

NORTH NASHVILLE SHORT TERM RENTAL DEVELOPMENT

±0.08 ACRES FOR SALE | PLANNED FOR MICRO - HOTEL



CONTACT FOR MORE INFORMATION



Eric S. Deems
edeems@landadvisors.com
615.392.6201



George Schubert
gschubert@landadvisors.com
615.583.0200



DUE DILIGENCE

Please click here to view
the Due Diligence Vault



Land Advisors[®]
ORGANIZATION

615.845.9500 | LandAdvisors.com

DETAIL

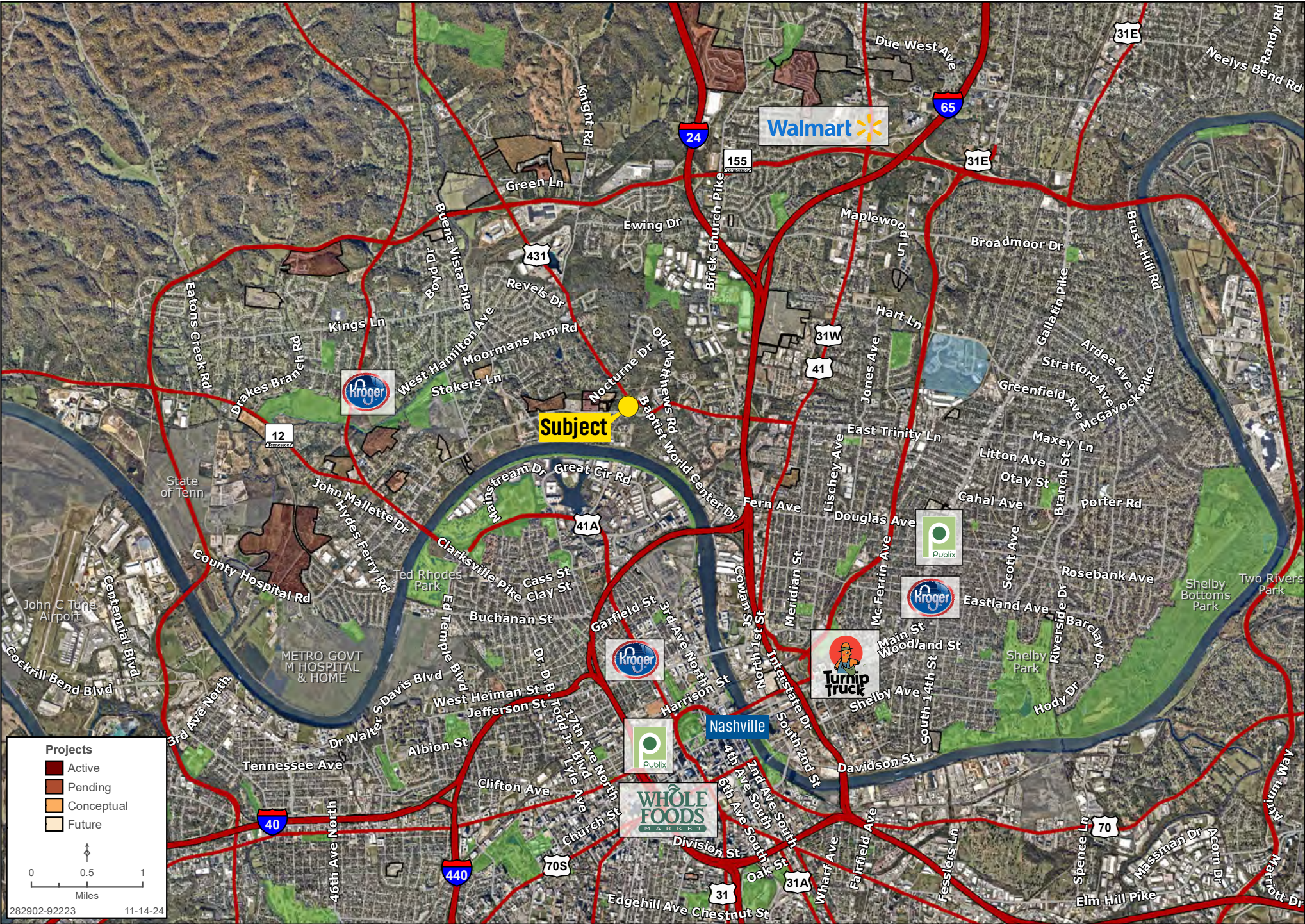
Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com

