residential Tower *350 Apartments*
- 14 Jon Bon Jovi Venue *Entertainment Venue*

- 15 Chief's on Broadway *Entertainment Venue*
- 16 Four Seasons *232 Rooms & 142 condo units*
- 17 Peabody Union *Mixed-Use Development*
- 18 The Printing House *181 Rooms and Retail Space*
- 19 The Miles *645 Apartments and Retail*
- 20 Sentral SoBro Apartments *299 Apartments*
- 21 Broadstone SoBro *284 Apartments*

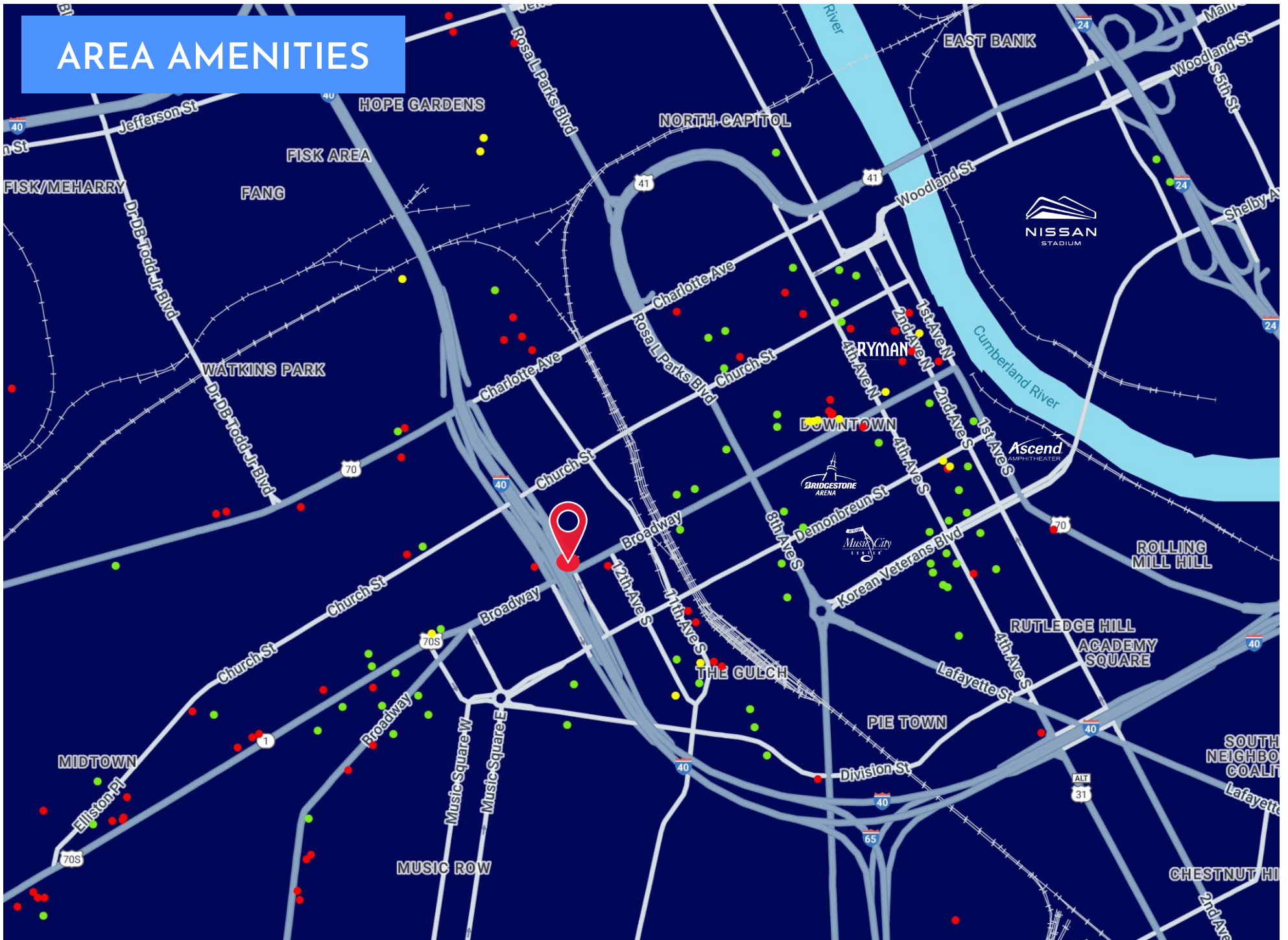
PROPOSED

- 1 Reed District *Mixed-Use Redevelopment*
- 2 Albion Music Row *Mixed-Use Development*
- 3 Church Street *Mixed-Use Mixed-Use Development*
- 4 15th & Church *192 Hotel Rooms and 462 Residential Units*
- 5 14th & Hynes *Two towers spanning 30 - 40 Stories*

