

SKY NASHVILLE

5.1 ACRES FOR SALE - (123 Units)

0 35th Ave N Nashville, TN 37209



5.1 Acres Entitled and Permitted for 60 Townhomes and 63 Midrise Multi-Family Condos. Site Work 95% Complete. All Utilities in Place.

STREAM

HIGHLIGHTS

- Single family and multi-family development opportunity
- Permitted for 60 three bedroom townhomes and 63 condos, totaling up to 306,420 SF in 123 units
- Potential to add up to 12 more townhomes
- Fully zoned and permitted HPR development with site work 95% complete
- Unobstructed 360 degree views, including downtown Nashville skyline
- Elevation of 700 FT, which is 150 FT above I-40 & Charlotte Pike
- Full site, townhome site and/or condo site can be purchased together or separately
- Builder can sell outright, finish project for share of profit upon sale of each finished unit or a builders fee
- Located in Sylvan Heights and Sylvan Park area

5.1 AC

63 CONDOS

60 TOWNHOMES

700 FT ELEVATION



SITE PLAN (HPR approved and permitted)

60

63

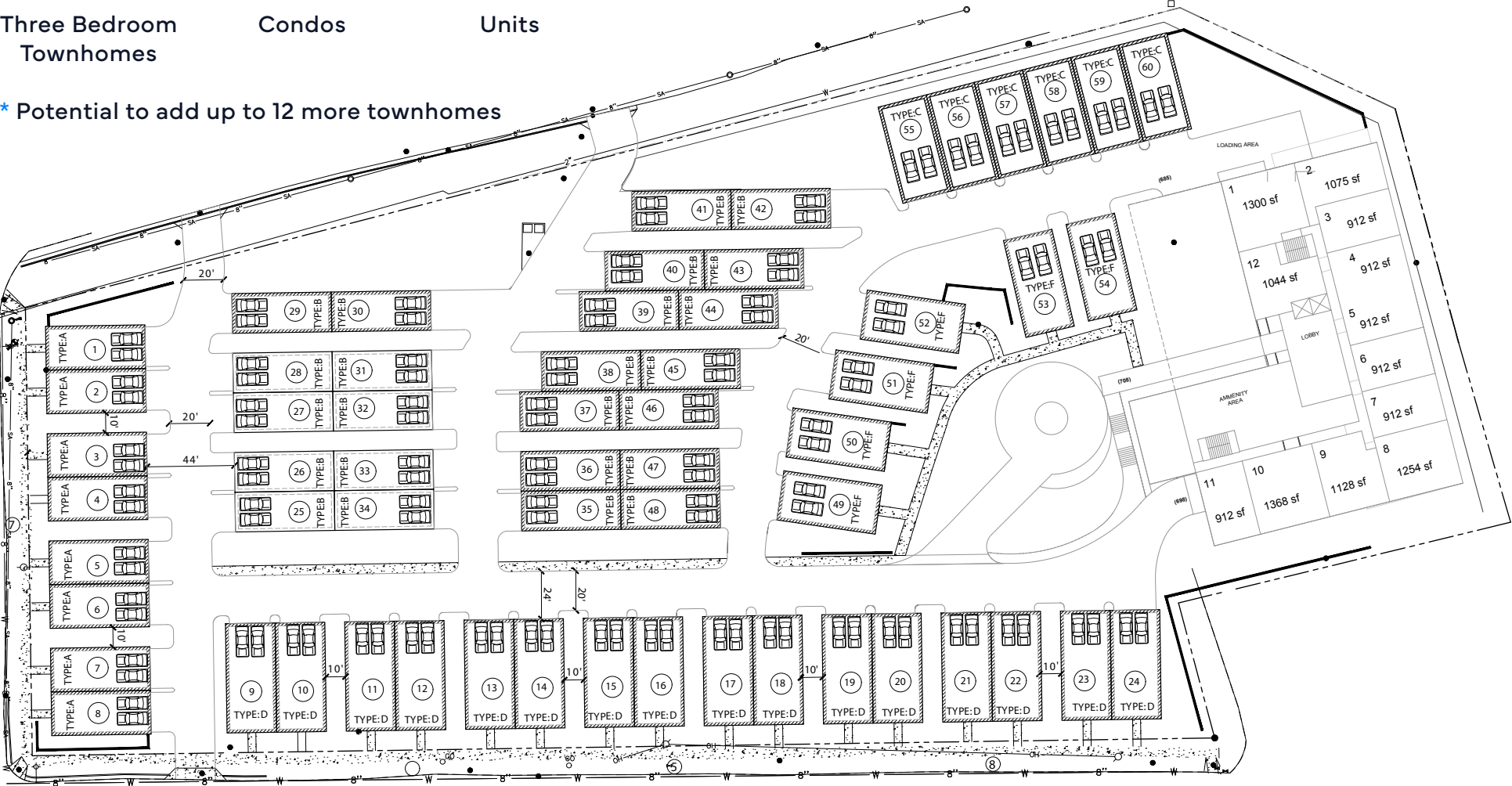
123