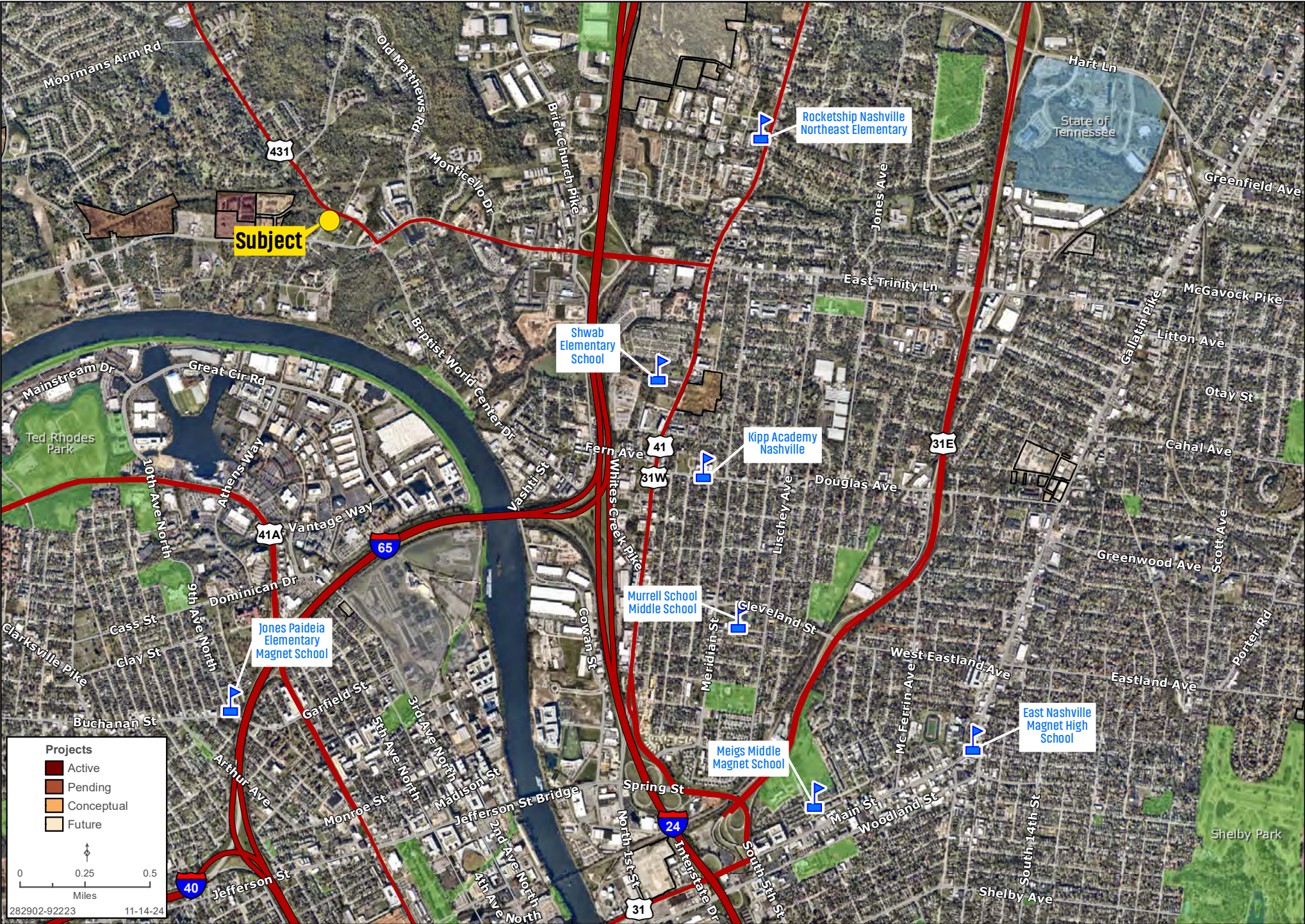


CONCEPT PLAN

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com

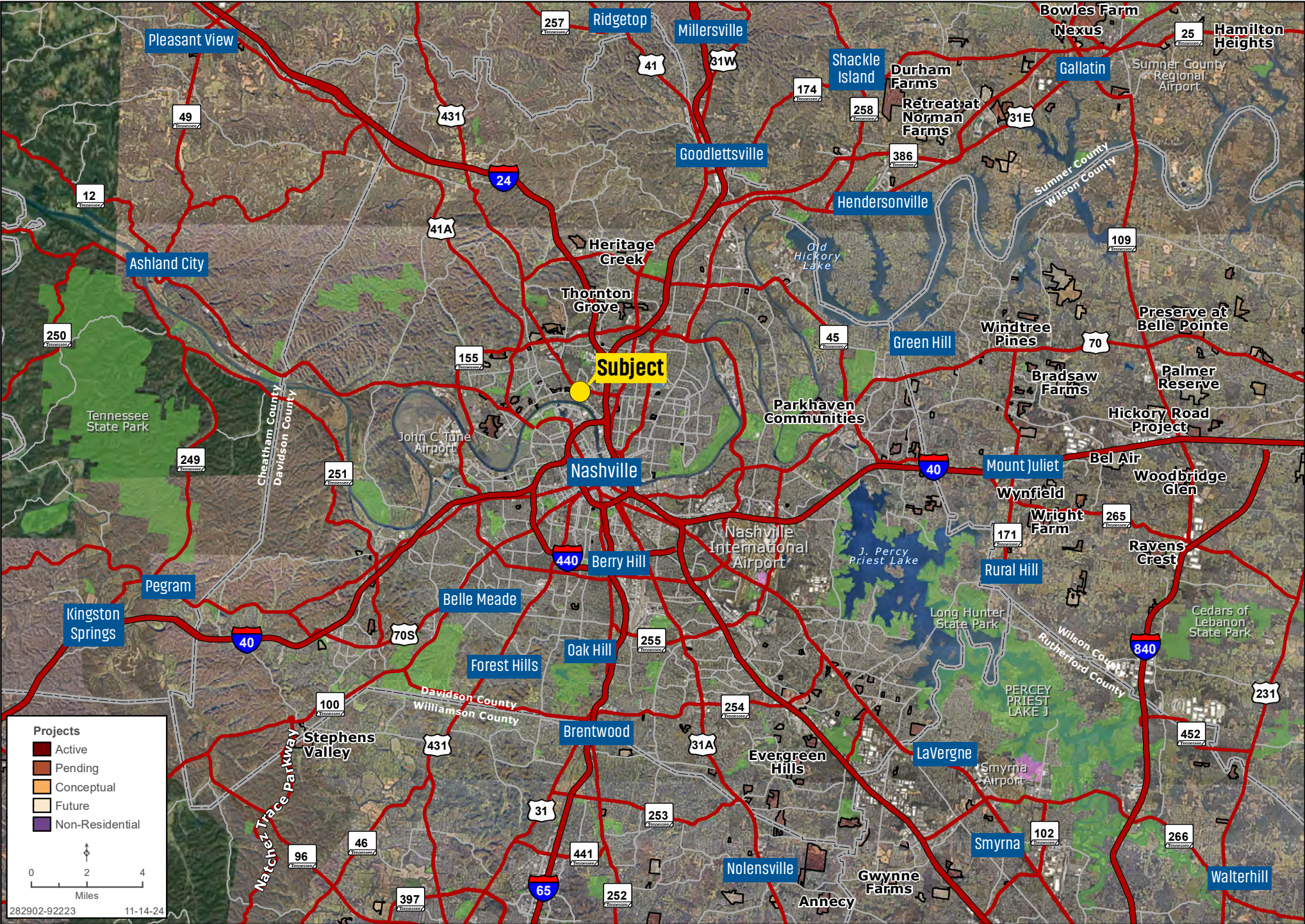






REGIONAL

Eric S. Deems | George Schubert | 615.845.9500 | landadvisors.com



NASHVILLE MARKET REPORT

NSH

MARKET INSIGHTS • 3Q24



3.0%

Nashville Unemployment Rate



20.6%

YoY New Home Starts Up



8.9%

YoY New Home Closings Up

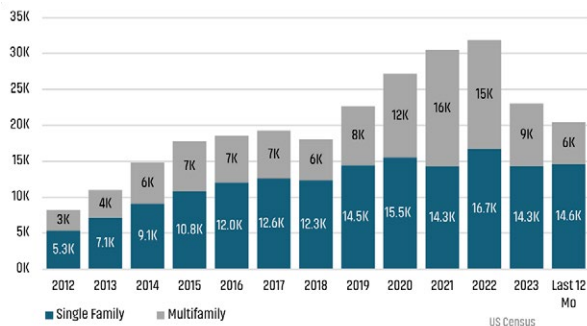


\$587,419

