

1300 FORT NEGLEY BLVD

NASHVILLE, TN 37203

FOR SALE | 1.87 ACRES

WEDGEWOOD-HOUSTON DEVELOPMENT SITE



FOUNDRY
COMMERCIAL

THE OPPORTUNITY

FOUNDRY COMMERCIAL PLEASED TO OFFER THE OPPORTUNITY TO ACQUIRE 1300 FORT NEGLEY BLVD, IN NASHVILLE, TN.

The 1.87 acre site is located in Nashville's rapidly growing Wedgewood-Houston neighborhood just 2.4 miles south of Downtown Nashville. The property is in close proximity and offers easy access to area amenities and Nashville's most successful neighborhoods.

NASHVILLE CONTINUES TO BE THE MOST ATTRACTIVE INVESTMENT MARKET IN THE SOUTHEAST

Nashville continues to outpace the national average for job growth and has emerged as one of the country's fastest growing cities. The Nashville region is home to nearly 2 million people and more than 53,000 businesses. Middle TN is defined by a diverse economy, low costs of living and doing business, a creative culture and a well-educated population.

CORPORATE HEADQUARTER GIANTS IN NASHVILLE

Corporate headquarter giants call Middle Tennessee home, including Nissan North America, Bridgestone Americas, Dollar General, Hospital Corporation of America, AllianceBernstein, iHeartMedia, Mitsubishi, The ICEE Company, and Amazon. A national hub for the creative class, Nashville has the strongest concentration of the music industry in America.



WEDGEWOOD-HOUSTON

1300 FORT NEGLEY BLVD presents the opportunity to invest in this rapidly expanding submarket in Nashville's urban core, located 1.2 miles south of the central business district.

Nashville's Wedgewood-Houston (or "WeHo") neighborhood is just a few blocks south of downtown Nashville with borders defined by Houston Street to the north, Wedgewood Avenue to the south, Eighth Avenue South to the west and Fourth Avenue South/Nolensville Pike to the east.

THE HISTORIC WEDGEWOOD-HOUSTON COMMUNITY,

is becoming one of the hottest submarkets. It continues to see growth, transformation, and revitalization. It's adjacent to some of Nashville's desirable neighborhoods and close access to three major interstates providing easy drivability from Nashville's suburbs and offering a short drive to the Nashville International Airport.

AMENITIES AND ONGOING DEVELOPMENTS include Fort Negley, the Adventure Science Center, former Greer Stadium repurposed into a park with connectivity to the citywide greenway, and Nashville's Soccer Club's (MLS) new 30,000 seat stadium.



PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

Address 1300 Fort Negley Blvd, Nashville, TN 37203

Submarket Wedgewood-Houston

Land Acres 1.87 AC

Asking Price Negotiable

LOCATION HIGHLIGHTS

Qualified Opportunity Zone Site.

Wedgewood-Houston is a rapidly growing submarket for adaptive reuse commercial product.

Excellent location at the corner of Fort Negley Blvd and Hamilton Ave.

Approximately 10 minutes from Downtown Nashville.

I-65 visibility and close proximity to I-65, I-40 and I-440.

Walkable neighborhood with a variety of popular Wedgewood-Houston restaurants, bars, coffee shops, and arts/music venues.

