PRIME DEVELOPMENT OPPORTUNITY

3.19+ ACRES IN NASHVILLE’S FASTEST GROWING NEIGHBORHOOD

1300 51st Ave. N.

STOCKING 51

40

CHARLOTTE AVE

51st Ave North

CENTENNIAL BLVD.

KENTUCKY AVE

TENNESSEE AVE

LOUISIANA AVE

MICHIGAN AVE

BRILEY PKWY.
## PROPERTY INFORMATION

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1300 51st Ave. N. Nashville, TN</td>
</tr>
<tr>
<td>Site Size</td>
<td>3.19 Acres</td>
</tr>
<tr>
<td>Frontage</td>
<td>150 ft on 51st Ave</td>
</tr>
<tr>
<td></td>
<td>345 ft on Louisiana Ave</td>
</tr>
<tr>
<td>Available</td>
<td>Early 2019</td>
</tr>
</tbody>
</table>

## ZONING OVERVIEW:
One of the most liberal primary zoning classifications (CS) and densest transect categories (T4).

### PRIMARY ZONING: CS
Commercial Service District (CS): The Commercial Service District is intended to provide opportunities for a diverse range of commercial uses that include retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services.

### COMMUNITY CHARACTER POLICY: T4 CM
T4 Urban Mixed Use Corridor (T4 CM): T4 CM is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

## LOCATION/PROPERTY HIGHLIGHTS
- The Nations is one of Nashville’s hottest new neighborhoods
- Five miles west of Downtown Nashville
- 700 new homes constructed in the past 5 years
- 2,300 homes have sold in the 37209 zip code since 2014
- 25+ restaurants and retail stores are in walking distance

## CS ZONING ALLOWABLE USES:
- Hotel
- Personal Care Services
- Retail
- Outdoor Music Events
- Grocery Store
**DINING | RETAIL | DEVELOPMENTS**

1. Frothy Monkey - coffee shop
2. Nicky's Coal Fired - restaurant & bar
3. FashionABLE - accessories & leather goods
4. OfficeEvolution - coworking space
5. Orcutt Winslow - architecture firm
6. City Construction - construction company
7. Bea Rose - salon
8. Southern Grist - local brewery & taproom
9. Project 613 - apparel company
10. The Cardinal - restaurant & bar
11. Future Development - restaurant
12. Lavey's - market & liquor store
13. Dollar General - convenience store
14. Oscar's Taco - restaurant
15. Silo Bend - multi & single family residential
16. Silo Bend - multi-family residential
17. Silo Studios - mixed-use
18. Re-Development - mixed-use
19. The Centennial - restaurant & bar
20. Centennial Cafe - cafe & restaurant
21. Turtle Anarchy - local brewery
22. 1300 51st Ave. N. - development property

**AMENITY MAP**

3.19+ ACRES ON 51ST AVE | OAKPOINT REAL ESTATE
“...It’s an understatement to say The Nations is ‘fast-growing.’”

“The Nations is a booming area for development”
- Nashville Scene, March 5, 2015

“51st ave could become the epicenter of The Nations”
- Nashville Post, September 10, 2015

“A new Nashville ‘it’ neighborhood is emerging...”
- WSMV news / WSMV.com June 10, 2016
37209 - THE NATIONS & SYLVAN PARK
MEDIAN INCOME - $52,870

19% Young and Restless
We're well-educated young workers that work in professional/technical occupations, as well as sales and administrative roles. We rank in the top 5 for renters, movers, college enrollment, and employment. We move often though our incomes are low. Our phones and the Internet are a way of life.

17.4% Emerald City
Young, mobile, well-educated, and well-employed, we are more likely to rent in low-density, urban neighborhoods throughout the country. We go online for professional networking, online dating, and blogging. We buy natural, organic, or environmentally-friendly products.

7.8% Metro Renters
Young, mobile, and educated, we live alone or with a roommate in rented apartments or condos in urban cores. Long hours and hard work do not deter us. Our income goes for rent, fashion, and the latest technology; we use our cell phones and computers every day.

37205 - BELLE MEADE
MEDIAN INCOME - $104,452

27.8% Urban Chic
We are professionals with a sophisticated, exclusive lifestyle. Nearly half of us are married, though 30% of us are still single. We’re avid readers and moviegoers. We skew a little older, with a median age of almost 43 years old.

21.9% Top Tier
We earn three times the US household income and enjoy spending on salons, spas, fitness centers, and high-end retailers. We vacation frequently and fill our weekends with art, entertainment, and charity functions.

16.8% Emerald City
Young, mobile, well-educated, and well-employed, we are more likely to rent in low-density, urban neighborhoods throughout the country. We go online for professional networking, online dating, and blogging. We buy natural, organic, or environmentally-friendly products.
### DEMOGRAPHICS

Demographic detail for primary and adjoining neighborhoods

#### 1300 51st AVE

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
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</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>6,125</td>
<td>74,424</td>
<td>172,366</td>
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<tr>
<td>HOUSEHOLDS</td>
<td>3,277</td>
<td>30,281</td>
<td>73,000</td>
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<tr>
<td>MEDIAN INCOME</td>
<td>$44,192</td>
<td>$49,115</td>
<td>$57,169</td>
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#### 132 46th AVE N.

<table>
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</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>9,653</td>
<td>88,727</td>
<td>170,584</td>
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<tr>
<td>HOUSEHOLDS</td>
<td>4,843</td>
<td>36,938</td>
<td>72,329</td>
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<tr>
<td>MEDIAN INCOME</td>
<td>$81,376</td>
<td>$57,878</td>
<td>$56,068</td>
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#### 2016 Annual Average Daily Traffic (AADT)
FOR MORE INFORMATION PLEASE CONTACT:

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