Three Bedroom
Townhomes

Condos

Units

* Potential to add up to 12 more townhomes



STYLISH LIVING

SYLVAN PARK

19,270

Population

36

Median Age

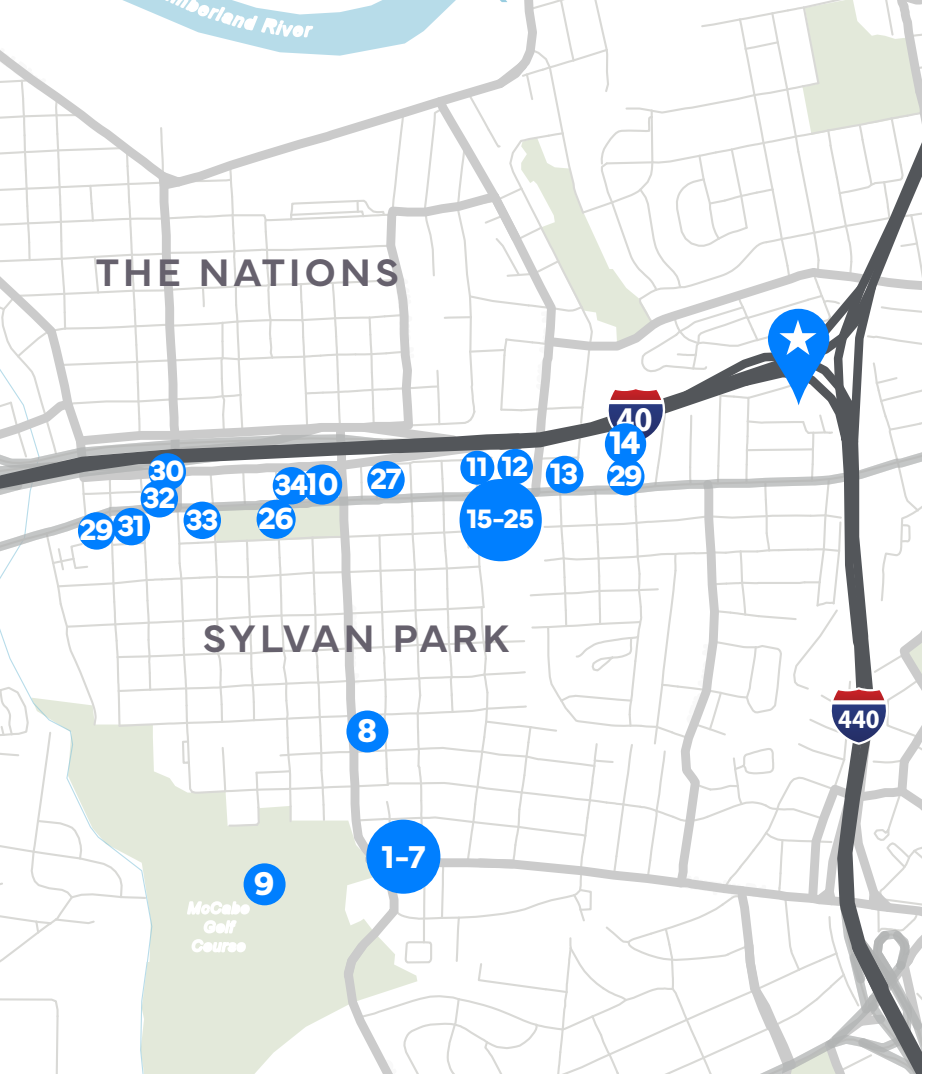
\$134,542

Median HH Income

AREA APPEAL

- Locally-Owned Restaurants
- McCabe Park
- Richland Farmers Market
- Quaint Atmosphere
- Urban Convenience
- Clifton Avenue Arts District





NEARBY AMENITIES

1. Star Bagel
2. Edley's Bar-B-Que
3. Pancho & Lefty's
4. Cafe Nonna
5. Elle Gray
6. Park Cafe
7. Lola
8. Answer
9. McCabe Golf Course & Park
10. M.L. Rose
11. Five Points Pizza
12. 8th & Roast
13. PennePazze
14. Climb Nashville West
15. Bearded Iris
16. Radish Kitchen
17. Barista Parlor
18. Grey's Fine Cheese & Entertaining
19. Woodland Wine Merchant
20. Black Dynasty Secret Ramen Shop
21. Punk Wok
22. Red Perch
23. Otaku Ramen
24. Another Broken Egg Cafe
25. BodyRok Pilates
26. Richland Park
27. Otto's
28. Miel
29. L & L Market
30. Coco's Italian Market
31. Hattie B's
32. Thistle Farms
33. Turnip Truck
34. Headquarters Coffee & Tea



