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The List

Largest Development Projects in Nashville Ranked by Total estimated cost

Locally Researched by: Carol Smith, Nashville Business Journal

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Staff *Nashville Business Journal*

This List ranks Nashville-area development projects by total estimated cost.

Information was obtained from firm representatives and Nashville Business Journal research. Information on The List supplied by individual companies through questionnaires could not be independently verified by the Nashville Business Journal. In case of ties, projects are listed alphabetically. The Nashville area is defined as: Cheatham, Davidson, Dickson, Montgomery, Robertson, Rutherford, Sumner, Williamson and Wilson counties.

Rank	Name/Address/City	Total estimated cost	Location	Owner/Developer	General contractor	Description of project	Target completion date
1	Century Farms 2100 Century Farms Pkwy. Nashville	1000000000	Southeast Nashville	Oldacre McDonald	NA	Premier, master-planned, mixed-use community featuring retail, office, hotels, entertainment, restaurants, and multifamily	2024
1	Nashville Yards Former LifeWay campus Nashville	1000000000	Downtown Nashville	Southwest Value Partners	Clark Construction Group; Bell Construction	Mixed-use development on almost 15 acres to include a 591-room Grand Hyatt (opened in 2020), Amazon office towers (one opened in summer of 2021), additional mixed-use development and an entertainment district	NA
3	Facebook Data Center Gallatin	800000000	Gallatin	Facebook Inc.	DPR Construction	982,000 sq. ft. data center	2023

Rank	Name/Address/City	Total estimated cost	Location	Owner/Developer	General contractor	Description of project	Target completion date
4	Vanderbilt University - Nicholas S. Zeppos College, Residential Colleges B and C 2419 West End Ave. Nashville	600000000	Midtown	Vanderbilt University	Layton Construction; R.C. Mathews Contractor	Replace aging residence halls with residential colleges that are meant to function as a campus within a campus; three new structures along West End will complete in 2020, 2022 and 2023	August 2023
5	Broadwest 1600 West End Ave. Nashville	540000000	Midtown	Propst Development	Turner Construction Co.; Hoar Construction	1.2 million sq. ft project to include: 21-story, 510,000 sq. ft Class AA office tower; hotel/condo tower - 14-floor, 234-room Hilton Conrad hotel and 20-floor, 196 condo units; 125,000 sq. ft of additional creative office and retail space; 1-acre park; 7-level, 2,500-space parking garage	March 2022
6	Nashville International Airport - terminal lobby and international arrivals facility 1370 Murfreesboro Pike Nashville	436520331	Airport	Metropolitan Nashville Airport Authority	Hensel Phelps	Main terminal lobby renovation including: new high roof canopy, pedestrian walkway and international arrivals facility	September 2023
7	Central Wastewater Treatment Plant 1524A 2nd Ave. N Nashville	403000000	Salemtown	Metropolitan Government of Nashville and Davidson County	Brasfield & Gorrie	Major upgrade to clean water treatment works increasing peak capacity to 440 million gallons per day; including new 6-story screening structure to reduce overflows to the Cumberland River and improve water quality	December 2023

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8	Four Seasons Hotel and Private Residences Nashville 151 1st Ave. S Nashville	400000000	SoBro	Congress Group / AECOM Capital	AECOM Hunt	40-story mixed-use tower comprised of ground floor restaurant and retail space, a 232-room Four Seasons Hotel and 143 private luxury residences	Q2 2022
9	Neuhoff 1308 Adams St. Nashville	370000000	Germantown	New City Properties	JE Dunn Construction	Mixed-used development totaling 1,896,000 sq. ft. includes 385,000 sq. ft. office, 210,000 sq. ft. of adaptive reuse, 567,300 sq. ft. residential space, 70,000 sq. ft. retail and a 2,000-parking space garage	July 2024
10	Nashville Major League Soccer Stadium 625 Smith Ave. Nashville	335000000	Wedgewood-Houston	Metro Sports Authority/Nashville SC	Mortenson-Messer; Pinnacle Construction	30,500-seat soccer stadium	May 2022
11	McEwen Northside 4031 Aspen Grove Franklin	270000000	Franklin/Cool Springs	Boyle Investment Co.; Northwood Investors	Bell Construction	45-acre mixed-use environment will include 745,000 sq. ft. of office space, 113,000 sq. ft. of restaurants and retail, a 310-room hotel, 770 luxury apartments and 10 acres of green spaces	NA
12	The Landings 600 Cowan St. Nashville	260000000	East Bank	MRP Realty; Creek Lane Capital	Archer Western	(BELL is now working on the Block A office/retail project after successfully completing Block B.) Mixed-use project with 650 apartments, 83,000 sq. ft. of office space and 85,000 sq. ft. of retail	2023

