

For Sale

PREMIER 0.38 ACRES GERMANTOWN DEVELOPMENT SITE

1317-1319A 5th Ave N | Nashville, TN





3RD AVEN

2ND AVEN

5TH AVEN

4TH AVEN

1317-1319A 5th Ave N

INFILL DEVELOPMENT OPPORTUNITY IN THE HEART OF GERMANTOWN

Located in the center of Nashville's premier urban neighborhood, 1317–1319A 5th Avenue North presents a rare opportunity to acquire a development site within Germantown's established residential and commercial corridor.

Surrounded by award-winning restaurants, neighborhood retail, multi-family communities, and ongoing investment, the property offers developers the ability to capitalize on continued growth in one of the city's most desirable live-work-play environments.

The site's strategic location provides convenient access to Downtown Nashville, the Tennessee State Capitol, and numerous neighborhood amenities that continue to drive residential demand and long-term value creation.

INVESTMENT HIGHLIGHTS



0.38 AC Development Site



Desirable Germantown Location



MUN Zoning



Walkable Urban Environment



Minutes from Downtown Nashville



Surrounded by Established Retail & Dining



Strong Residential Demand Drivers



Potential Development Concepts Available



CONCEPT PLANS



DEVELOPMENT SUMMARY

OVERALL UNIT MIX 8 UNITS

1 Bedroom 4 Units

2 Bedroom 2 Units

3 Bedroom 2 Units

COMMERCIAL 1,802 SQ FT

SITE INFORMATION

Site Area 16,534 sq ft

ISR 13,228 sq ft maximum

FAR 26,545 sq ft maximum

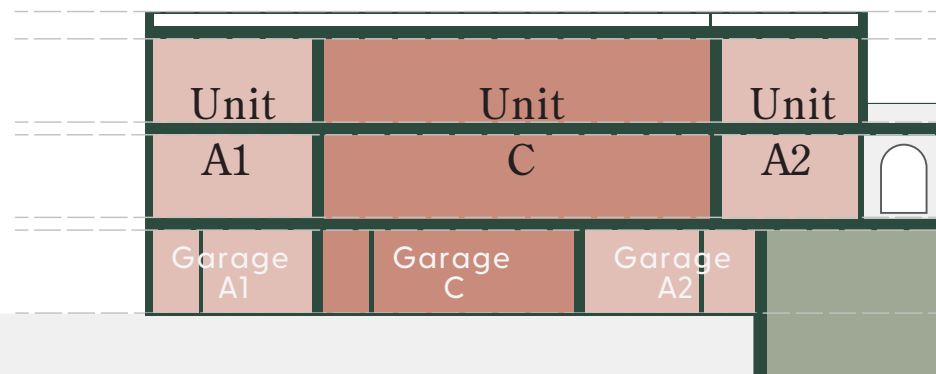
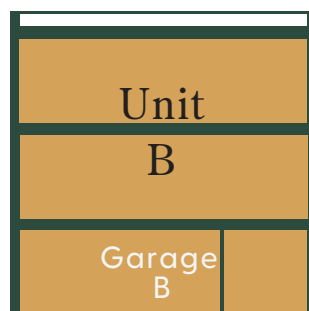
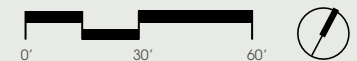
PARKING PROVIDED 14 SPACES +/-

Surface Parked 2 Spaces

Garage 12 Spaces

LEGEND

- Commercial
- 3 Bedroom
- 2 Bedroom Flat
- 1 Bedroom Flat



- ROOF 40'-0"
- 3RD FLOOR CEILING 37'-0 7/8"
- 3RD FLOOR 27'-11 3/4"
- 2ND FLOOR T.O.P. 26'-7"
- 2ND FLOOR 17'-5 7/8"
- COMMERCIAL CEILING 16'-1 1/8"
- GARAGE/ALLEY 7'-0"
- COMMERCIALS 0'-0"