- 6 Modera McGavock *396 Apartments and Retail*
- 7 Camden Gulch *481 Apartments and Office Space*
- 8 Society Nashville *502 Residential Units*
- 9 900 Division Street *Boutique Hotel 22 Boutique Rooms*
- 10 Shades Urban Hospitality *237 Rooms and Retail Space*
- 11 Tru by Hilton/Hampton Inn & Suites *200 Rooms*
- 12 Giarratana Roundabout Tower *45 Story Residential Tower*
- 13 Circle South *30 Story Office Tower and 19 Story Residential Tower*
- 14 Ritz-Carlton *242 Rooms, 165 Condo Units, and 185 Apartments*
- 15 White Lodging SoBro Hotel *35 Story Hotel*
- 16 HRI Hotel Tower *297 Room & Retail Space*
- 17 Marriott Hotel *428 Rooms & Restaurant Space*
- 18 Downtown YMCA Reno & 60 Story Residential Tower
- 19 Giarratana Residential Tower *250 Residential Units*
- 20 Gulch Central *Mixed-Use Development*

- 21 Printer & Bankers Alley *300 Residential Units and Retail Space*
- 22 Federal Reserve Expansion *16 Story Addition with Hotel*
- 23 Radisson RED *116 Rooms*
- 24 VeLa Pie Town *411 Residential Units and Retail Space*
- 25 T2 Capital Management Apartment Tower *400 Apartments & Retail*
- 26 North Edgehill Commons *Mixed-Use Development*
- 27 Lord & Liberty Hotel *60 Rooms*
- 28 Tishman Speyer Tower *Mixed-Use Development*
- 29 Centrum Realty Towers *Two Residential Towers with 1 Hotel Tower*
- 30 2nd & Peabody *Three Tower Residential and Hotel Towers*
- 31 4th & Lea *525 Residential Units and Retail Space*
- 32 4th & Elm *176 Residential Units and Retail Space*
- 33 Recess Entertainment Venue *2,000 Seat Live Music Venue*
- 34 Heaven's Door Distillery *360 Seat Live Music Venue and Distillery*
- 35 SoBro Hotel *205 Rooms*

AREA AMENITIES



- Hotels & Lodging
- Dining
- Retail



Alcove
356 Apartments

The Everett
317 Apartments

FIFTH +
BROADWAY

Four Seasons
235 Rooms

Embassy Suites
506 Rooms

Sentral SoBro
145 Rooms

Nashville
Yards Mix-Use

Tempo By Hilton
306 Rooms



Cambria
255 Rooms



1 Hotel Nashville
215 Rooms

JW Marriott
533 Rooms

Grand Hyatt
591 Rooms

Frit Art
Museum

Union Station
125 Rooms

11 North
302 Apartments

1111 Church
380 Apartments



1200 Broadway
313 Apartments

Modera McGavock
396 Apartments

Gossett on Church
367 Apartments

Whole
Foods

BROADWAY

WHY NASHVILLE?



#3

Best City for
Young Adults &
Professionals
(Homebuyer, 2024)

#3

Best City in the
South
(Southern Living, 2024)

#1

City with the Nicest
Residents
(Clever, 2024)

#7

Hottest Job Market in
US in 2023
(Wall Street Journal, 2024)

Nashville ranked **#8** of most
arts-vibrant communities in
America

Ncar Arts Vibrancy Index, 2023

Nashville ranked **#9 MOST
DYNAMIC** metros

Heartland Forward, 2023

**The Gulch: First LEED
CERTIFIED** platinum
neighborhood **IN AMERICA**

More than **150** performance
venues

Downtown Nashville ranked **#3**
on the Downtown Vitality Index

The Business Journals, 2024

Top **#7 destination** in the
United States

Trip Advisor, 2024



2

Day trucking distance to majority of the US Market

75%

of US market reachable within a 2-hour flight

12

Million people within a 3-hour drive

3

major interstates converge in Nashville

RESIDENTIAL DEVELOPMENT SPOTLIGHT

2,872

UNITS UNDER CONSTRUCTION

11,785

UNITS PLANNED

6,000+ UNITS DELIVERED IN THE PAST 5 YEARS WHILE MAINTAINING OCCUPANCY RATES OF 90% OR ABOVE

90%

SAY DOWNTOWN IS A FUN PLACE TO LIVE

57%

CITE WALKABILITY AS THE TOP REASON THEY LIVE DOWNTOWN

HOSPITALITY SPOTLIGHT



13,348

ROOMS KEYS



1,020

ROOMS UNDER CONSTRUCTION



35

HOTELS PLANNED

FORBES TRAVEL GUIDE 2024 STAR AWARD WINNERS:

1 HOTEL NASHVILLE

THE HERMITAGE HOTEL

THE JOSEPH

JW MARRIOTT

110 / 112

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