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SPECIAL FEATURE

A Look At Recent & Upcoming Projects By Developer CA South In Nashville & Huntsville.



By Robert Looper III — February 10, 2023 — Updated: February 10, 2023 — No Comments — 7 Mins Read

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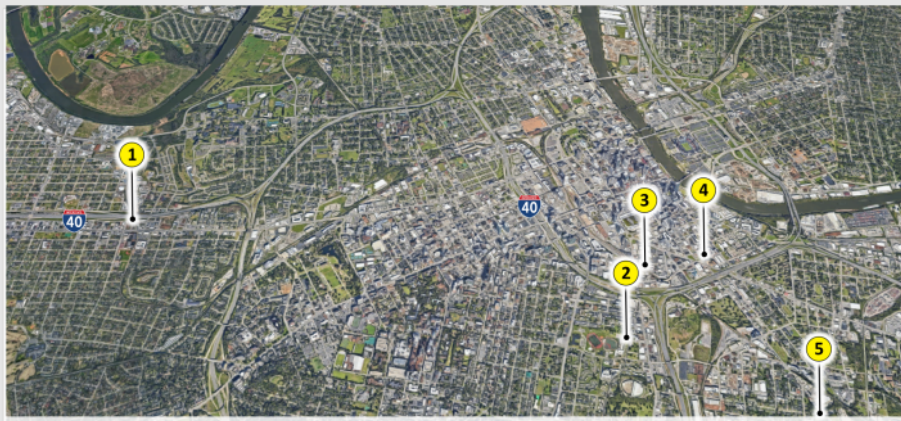
CA South entered the Nashville market in 2016 with the vision of creating a fresh urban perspective to the Southeast Region. Since that time the developer has introduced a modern first-to-market design aesthetic that didn't exist at the time. The firm also strategically evaluated market needs and found creative ways to address them.



“I noticed that young professionals didn't have the same living options as other first tier cities... We bring a sense of design and modern architecture to Nashville.”

— Meg Epstein, Founder & CEO of CA South Development

CA South now has a portfolio which includes multifamily, office, and industrial developments across Nashville and is now actively developing in Huntsville Alabama. Here's a look at some of their projects coming to market this year, some recently completed projects, as well a look at what's in the works.



CA SOUTH

CITY NOW NEXT NASHVILLE

MULTIFAMILY DEVELOPMENT
WINTER 2023



Charlotte Ave
Mixed Use Development
CA South
Alex Pettas / HMHA

1



Parachute
Mixed Use Development
CA South
The Bradley Projects

2



HYVE
Condo Mixed Use Development
CA South
Alex Pettas / Barnett Design Studio

3



4th & Elm
Condo Mixed Use Development
CA South
Rome Office / Reztark Design Studio

3



1425 4th
Condo Mixed Use Development
CA South

5

Coming Soon

Here's a look at upcoming projects which are coming to market to lease or buy.

LUNA

Type: Multifamily Mixed-Use

Location: Nashville – QOZ

Status: Leasing Spring 2023



Luna is a multi-story project featuring ground-floor retail activation. The development is situated centrally near some of Nashville's hottest neighborhoods including Edgehill, Wedgewood-Houston, and the Gulch. Leasing starts late spring of 2023. The project is located at 1021 8th Avenue South.



CITY NOW NEXT
NASHVILLE

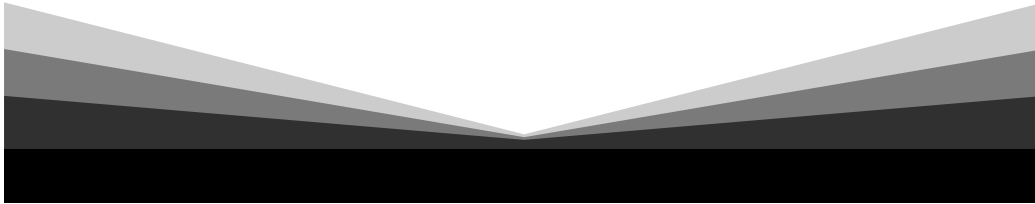
D = Featured Development
LUNA



DEVELOPMENT RUNDOWN

| | |
|--------------------|-------------------------------------|
| What's Now | <i>Previous Commercial Use</i> |
| What's Next | <i>Mixed-use Development</i> |
| Architect | The Bradley Projects |
| Landscape | Heibert +Ball Land Engineering, LLC |

| | |
|--------------|---------------------------------|
| Operator | Cushman & Wakefield |
| Contractor | Certified Construction Services |
| Residences | 108 |
| Retail | 2,500 SF |
| Property | \$7.46 Million |
| Construction | \$33.4 Million |



HYVE

Type: Condo Mixed-Use
 Location: Nashville - Downtown
 Status: Sales Start Spring 2025



HYVE is a new fully amenitized midrise condo development in the Downtown subdistrict of Pie Town. HYVE provides a luxurious condo alternative unique to Nashville's existing developments. The project consists of one, two, and three-bedroom short term rental (STR) eligible floor plans, meaning owners of condos can airbnb the units when not using them. The property features an elevated pool deck, cabanas, large gym, and lots of retail space for hopefully a spa user or other tourism-oriented user. HYVE is the first new luxury development in Pietown in this era and served as a catalyst for more development activity in the neighborhood. Pre-reservation sales for the residences are open now. The project is located at 629 7th Avenue South.