DEVELOPMENT SUMMARY

OVERALL UNIT MIX 8 UNITS +/-

1 Bedroom	2 Units
2 Bedroom	4 Units
3 Bedroom	2 Units

COMMERCIAL 1,802 SQ FT

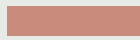
SITE INFORMATION

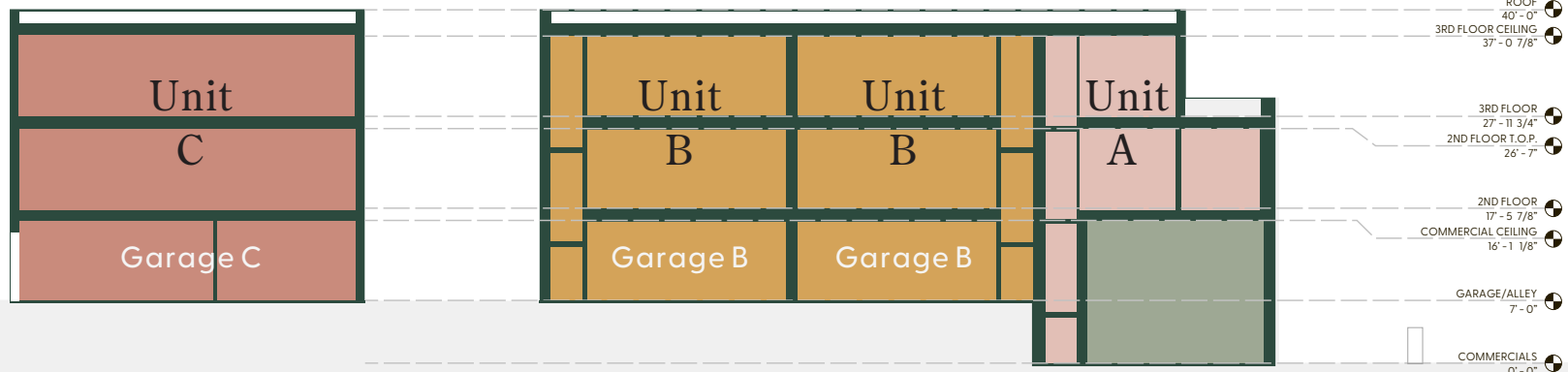
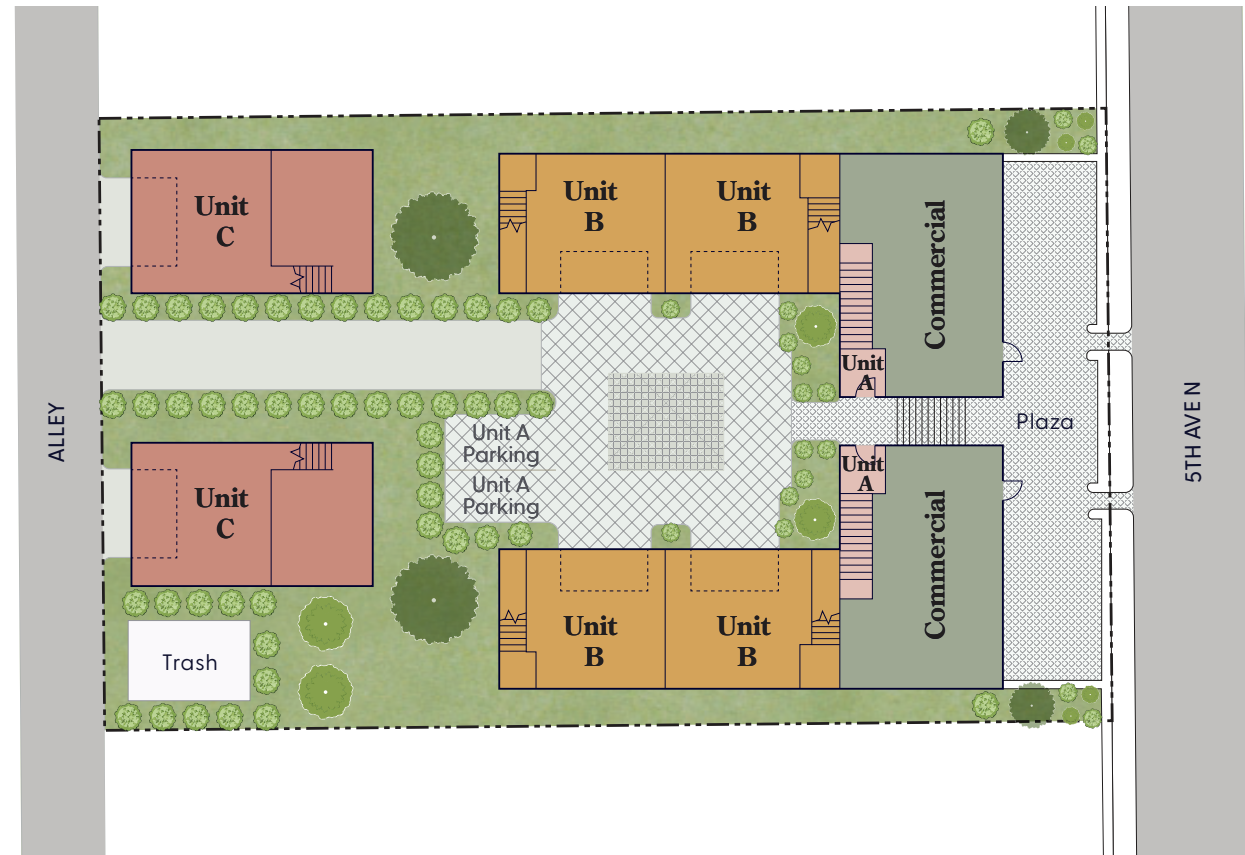
Site Area	16,534 sq ft
ISR	13,228 sq ft maximum
FAR	26,545 sq ft maximum