L & L Market



Sylvan Supply



Richland Creek Greenway at McCabe Park



DRIVE TIMES

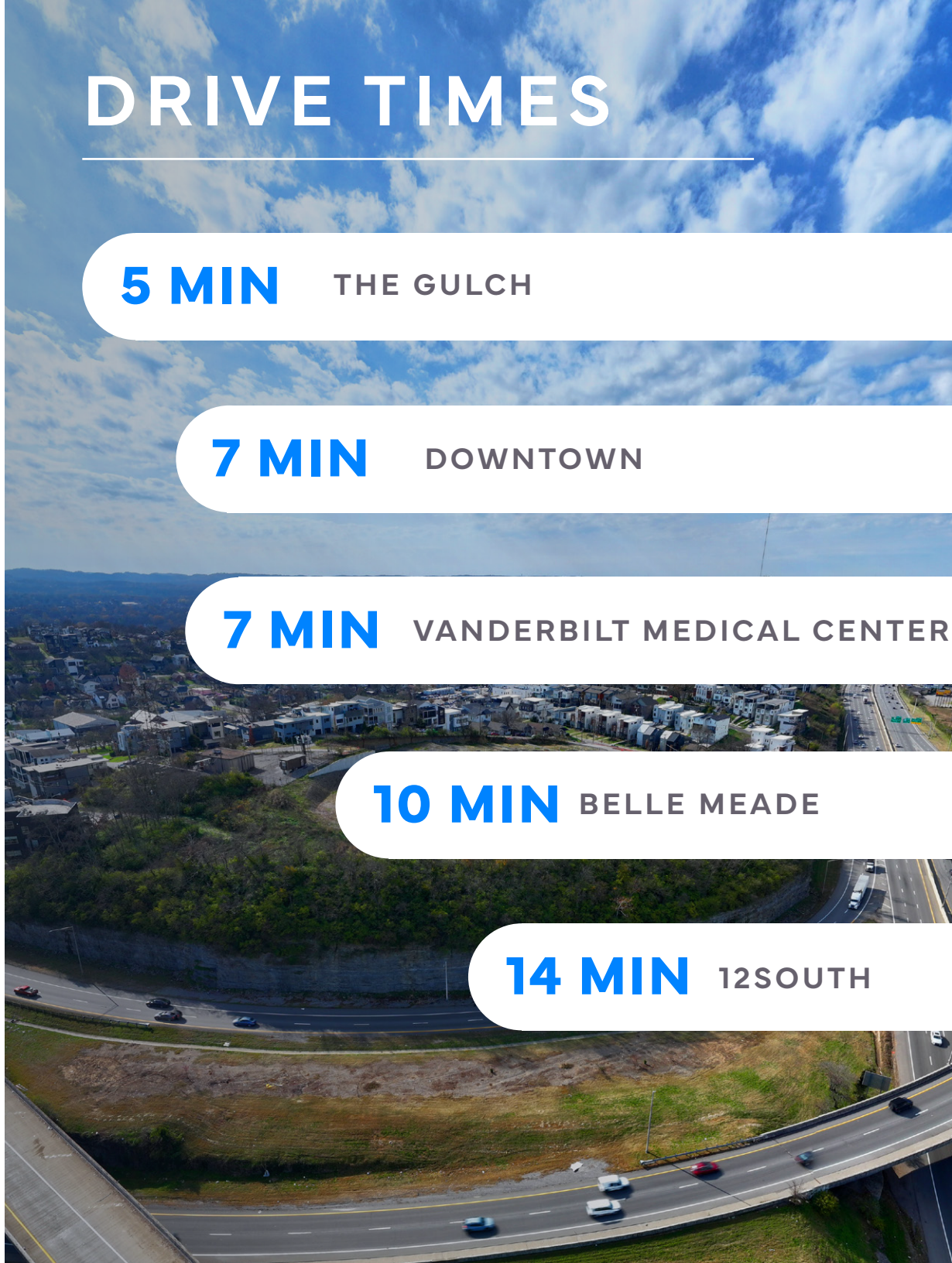
5 MIN THE GULCH

7 MIN DOWNTOWN

7 MIN VANDERBILT MEDICAL CENTER

10 MIN BELLE MEADE

14 MIN 12SOUTH



NASHVILLE

2M

Nashville MSA Population

U.S. Census Bureau

#1

For Metropolitan
Economic Strength

Policom, 2023

2.9%

Unemployment Rate

U.S. Bureau of Labor Statistics, November 2024

#3

America's Top
States for Business

CNBC, 2023

