

FOR SALE



WEDGEWOOD HOUSTON · DOWNTOWN NASHVILLE

924 VINE STREET

Nashville, Tennessee 37203

A premier 11,792 SF steel-frame warehouse on a 0.60-acre site in the heart of Nashville's fastest-growing urban corridor — flexible zoning, immediate occupancy, and unmatched highway access.

PRICE

\$8,500,000

BUILDING

11,792 SF

SITE

0.60 Acres

OCCUPANCY

Immediate

01 EXECUTIVE SUMMARY

924 Vine Street presents a premier commercial opportunity in the heart of Nashville's thriving urban core.

This 11,792 SF steel-frame warehouse offers exceptional versatility with 12–22 foot clear heights, modern infrastructure, and strategic positioning adjacent to the coveted Wedgewood Houston district and Fort Negley's multi-million-dollar renovation.

With immediate highway access, on-site parking, and flexible MUL-A zoning, the property provides an ideal platform for growing businesses seeking visibility, accessibility, and value in one of America's fastest-growing metropolitan areas. Its column spacing and clear heights suit uses ranging from indoor sports and recreation to warehousing, distribution, and creative flex space.

PROPERTY HIGHLIGHTS

- ◆ Prime Wedgewood Houston location with strong visibility
- ◆ 11,792 SF steel-frame warehouse · 12–22 ft clear heights
- ◆ 0.60-acre site · 15 on-site parking spaces
- ◆ 1 dock-high door + 1 drive-in door
- ◆ 640 SF finished office space · LED lighting throughout
- ◆ Direct access to I-40, I-65 & I-24
- ◆ Flexible MUL-A zoning · immediate occupancy available

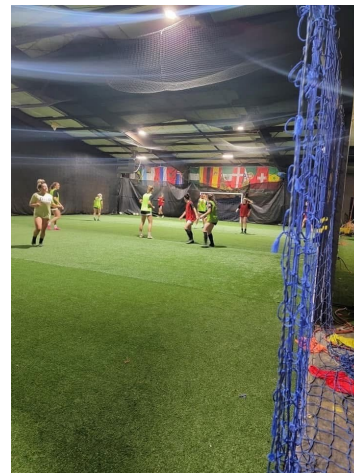
02 INTERIOR & VERSATILITY



Open floor plan with exposed steel structure and high ceilings



Clear-span floor supports active recreation & sport uses

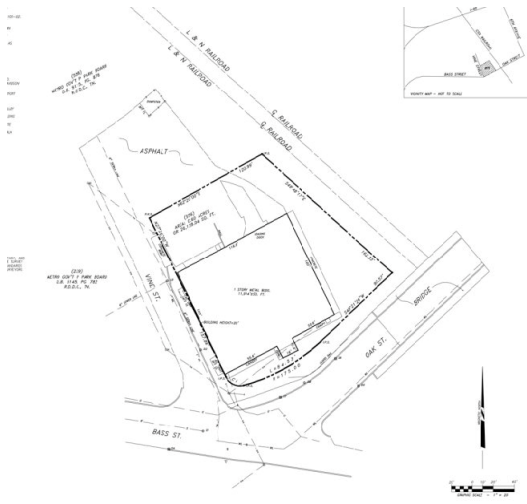


High ceilings and column spacing ideal for flexible layouts

The building's clear heights and column spacing make it well suited to a wide range of uses — from indoor sports and recreation facilities to warehousing, distribution, and creative flex or showroom space, complemented by 640 SF of finished office.

03 PROPERTY SPECIFICATIONS

BUILDING SIZE	11,792 SF
SITE SIZE	0.60 acres (26,128 SF)
YEAR BUILT	1988
CONSTRUCTION	Steel frame with metal exterior
CLEAR HEIGHT	12 to 22 feet
OFFICE SPACE	640 SF finished office area
LOADING	1 dock-high door + 1 drive-in door
PARKING	15 spaces
LIGHTING	LED throughout
ZONING	Mixed-Use Limited Alternative (MUL-A)
HIGHWAY ACCESS	I-40, I-65, I-24
OCCUPANCY	Immediate



