

For Sale

811 COWAN STREET

2.48 Acres | River North District

Presented by

Anderson Hill

Maury County Realty



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

Prime 2.48-acre redevelopment site with 17-story height allowance

Directly adjacent to Oracle HQ River North Campus (70 acres, 8,500 employees)

Functional industrial asset: 53,000 SF with 26-ft ceilings, 4 docks

Flexible use & tenancy

Located in Nashville's hottest submarket: East Bank / River North District

Exceptional connectivity to I-65, I-24, I-40, BNA airport, commuter rail

811 COWAN STREET, NASHVILLE, TN 37207

PROPERTY SNAPSHOT

Address	811 Cowan Street, Nashville, TN 37207
Property Type	Industrial / Distribution / Redevelopment
Zoning	IG (Industrial General) / River North Overlay
Future Land Use	MUG (Mixed Use General)
Owner of Record	HHKW Properties, LLC
Submarket	East Bank / River North District
Building Size	53,000 SF
Land Area	2.48 Acres (108,029 SF)
Year Built	1979
Clear Height	26 ft
Loading	4 Dock-High Doors, 1 Drive-In Door
Parking	50 Spaces
Max Height (Overlay)	17 Stories
Sale Price	Not Disclosed

PROPERTY OVERVIEW

26 FT
CLEAR HEIGHT

4 DOCKS
LOADING DOORS

1 DRIVE-IN
DRIVE-IN DOOR

50
PARKING SPACES

Total Building Area	53,000 SF
Land Area	2.48 Acres (108,029 SF)
Year Built	1979
Stories	1
Construction	Steel Frame / Metal
Clear Height	26 ft
Loading	4 Dock-High, 1 Drive-In
Parking	50 Surface Spaces
Utilities	Water, Sewer, Electric, Gas
Tenancy	Multi-Tenant

811 Cowan Street is a 53,000 square foot industrial/distribution facility situated on 2.48 acres in Nashville's River North District. The property features 26-foot clear ceiling heights, four dock-high loading doors, one drive-in door, and 50 surface parking spaces. Built in 1979, the building offers functional warehouse and distribution space with flexible multi-tenant configuration.

The site is zoned IG (Industrial General) and falls within the River North / East Bank Overlay District, which permits mixed-use redevelopment up to 17 stories. This creates a compelling dual opportunity: income-producing industrial use today with significant long-term redevelopment upside.

811 COWAN STREET, NASHVILLE, TN 37207



ZONING SUMMARY

811 COWAN STREET, NASHVILLE, TN 37207

"One of Nashville's most compelling repositioning opportunities."

17

Stories Permitted

The property is zoned IG (Industrial General) and is located within the River North / East Bank Overlay District. The overlay permits mixed-use redevelopment up to 17 stories, creating significant long-term value beyond the current industrial use.

IG

Industrial General

MUG

Mixed Use General

AE

FEMA Flood Zone

PARAMETERS

Current Zoning

IG (Industrial General)

Overlay District

River North / East Bank

Future Land Use

MUG (Mixed Use General)

Max Permitted Height

17 Stories

Permitted Uses

Industrial, Warehouse, Flex, Mixed-Use Redevelopment

Flood Zone

AE (FEMA)

Parcel ID

See Davidson County Assessor

Entitlements

Verify with Nashville Planning Department

Opportunity Zone

Confirm eligibility with Davidson County Planning

DEVELOPMENT POTENTIAL

The River North Overlay District positions this site for transformative redevelopment. With 17-story height allowance and MUG future land use designation, the property supports residential, office, hospitality, or mixed-use development. The site's direct adjacency to Oracle's River North Campus currently under construction (70 acres, 8,500 employees) and proximity to the \$2.2B Nissan Stadium redevelopment make it one of Nashville's most compelling repositioning opportunities.



