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From the Nashville Business Journal:
<https://www.bizjournals.com/nashville/news/2022/10/11/ca-south-sobro-residential-project.html>

CA South unveils mixed-use development in SoBro

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Nashville real estate mogul Meg Epstein is targeting a neighborhood near SoBro for her latest project, a five-tower residential development dubbed 4th & Elm.

Her firm, CA South, unveiled the plans for the site at 704 Fourth Ave. S. in Metro filings. So far, specs include 176 residential units, 11,844 square feet of retail and “live/work” units, which are residences that mix a workspace with living quarters. Epstein declined to comment for the story.

CA South does not yet own its project site, according to Metro data, but the land, which spans just over 1 acre, is appraised at a collective \$7.72 million, though it will likely sell for more.

Epstein’s needed land falls a couple thousand feet southeast of the Korean Veterans Boulevard roundabout, a bullseye for luxury



METRO PLANNING DEPARTMENT

Rendering of 4th & Elm, CA South's newest mixed-use project. The development would feature five 12-story residential towers with ground-floor retail and other amenities.

development that's quickly changing Nashville's skyline.

Other real estate ventures in the area include proposed triple-tower projects from 2nd & Peabody and Centrum Realty, a Ritz-Carlton and proposed towers from Tony Giarratana and Lincoln Property Co.

Due to the rapid development taking place south of Korean Veterans Boulevard, developer Ray Hensler previously told the Business Journal that he's coining a new neighborhood name: LoDo, or Lower Downtown. The idea is that the district would act as a kind of antithesis to Lower Broadway: no honky-tonks or themed bars, fewer party buses and pedal taverns. Just waterfront views, luxury towers and green space.

Epstein's other Nashville real estate projects are scattered all over the city, reaching neighborhoods like Germantown, Pie Town, Wedgewood-Houston and West Nashville. She's known for her streamlined, modernist condo projects.

4th & Elm project team:

Developer: CA South (Nashville)

Architects: Reztark Design Studio (Cincinnati), Rome Office (New Orleans)

General contractor: TBA

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Reporter

Nashville Business Journal