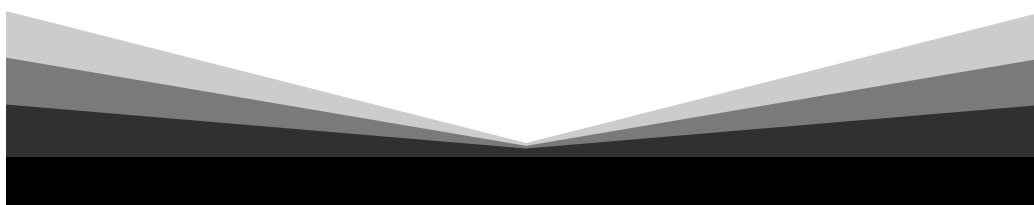
CITY NOW NEXT
NASHVILLE

D = Featured Development
HYVE



DEVELOPMENT RUNDOWN

| <i>What's Now</i> | <i>Previous Commercial Use</i> |
|--------------------|---|
| <i>What's Next</i> | <i>Mixed-use Development</i> |
| Architect | Alex Pettas Architecture Barnett Design Studio |
| Landscape | Firma Landscape Architecture & Planning Studio |
| Operator | Vacasa |
| Contractor | Avenue Construction |
| Residences | 83 |
| Retail | 6,700 SF |
| Construction | \$50.7 Million |



Recently Completed

Here's a look at recently completed projects which are available to lease or buy.



Myatt Drive

CA South Development has been actively developing projects in the Nashville Region since 2016. During this time the developer has focused on capturing the demands of product types not currently serviced by the market. Additionally, CA South's developments across various vertical markets carry a similar design language that sets it apart. Click on the tabs below for a summary of some featured developments.

ALLSTON



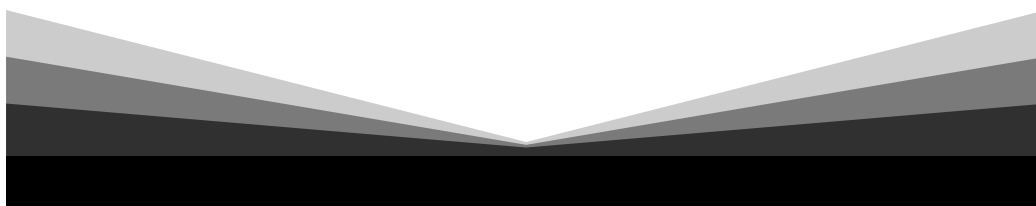
Myatt Drive Industrial



EVE



Park 109



In The Works

Here's a look at projects both planned and under construction.

Charlotte Ave

Mixed-use

Type: Multifamily Mixed-use

Location: Nashville

Status: Under Construction



Charlo

currently being constructed along the Charlotte Avenue Corridor in Sylvan Heights. The site is in a highly walkable community, along a transit corridor, and less than 10 minutes from Downtown Nashville. The project will offer renters an affordable, cool, modern, and high-quality product that is the hallmark of the CA South brand. The project is located at 405 40th Ave North. Stay tuned for an upcoming article on this project.



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D = Featured Development
Charlotte Ave Mixed-use

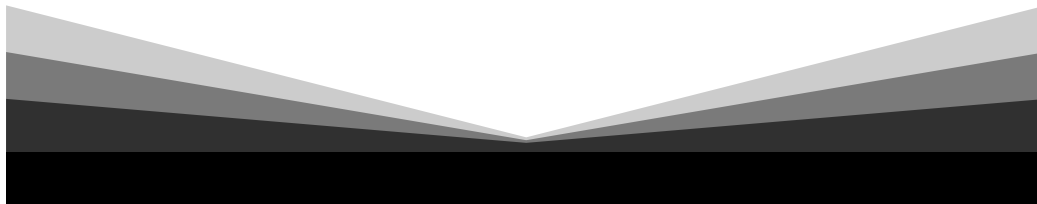


DEVELOPMENT RUNDOWN

| | |
|----------------------------|--|
| What's Now | Previous Commercial Building |
|----------------------------|--|

| What's Next | Mixed-use Development |
|--------------------|-------------------------------------|
| Architect | HMHA Alex Pettas Architecture |
| Landscape | Heibert +Ball Land Engineering, LLC |
| Civil | Dewey Engineering |
| Residences | 144 Units |
| Retail | 6,176 SF |
| Contractor | Avenue Construction |
| Property | \$7.25 Million |

Click the banner for more on this development.