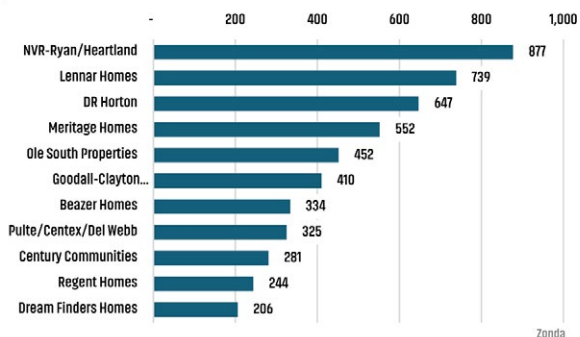
Median New Home Price

NEW HOUSING TRENDS¹

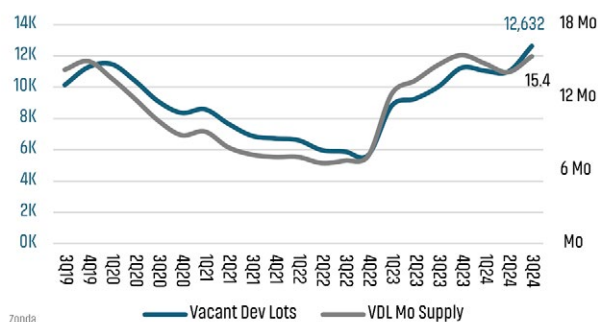
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS



Sep 2023
8,187
Sep 2024
9,873
20.6%

ANNUALIZED NEW HOME CLOSINGS

8.9%

Sep 2023
8,193
Sep 2024
8,923

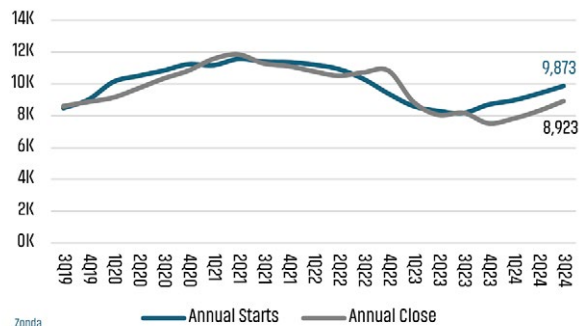


MEDIAN NEW HOME PRICE



Sep 2023
\$584,166
Sep 2024
\$587,419
0.6%

Annual Starts vs Closings



MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES

Sep 2023
26,682
▼ -1.2%
Sep 2024
26,371

MONTHS OF INVENTORY

Sep 2023
3.1 Mo
▲ 0.7 Mo
Sep 2024
3.8 Mo

MEDIAN SALE PRICE

Sep 2023
\$468,410
▼ -0.3%
Sep 2024
\$467,000

DAYS ON MARKET

Sep 2023
47 Days
▼ -1 Days
Sep 2024
46 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

NASHVILLE

Sep 2023	Sep 2024
2.7%	3.0%
▲ 0.3%	

TENNESSEE

Sep 2023	Sep 2024
3.4%	3.2%
▼ -0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