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13	Circle South 410 8th Ave. S Nashville	250000000	SoBro	Lincoln Property Co.; Mirasol Capital	Brasfield & Gorrie	580,000 sq. ft. office building	2024
14	Paseo South Gulch 620 8th Ave. Nashville	230000000	Gulch	SomeraRoad	NA	2-tower project to include 620 residential units, 18,000 sq. ft. of office space and 14,000 sq. ft. of retail	2024
15	Embassy Suites/1 Hotel 710 Demonbreun St. Nashville	229000000	Downtown Nashville	Crescent Real Estate; Starwood Capital Partners; High Street Real Estate Partners	Yates Construction	30-story, 509-room Embassy Suites Hotel and 18-story, 215-room 1 Hotel	Late 2021
16	Former Gibson Guitar building 1111 Church St. Nashville	200000000	Gulch	Flank Inc.	Yates Construction	380-unit residential tower, with 420,000 sq. ft. of retail space	2023
17	Fred D. Thompson U.S. Courthouse and Federal Building 719 Church St. Nashville	194521000	Downtown Nashville	U.S. General Services Administration	Hensel Phelps	276,000 sq. ft. federal courthouse	December 2021
18	Nashville International Airport - hotel and garage BNA Airport Nashville	175000000	Airport	Metro Nashville Airport Authority/Chartwell Hospitality	Messer Construction Co.	6-story garage addition increasing existing parking by 1,500 spaces; garage will be the base for a new hotel to be built in conjunction with the garage	October 2023
19	1812 Broadway 19th Ave. S Nashville	145000000	Midtown	Greystar	JE Dunn Construction	700,000 sq. ft., 26-story residential tower and 15-story hotel tower	August 2022
20	ONE22ONE 1221 Broadway Nashville	141000000	Gulch	GBT Realty	Brasfield & Gorrie	14-story, 370,000 sq. ft. office tower sitting atop a 12-story, 360,000 sq. ft. parking deck and two levels of retail space	Q2 2022
21	Albion in the Gulch 645 Division St. Nashville	140000000	Gulch	Albion Residential	Clark Construction	20-story apartment and townhome complex	Q4 2022
22	Moore Building 827 19th Ave. S Nashville	121000000	Music Row	Creed Investment Co.; Portman Holdings	Hoar Construction	15-story office building	Q1 2023

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23	910 8th Ave. S. 910 8th Ave. S Nashville	113600000	Gulch	CA South Development / Belpointe REIT	NA	325,000 sq. ft., 250-unit apartment building with approximately 14,500 sq. ft. of office and retail	March 2025
24	The Chartwell at Marathon 801 12th Ave. N Nashville	112000000	Marathon Village	Chartwell Residential	DeAngelis Diamond	388-unit apartment complex	NA
25	Belmont University - Frist College of Medicine 1800 14th Ave. S Nashville	110000000	Belmont	Belmont University	R.C. Mathews Contractor	657-space underground garage and 190,000 sq. ft. academic building	April 2024
26	805 Lea Residences 805 Lea Ave. Nashville	102340000	SoBro	AMG 805 Lea	Turner Construction Co.	29-story, 551,722 sq. ft., 356-unit residential tower that includes high-end retail space and multilevel parking	Late 2021
27	Vanderbilt University - Graduate & Professional Student Housing 210 Lyle Ave. Nashville	100800000	Midtown	Balfour Beatty Campus Solutions	JE Dunn Construction	11-story and 7-story connected towers, totaling 367,200 sq. ft. and including 529 student apartments, public parking garage and retail space	May 2023
28	Chewy Couchville Pike Mt. Juliet	100000000	Mt. Juliet	First Industrial Realty Trust	NA	692,000 sq. ft. fulfillment center	Fall 2022
28	Gulch Union Residential Tower 125 12th Ave. S Nashville	100000000	Gulch	Endeavor Real Estate Group	Turner Construction Co.	28-story, 573,900 sq. ft. residential tower to include underground parking, a lobby/retail level, above grade parking, residential units and amenities on multiple floors	March 2024
28	Haven at Charlotte 3025 Charlotte Ave. Nashville	100000000	Charlotte Ave.	Guefen Development Partners	NA	10-story, 369-unit residential building	NA

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28	Parke West 3415 West End Nashville	100000000	West End	GBT Realty / Chartwell Hospitality	Hoar Construction	Mixed-use development including: 16-story, 210-unit apartment building with 10,945 sq. ft. of retail and a 183,872 sq. ft. parking deck; 172-room Hilton Garden Inn /Home 2 Suites combination hotel	Q3 2022
32	St. Thomas Midtown - surgery expansion 2000 Church St. Nashville	94600000	Midtown	Ascension Saint Thomas Health	Turner Construction Co.	113,000 sq. ft. stand-alone building with 18 operating rooms, PACU, sterile processing, conference rooms and lobby	April 2022
33	Aspire Gulch 805 Division St. Nashville	94555257	Gulch	The Dinerstein Cos.	Hoar Construction	10-story, 327,000 sq. ft. residential building featuring 360 apartment units with studio, 1-, 2-, and 3-bedroom options, 8-level parking garage, multiple amenity floors with a rooftop pool and outdoor terrace, ground floor leasing space and fitness center	June 2022
34	Belmont University - Caldwell Residence Hall 1303 Caldwell Ave. Nashville	86700000	Belmont	Belmont University	R.C. Mathews Contractor	163-unit residence hall with 607 beds	August 2022

