

https://www.nashvillepost.com/business/development/local-developer-buys-property-off-charlotte-avenue/article_3371c386-9e52-11ec-913f-4fbf6923f4a3.html

Local developer buys property off Charlotte Avenue

CA South pays \$7.25M for 40th Avenue site previously eyed for mixed-use project

WILLIAM WILLIAMS

MAR 7, 2022

A property eyed for a mixed-use development and located near Hill Center Sylvan Heights in West Nashville has sold for about \$7.25 million, with the new owner affiliated with local development company CA South.

405 Charlotte Development Partners was the seller of the property, having acquired it in December 2016 for about \$4.75 million. That partnership is affiliated with Brentwood-based Armistead Arnold Pollard Real Estate Services

The 1.92-acre site, which offers five industrial buildings, has an address of **405 40th Ave. N.**

The selling entity had envisioned a project that was to have included 152 residential units, as well as restaurant and retail spaces.

The site sits within Metro Councilmember Kathleen Murphy's District 24, which has seen several key developments the last few years, including Sylvan Station, Sylvan Supply, Lindsey's Corner (which is under construction) and Hill Center Sylvan Heights.



Meg Epstein

Meg Epstein, CA South president and CEO, could not be reached for comment. The company is underway in Pie Town with the six-story Nell at 635 Seventh Ave. S. She has developed numerous local urban sites with multi-unit residential buildings (read [here](#)).

William Williams

My Nashville Post role has evolved since 2000 when I joined the now-defunct The City Paper. TCP became a Post sister publication in 2008 (when I began doing some Post work) and folded in 2013. I have been managing editor of the Post since late 2011.