

2024 CRE615 Sponsorship LOCATION/DATA SHEET: Nashville, TN



Market category

Supernova



Population

1.33M with **1.37%**
increase from 2023

(Top 40 MSA in the U.S.)



Top market advantages

- Population growth and migration rates
- Tax friendly and low cost of living
- Job growth
- Tourist destination



Top concerns

- Quality of regional infrastructure
- Permitting processes
- High interest rates
- Construction costs



Noteworthy Nashville Rankings

■ Top-ranked real estate market:

#1 U.S. market to watch for overall
real estate prospects in 2024

🏆 (1st city to be listed 3 years in a row; ↑ up from #3 in 2021)

#20 market for homebuilding prospects

#3 city for investment in retail sector

#6 city for investment in the hotel sector

#13 city for investment in the industrial sector

#14 city for investment in the multifamily sector

■ Top-ranked market

for environmental due diligence

35th based on total market size for
Phase I ESAs (environmental site
assessments) in 2023

± 1,500 properties in the Nashville
MSA underwent Phase I ESAs in 2023

Sources: PwC | ULI: 2024 Emerging Trends in Real Estate,
The Tennessean, Nashville Area Chamber of Commerce's
Research Center, LightBox EDR ScoreKeeper Model



Did you know?

- Nashville's metro population grew by over 35K in 2022 (98 new residents per day) including Davidson County, Murfreesboro, and Franklin.
- Nashville is ranked the 10th highest in growth among 56 metros with more than 1M in population.



Property-level data

Site Address:	230 Franklin Rd, Franklin, TN 37064
Description:	The Factory; a complex of 11 depression-era factory buildings renovated into a unique shopping, dining and entertainment venue
Land Use:	Commercial Retail
Year Built:	1929 (delivered in 2023)
Building Area:	310,000 SF
Lot Area:	355,954 SF (19.65 acres)
Owner:	Factory Partners LLC (Holladay Properties)
Sale Date:	10/1/21
Assessed Value:	\$56,000,000



Commercial real estate data

(within a 12-mile radius of The Factory)



+570 commercial real estate loans coming due over next 12 months



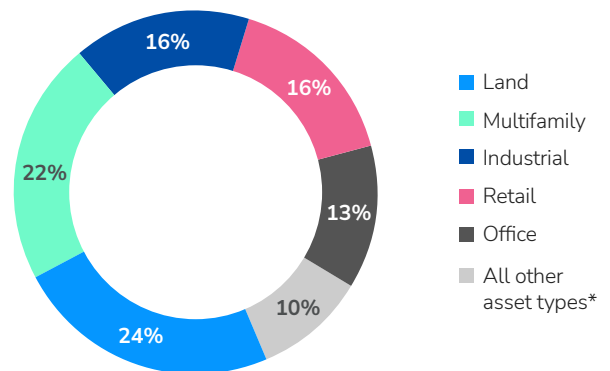
Over **1,500** commercial real estate properties sold in last 12 months

Source: LandVisionSM

Nashville market metrics from LightBox RCM platform in 2022-2023

- **Top 25 MSA** - Nashville moved up to #24 in LightBox RCM based on no. of property listings
- **±19,000** - Number of buyers interested in the Nashville-Davidson-Murfreesboro-Franklin MSA
- **Top 5** asset types based on investor acquisition criteria:
 1. Land
 2. Multifamily
 3. Industrial
 4. Office
 5. Retail
- Nearly **20,000 NDAs** (Non-Disclosure Agreements) executed by buyers interested in the Nashville MSA

2022-2023 LightBox RCM projects by asset type in Nashville MSA



Source: LightBox RCM[®]

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