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35	Novel Edgehill 801 12th Ave. S Nashville	83833272	Edgehill	Crescent Communities/Pearl Street Partners	Doster Construction	270-unit urban multifamily community with 6,000 sq. ft. of retail, rooftop pool deck with unobstructed downtown views, sky lounge, community kitchen, exterior courtyards and fitness center	April 2022
36	Hillsboro High School 3812 Hillsboro Pike Nashville	82876000	Green Hills	Metro Nashville Public Schools	American Constructors Inc.	Additions and renovations to existing school	December 2021
37	Fairgrounds Mixed-use - Block C Fairgrounds Nashville	80000000	Wedgewood-Houston	Market Street Enterprises	R.C. Mathews Contractor	6-story residential and retail/restaurant building; will offer 328 apartments, with 160 priced at workforce housing rental rates	2024
38	PDG Charlotte 3800 Charlotte Ave. Nashville	79800000	Charlotte Ave.	Price Development Group	PDG Construction	320-unit apartment complex	August 2023
39	The Hamilton and Hume House 605 Press Place Nashville	79000000	Germantown	Meta Real Estate Partners	RC Mathews Contractor	2-building, 330-unit apartment development, with a 550-space parking garage	Summer 2022
40	Tennessee State University - residence hall 3500 John Merrit Blvd. Nashville	75300000	North Nashville	Tennessee Board of Regents; Tennessee State University	Bell Construction	6-story residence hall with 700 beds, student gathering spaces, campus housing administrative offices, multipurpose event space, retail dining spaces, and support spaces	Spring 2022
41	War Memorial renovation and restoration 301 6th Ave. N Nashville	70400000	Downtown	Tennessee Department of General Services	NA	Full interior and exterior renovation	2023

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42	Sumner County Courthouse 155 E. Main St. Gallatin	69983209	Gallatin	Sumner County	Turner Construction Co.	209,000 sq. ft. courthouse with an additional 12,000 sq. ft. of secure judicial parking; courthouse will contain 10 courtrooms, court office space, detainee holding areas, and space for future expansion	January 2023
43	Novel Harpeth Heights 615 Old Hickory Blvd. Nashville	68667499	Bellevue	Crescent Communities/Pearl Street Partners	McShane Construction	322-unit suburban multifamily community, with stand alone clubhouse, stand alone fitness, outdoor amenities including two pools, outdoor kitchens and a dog park	December 2022
44	Royal Canin Plant renovations and additions 920 Arctic Dr. Lebanon	63500000	Lebanon	Royal Canin	Brasfield & Gorrie	8-story packaging tower, 5-story processing tower, 12-story ingredient tower and liquids unloading area	August 2022
45	Maxwell Apartments 1500 Bell Rd. Nashville	60000000	Southeast	Bell Road Apartment Partners	Bacar Constructors Inc.	354 multifamily units	August 2023
45	Nashville Warehouse Co. 1131 4th Ave. S Nashville	60000000	Wedgewood-Houston	AJ Capital Partners	DPR Construction	Brownfield development; Phase one includes 190,000 sq. ft. of office space; 494-car, 5-story parking garage	March 2022
45	State Street Apartments 1600 State St. Nashville	60000000	Midtown	Woodfield Development	R.C. Mathews Contractor	Multifamily development consisting of two buildings with 292 units and a precast garage	May 2023

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48	Capitol View - Block F 612 10th Ave. N Nashville	59800000	North Gulch	Northwood Raven	DeAngelis Diamond Construction	6-story multifamily building with 324 units with a 371-space parking garage; 3 exterior amenity areas, consisting of interior courtyard with grilling stations, water features, dog park and saltwater pool	February 2023
49	Berry Farms Town Center Apartments 1001 Coleman Roberts Franklin	58640000	Franklin	Berry Farms APT Investments	DeAngelis Diamond Construction	14-acre, 520,000-sq. ft., 9-building, 331-unit multifamily project to include roughly 20,000 sq. ft. of retail space with 151 structured parking spaces and 631 surface parking spaces; amenities include fitness room, pool, outdoor fire pits, dog park	January 2022
50	Parkway Place 2120 Logistics Way Murfreesboro	56650000	Murfreesboro	Al. Neyer	Al. Neyer	855,000 sq. ft., Class A, spec industrial distribution center	June 2022