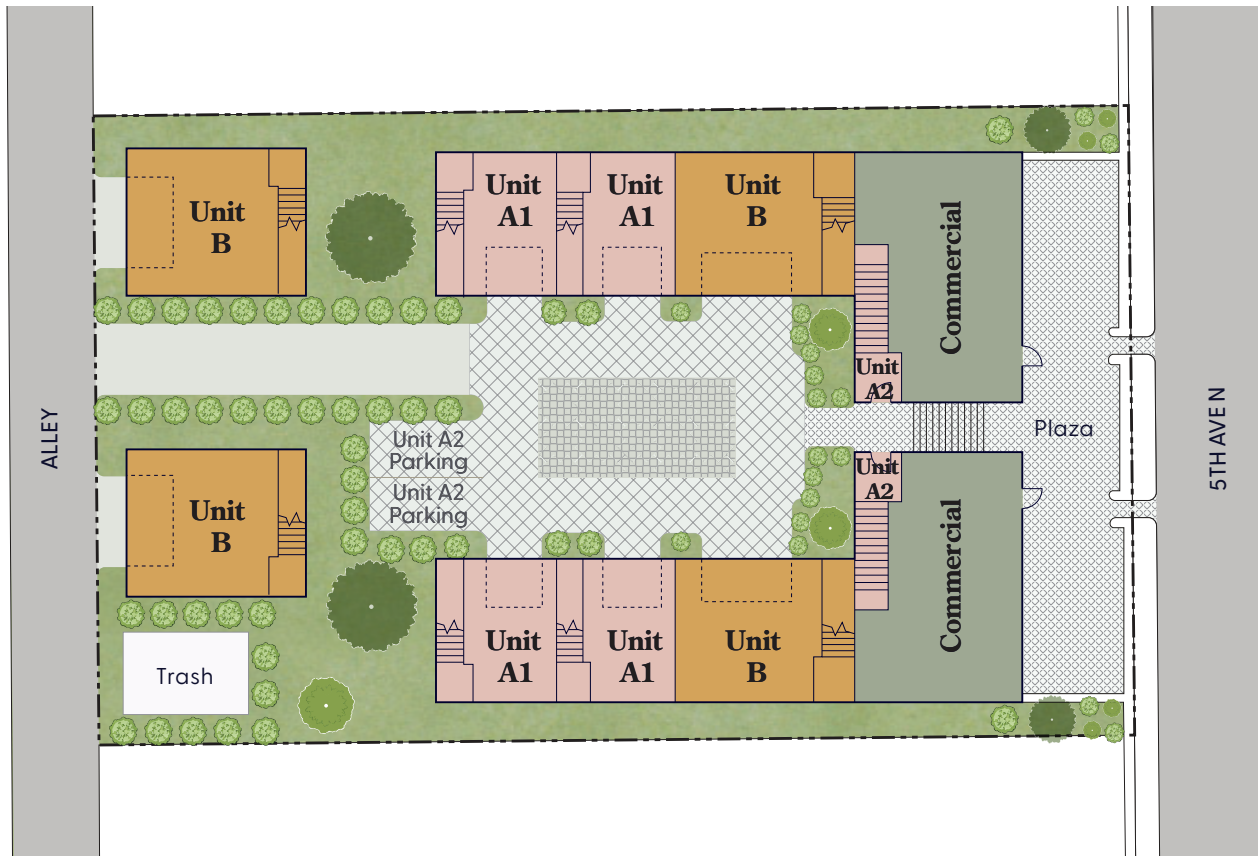
PARKING PROVIDED 14 SPACES +/-

Surface Parked	2 Spaces
Garage	12 Spaces

LEGEND

	Commercial
	3 Bedroom
	2 Bedroom Flat
	1 Bedroom Flat





DEVELOPMENT SUMMARY

OVERALL UNIT MIX 10 UNITS +/-

1 Bedroom 6 Units

2 Bedroom 4 Units

3 Bedroom 0 Units

COMMERCIAL 1,802 SQ FT

SITE INFORMATION

Site Area 16,534 sq ft

ISR 13,228 sq ft maximum

FAR 26,545 sq ft maximum

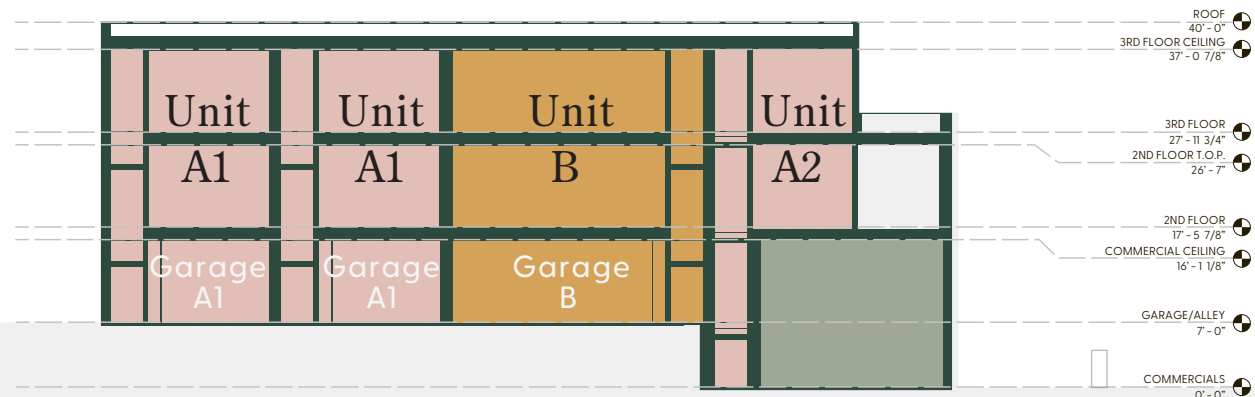
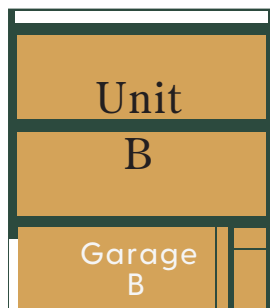
PARKING PROVIDED 14 SPACES +/-

Surface Parked 2 Spaces

Garage 12 Spaces

LEGEND

- Commercial
- 3 Bedroom
- 2 Bedroom Flat
- 1 Bedroom Flat





GERMANTOWN

Germantown has evolved into one of Nashville's most desirable urban neighborhoods, fueled by significant mixed-use, office, residential, and riverfront investment. Its walkable environment, historic character, and proximity to Downtown have attracted a growing mix of residents, employers, and institutional investors seeking access to one of the city's most dynamic districts.

As development activity continues to expand along the Cumberland River and East Bank, Germantown is increasingly positioned as a gateway to Nashville's next generation of urban growth. Ongoing investment in office, hospitality, entertainment, and public infrastructure is further strengthening the neighborhood's long-term appeal and development potential.

IN DEVELOPMENT

Neuhoff District