NASHVILLE

Sep 2023	Sep 2024
1,116	1,120
▲ 0.4%	

TENNESSEE

Sep 2023	Sep 2024
3,267	3,303
▲ 1.1%	



EMPLOYMENT CHANGE

NASHVILLE

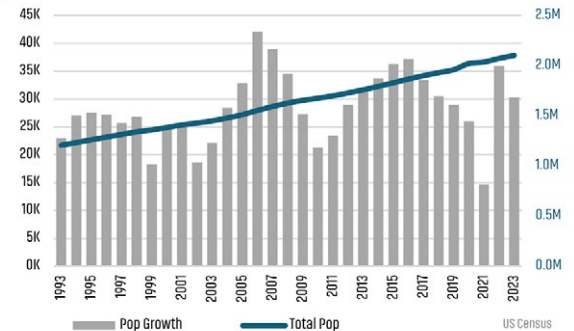
Annualized Employment Change
1.6%

TENNESSEE

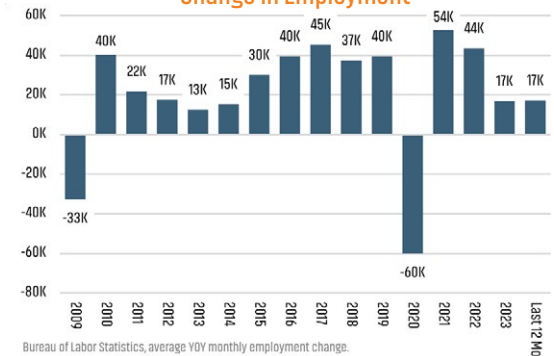
Annualized Employment Change
0.9%



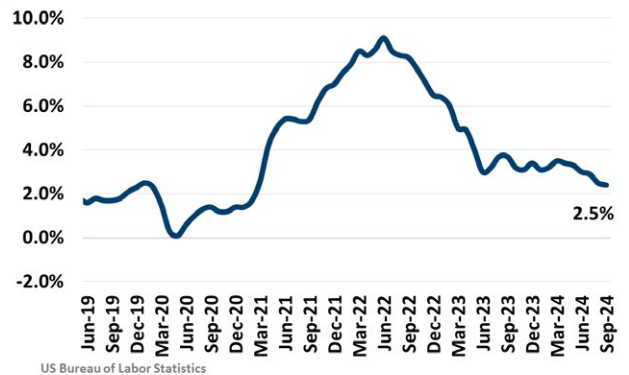
Population Growth & Total Population



Change in Employment



US Inflation Rate

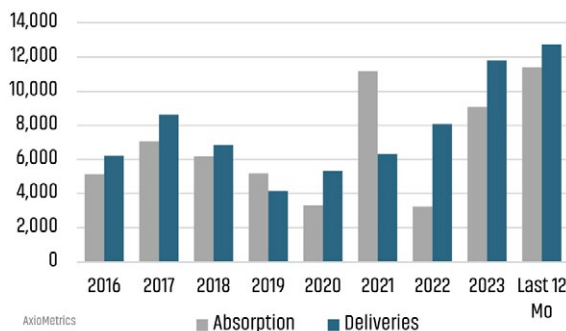


30 Year Fixed Mortgage Rate

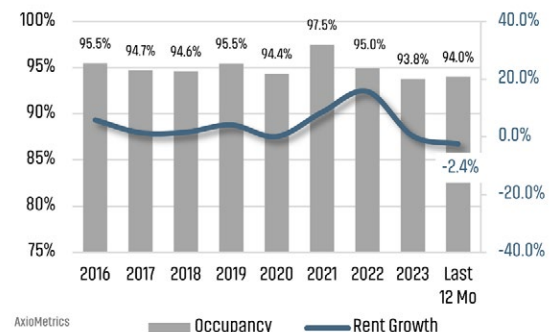


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



Eric S. Deems
edeems@landadvisors.com
615.392.6201

George Schubert
gschubert@landadvisors.com
615.583.0200



3322 West End Avenue, Suite 610, Nashville, TN 37203 | 615.845.9500 | LANDADVISORS.COM

The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. TNDavidson282902 - 01.15.2025.