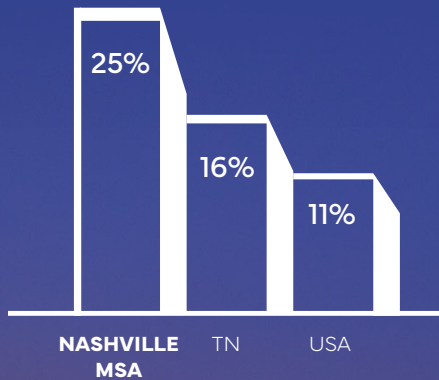
86

People moved to Nashville
MSA per day in 2023

Nashville Chamber of Commerce, 2024

GDP Growth

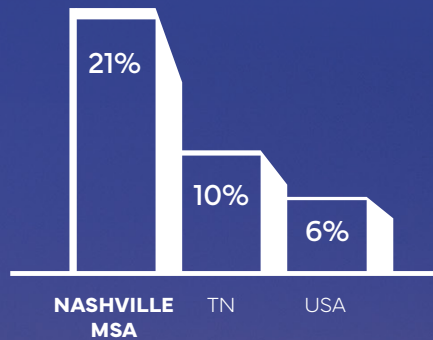
2017-2022



U.S. Bureau of Labor Statistics

Population Growth

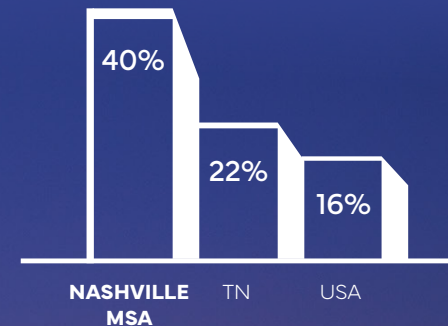
2013-2023



U.S. Census Bureau

Job Growth

2013-2023



U.S. Bureau of Labor Statistics





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STREAM

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