The Neuhoff District represents one of Nashville's most significant redevelopment projects, transforming the historic meatpacking facility into a vibrant mixed-use destination featuring office, residential, retail, hospitality, and entertainment uses.

The project has attracted nationally recognized tenants including Oracle, Boston Consulting Group, Butler Snow, and Rubicon Founders, reinforcing Germantown's position as a premier destination for business, innovation, and investment. As Neuhoff continues to deliver new phases, it is expected to serve as a major catalyst for growth throughout the surrounding neighborhood.

East Bank Development & Nissan Stadium

The East Bank redevelopment is one of the largest urban development initiatives in Nashville's history, creating a new mixed-use district along the Cumberland River that will include residential, commercial, entertainment, and public spaces.

A planned pedestrian bridge connecting Germantown to the broader East Bank district will further enhance accessibility, walkability, and connectivity across the river. Once complete, the bridge will strengthen Germantown's position at the center of Nashville's expanding urban core and provide direct access to billions of dollars in planned public and private investment.

Drive Times

5MINS
Downtown

6MINS
Future Oracle Campus

6MINS
Titans Stadium

7MINS
Bridgestone Arena

9MINS
The Gulch

11MINS
Nashville International Airport (BNA)

Walkability

One of Nashville’s most activated emerging mixed-use walkable districts, positioned at the intersection of Germantown, Neuhoff District, and the riverfront entertainment corridor.