AERIAL VIEW



8TH AVE S

EDGEHILL AVE

65

FORT NEGLEY BLVD

HAMILTON AVE

GERMANTOWN
3.3 MILES / 17 MINUTES

DOWNTOWN
2.6 MILES / 13 MINUTES

EAST NASHVILLE
5.8 MILES / 18 MINUTES

THE NATIONS
8.9 MILES / 18 MINUTES

MIDTOWN
2.6 MILES / 13 MINUTES

THE GULCH
1.3 MILES / 6 MINUTES

MUSIC ROW
1.5 MILES / 6 MINUTES

SYLVAN PARK
7.3 MILES / 18 MINUTES

WEDGEWOOD-HOUSTON
0.5 MILES / 2 MINUTES

12 SOUTH
1.7 MILES / 8 MINUTES

AIRPORT
8.6 MILES / 20 MINUTES

GREEN HILLS
5.5 MILES / 16 MINUTES

BERRY HILL
1.9 MILES / 7 MINUTES



24

40

40

65

440



8

9

AMENITIES MAP

NEW & PROPOSED DEVELOPMENTS

DINING | RETAIL | AMENITIES

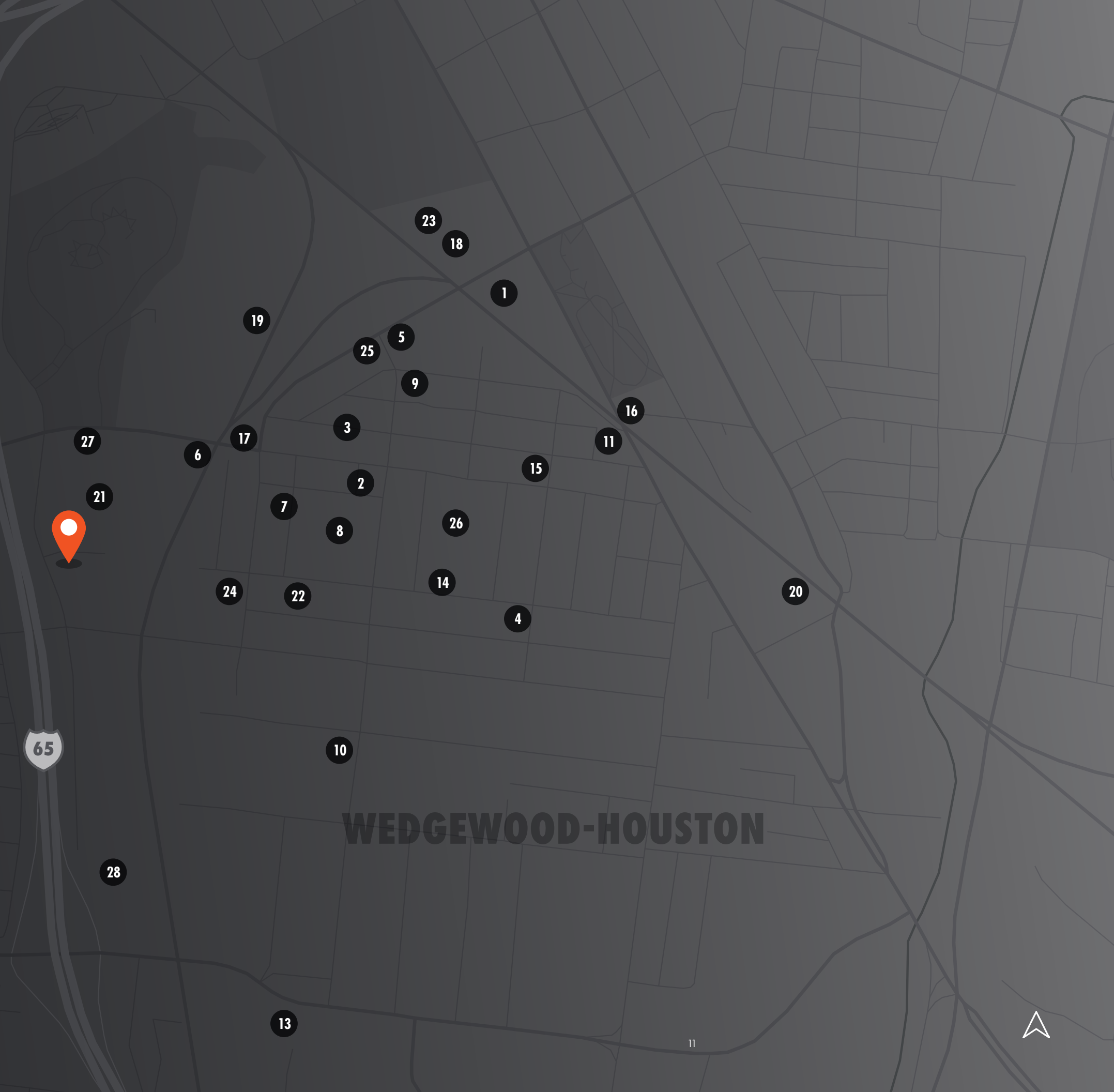
- 1 Clawson's Pub & Deli
- 2 Diskin Cider
- 3 Gabby's Burgers & Fries
- 4 Bastion
- 5 Parson's Chricken and Fish
- 6 Nashville Craft Distillery
- 7 Dozen Bakery
- 8 E+ROSE Wellness
- 9 Falcon Coffee Bar
- 10 Crest Coffee House
- 11 Humphrey's Street Coffee Shop
- 12 Baked on 8th
- 13 Smokin Thighs
- 14 Corsair Distillery
- 15 Americano Lounge
- 16 Houston Station
- 17 David Lusk Gallery

COMMERCIAL DEVELOPMENTS

- 18 Nashville Warehouse Co. (Office)
- 19 May Hosiery (Redevelopment)
- 20 WeHo Crossing (Office Proposed)
- 21 700 Hamilton (Office Proposed)
- 22 3T Finery (Mixed-Use Proposed)

RESIDENTIAL DEVELOPMENTS

- 23 Nashville Warehouse Co. (Apartments)
- 24 Standard Assembly
- 25 Martin Streets Flats
- 26 Six10 Merritt
- 27 WeHo Flats
- 28 Wedgewood Lofts (Proposed)



WEDGEWOOD-HOUSTON



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