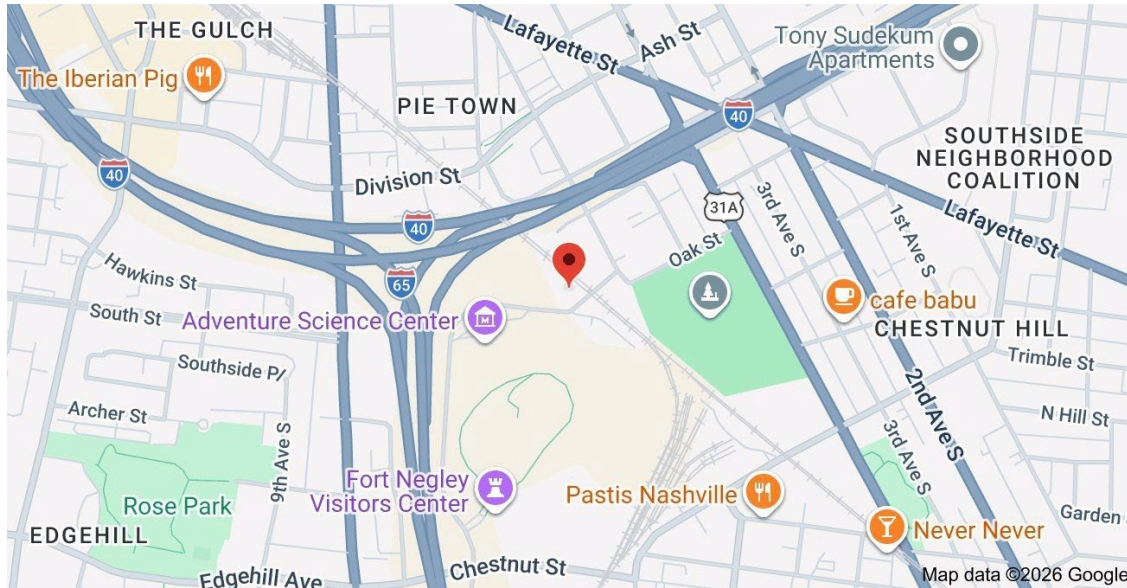
Site plan and building footprint



Parcel map with property dimensions

04 LOCATION & ACCESS

924 Vine Street is strategically positioned at the intersection of Nashville's most dynamic growth corridors. The property directly touches the coveted Wedgewood Houston district and borders Fort Negley Park, currently undergoing a multi-million-dollar renovation — offering immediate access to downtown Nashville while benefiting from the explosive growth in surrounding neighborhoods.



Neighborhood context — minutes from downtown and major interstates



Bordering Fort Negley Park's renovation



Street presence at Vine & Bass Street

KEY LOCATION ADVANTAGES

- ◆ Touches the coveted Wedgewood Houston district
- ◆ Adjacent to Fort Negley's multi-million-dollar renovation
- ◆ Minutes from the downtown Nashville CBD
- ◆ Direct access to I-40, I-65, and I-24
- ◆ Walking distance to restaurants, shops, and cultural venues
- ◆ Excellent public transportation access

05 RECENT INVESTMENT & DEVELOPMENT OPPORTUNITY

The ownership has recently invested approximately \$50,000 in capital improvements, including the installation of a new HVAC system, further enhancing the property's condition and readiness for redevelopment or adaptive reuse.

A significant catalyst for future appreciation is the City's recent acquisition of the land directly across the street. As a result, 924 Vine Street is now the last privately owned property located within the Fort Negley Park boundaries, creating a truly unique and irreplaceable position.

The City's Fort Negley Master Plan envisions transforming the surrounding area into a premier civic destination featuring an open-air museum, memorial lawn, walking trails, and expansive native green spaces. Following extensive public engagement, Phase I construction commenced in February 2026 with an \$11 million budget, representing the first phase of a public investment exceeding \$35 million.

Based on recent comparable land transactions and current market conditions, ownership estimates the property's as-entitled development value — distinct from the current \$8,300,000 asking price — for a shovel-ready hospitality use at \$12 million to \$15 million.

The property is positioned in the heart of Nashville's rapidly expanding WeHo district and offers a rare opportunity to develop a hotel that could be completed in advance of the 2030 Super Bowl, one of the most significant hospitality demand drivers in the city's history.

DEVELOPMENT HIGHLIGHTS

- ◆ \$50,000 in recent capital improvements, including a new HVAC system
- ◆ The last privately owned parcel within the Fort Negley Park boundaries
- ◆ \$35M+ public investment underway — Phase I began February 2026
- ◆ Estimated as-entitled development value of \$12M–\$15M
- ◆ Shovel-ready seven-story hotel site in WeHo, ahead of the 2030 Super Bowl

06 SHOVEL-READY ENTITLEMENTS

Ownership has invested approximately \$150,000 in development and entitlement work for a proposed seven-story hotel, substantially reducing execution risk and shortening the development timeline. Completed work includes:

- ◆ Ground-penetrating radar
- ◆ Viewshed analysis
- ◆ Geotechnical core sampling
- ◆ Archaeological investigation
- ◆ SP rezoning (currently in final approval)

With only a minor relocation of the planned parking garage on the site plan, the project is expected to be shovel-ready, allowing a developer to move quickly toward construction.

07 WHY NASHVILLE

Nashville consistently ranks among America's fastest-growing metropolitan areas, attracting businesses, talent, and investment from across the nation on the strength of a pro-growth, business-friendly environment.

- ◆ No State Income Tax — significant advantages for businesses and employees.
- ◆ Robust, Diverse Economy — healthcare, music, technology, and manufacturing.
- ◆ Exceptional Talent Pool — major universities and skilled professionals nationwide.
- ◆ Quality of Life — affordable cost of living, world-class culture, southern hospitality.
- ◆ Business-Friendly — pro-growth policies and supportive economic development.

CONTACT & INQUIRIES

SCHEDULE A TOUR

Don't miss this exceptional opportunity in the heart of Nashville.

CONTACT

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LANDLORD

924 Vine Street LLC · Nashville, Tennessee

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Any statements regarding development potential, permitted uses, zoning or rezoning, entitlements, estimated or projected value, timelines, the Fort Negley Master Plan, surrounding area development, or future events are forward-looking opinions and estimates only, are not guaranteed, and should not be relied upon. Rezoning and entitlements remain subject to governmental review and approval and may not be obtained. Prospective purchasers should conduct their own independent due diligence and consult their own legal, financial, tax, engineering, and land-use advisors. Nothing herein constitutes legal, financial, or investment advice.