92
WALKABILITY SCORE

14+
RESTAURANTS & BARS WITHIN
6 MINUTE WALK

7
OFFICE & INSTITUTIONAL
ANCHORS WITHIN
6 MINUTE WALK

4+
ENTERTAINMENT AREAS
WITHIN 6 MINUTES INCLUDING
SPORTS VENUES AND NATURAL
RECREATION AREAS

Nearby Amenities

Hotels:

1. Germantown Inn
2. The Sundry
3. The Conway by AvantStay

Grocery & Restaurants:

1. Sedona Taphouse
2. Geist Bar + Restaurant
3. Barrel Proof
4. DeSano Pizzeria Napoletana
5. Von Elrods
6. Tailgate Brewery
7. Kyuramen - Nashville
8. Henrietta Red
9. Little Hats Market
10. Germantown Cafe
11. Emmy Squared Pizza
12. Monday Night Brewing
13. Mother's Ruin
14. Neighborly
15. Taco Mamacita
16. Barista Parlor
17. City House
18. Pelato
19. The Goat Germantown
20. Babychan Restaurant
21. Streetcar Taps & Garden
22. Butchertown Hall
23. Surefire
24. Bearded Iris Brewing
25. Indaco
26. O-Ku
27. Close Company Bar
28. E + Rose Wellness Cafe
29. Elegy Coffee
30. Le Loup
31. Fishmonger
32. 5th & Taylor
33. Spread Market & Larder
34. Rolf & Daughters
35. Sidecar Bar
36. Sonny's Patio Pub
37. Steadfast Coffee
38. Tailor Nashville
39. Sunshot Coffee
40. Silver Sands Cafe
41. The Mockery
42. Social Cantina
43. Jonathan's Grille
44. Nashville Farmers' Market
45. Kroger
46. Spread Market & Larder

Attractions:

1. Brooklyn Bowl
2. Nashville Sounds Stadium & First Horizon Park
3. Tennessee State Museum
4. Hope Gardens Park
5. Morgan Park
6. Central Dog Park
7. Cumberland Bicentennial River Trail + Riverfront Park

Health & Fitness

1. Pro Vita
2. The Body Project
3. Nashville Pilates Co.
4. Solidcore



Economy & Employment

By investing in Nashville you gain exposure to ULI's top-rated investment market, which is being driven by new-to-market companies.

21%
POPULATION GROWTH
2015-2025

95
NET NEW PEOPLE PER DAY
BETWEEN 2024-2025

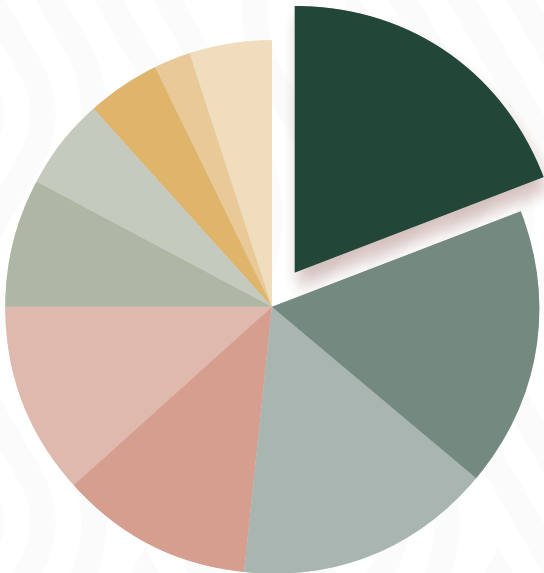
2.8%
UNEMPLOYMENT RATE
MARCH 2026

26.1%
JOB GROWTH
2015-2025

104.2%
GDP GROWTH
2013-2023

Nashville's Healthy & Diverse Economy

- 19.3%** Trade, Transportation, and Utilities
- 16.9%** Professional and Business Services
- 15.6%** Education and Health Services
- 11.7%** Leisure and Hospitality
- 11.6%** Government
- 7.6%** Manufacturing
- 5.8%** Mining, Logging, & Construction
- 4.2%** Financial Activities
- 2.4%** Information
- 4.8%** Other Services



Source: Nashville Chamber of Commerce 2026



#2 BEST CITY FOR JOB OPPORTUNITIES
& EARNING POTENTIAL
CNBC, 2025

#6 MARKET TO WATCH IN 2026
ULI, 2025

For more information, contact:

Ross Smith

ross.smith@streamrealty.com

615.818.9688

Rob Lowe

rob.lowe@streamrealty.com

615.476.2910



501 Commerce St | Suite 1120

Nashville, TN 37203

615.795.0000