LOCATION ANALYSIS

Nashville's Hottest Growth Corridor



811 COWAN STREET, NASHVILLE, TN 37207

1.2 MILES

Downtown Nashville

ADJACENT

Oracle HQ River North Campus

DIRECT

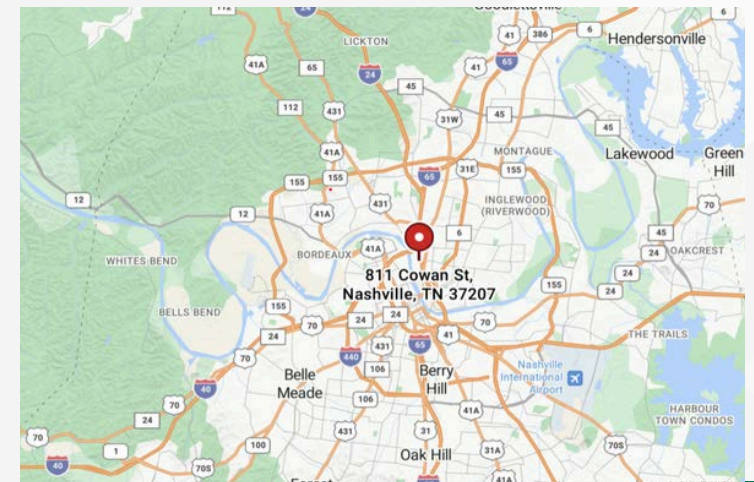
I-65, I-24, I-40 Interchange

17 MIN

Nashville International Airport (BNA)

6 MIN

Music City Star Commuter Rail



MARKET DATA & RANKINGS

2.1M

Metro Population

100+

New Residents / Day

47%

Job Growth Since 2010

5.7%

Pop. Growth by 2027

#1

Hottest Job Market

Wall Street Journal

#1

Economic Strength

Policom Corporation

#1

Real Estate Prospects

ULI / PwC

#1

Housing Market

ReMax

#2

Top States for Business

CNBC

#2

Best Real Estate Markets

WalletHub

#4

Best Performing Cities

Milken Institute

MAJOR GROWTH ENGINES

\$2.2B

Nissan Stadium Redevelopment

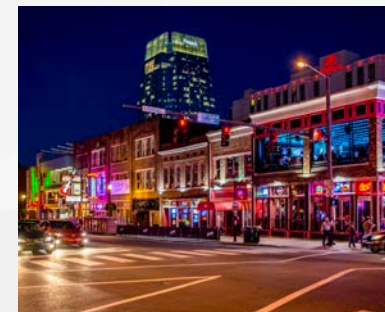
\$2.2B mixed-use project adjacent to the property. New stadium, entertainment district, residential, and retail.

8,500+

Oracle River North Campus

76-acre campus directly across from 811 Cowan. 8,500+ employees. Nashville's largest corporate HQ investment.

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AREA DEMOGRAPHICS

811 COWAN STREET, NASHVILLE, TN 37207

\$91,207

MEDIAN HH INCOME

\$612,226

MEDIAN HOME VALUE

68%

BACHELOR'S DEGREE+

33.4

MEDIAN AGE

METRIC	1-MILE	3-MILE	5-MILE
Population (2024)	8,412	112,847	348,621
Pop. Growth (2024-2029)	4.2%	5.1%	5.7%
Households	4,891	56,203	158,412
Avg. Household Size	1.72	2.01	2.20
Median HH Income	\$91,207	\$72,456	\$68,891
Avg. HH Income	\$118,340	\$98,712	\$92,105
Median Home Value	\$612,226	\$485,310	\$421,875
Owner-Occupied	38%	42%	48%
Renter-Occupied	62%	58%	52%
Bachelor's Degree+	68%	54%	47%
Median Age	33.4	34.8	35.2

Source: CoStar / LoopNet Demographics Report

IMMEDIATE TRADE AREA

811 COWAN STREET, NASHVILLE, TN 37207



DOWNTOWN NASHVILLE

PLANNED

HOMESWOOD
SUITES by Hilton
TEMPO

TOPGOLF

OXBOW

CHARMERS

neuhoff
ORACLE

MODERA
BY MILL CREEK
RIVERVIEW

Wayward

PLANNED

NOBU
HOTELS

CUMBERLAND RIVER

HOME2
SUITES BY HILTON
Hampton

ORACLE

NASHVILLE
AUTO SERVICES

COWAN ST.

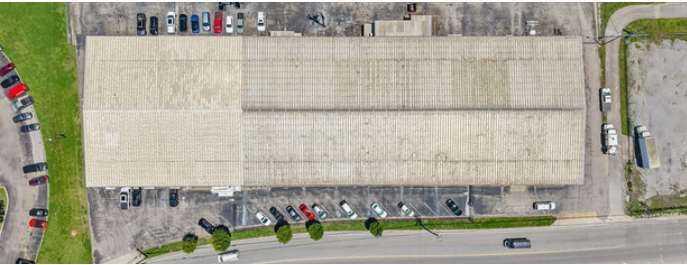
2.48 Acres
811 COWAN ST

COWAN ST.

Safelite



PROPERTY PICTURES





**PROPERTY
PICTURES**





811 Cowan Street

Nashville, Tennessee | River North District | 2.48 Acres

CONTACT

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