4th & Elm

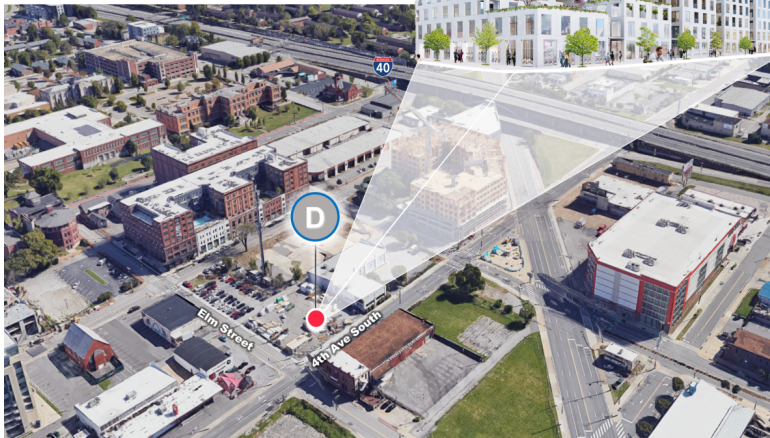
Type: Mixed-Use Development

Location: East Nashville

Status: Planning



CA South continues to expand its footprint in Downtown Nashville. Conceptual plans were submitted last year for a brand new 11 story mixed-use development. Located at the corner of 4th & Elm streets, the new development proposes 176 residences featuring substantial retail space and street level live work/units. The address is 712 4th Avenue South. Check out the banner below for more on 4th & Elm.



CITY NOW NEXT
NASHVILLE

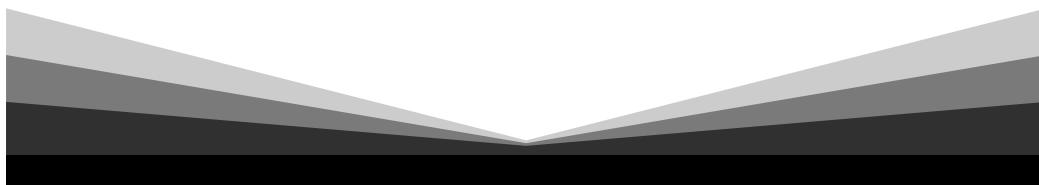
D = Featured Development
4th & Elm



DEVELOPMENT RUNDOWN

| | |
|--------------------|------------------------------|
| <i>What's Now</i> | <i>Cleared Lot</i> |
| <i>What's Next</i> | <i>Mixed-use Development</i> |
| Architect | Rome Office Reztark |
| Civil | Thomas & Hutton |
| Residences | 176-Units |
| Retail | 11,844 SF |
| Contractor | TBD |

Click the banner for more on this development.



1425 4th Avenue South

Type: Multifamily Mixed-use

Location: Nashville

Status: Under Construction

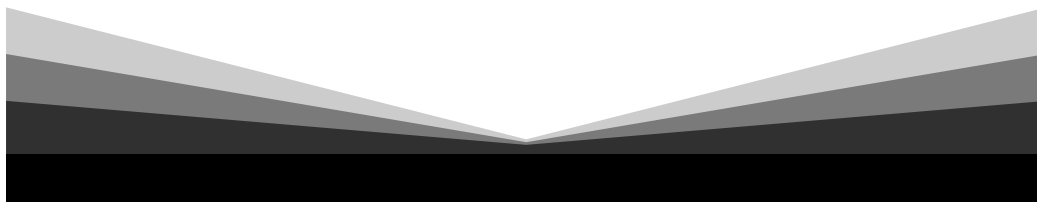


Located on the edge of Wedgewood Houston inside of the Qualified Opportunity Zone, a new Multifamily development will replace a former vacant single-story warehouse. This project will benefit from the Emblem Park mixed-use development across the street as well as “a new office development at the end of the road on Ensley Blvd. The site is also a short walk to the Nashville Super Speedway & Geodis Park. Demolition activities have commenced at the property located at 1425 4th Ave South.



DEVELOPMENT RUNDOWN

| | |
|---------------------------|-------------------------------------|
| <i>What's Now</i> | Cleared Lot |
| <i>What's Next</i> | <i>Mixed-use Development</i> |
| Architect | Comma Designworks |
| Landscape | KVD |
| Civil | Thomas & Hutton |
| Residences | 131- Units |
| Retail | TBD |
| Contractor | TBD |



East Bank

East Bank

Type: Mixed-use

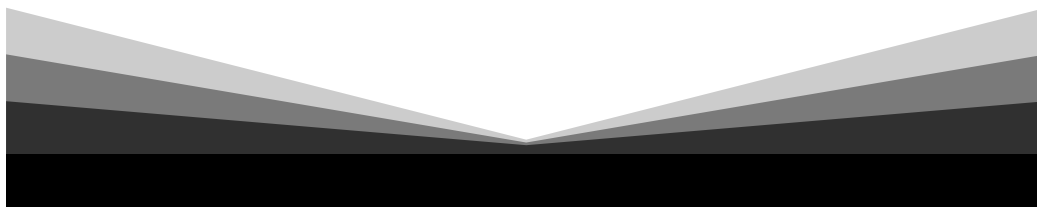
Location: East Nashville

Status: Land Banking/Planning



CA South purchased several former industrial and commercial properties along the Cumberland River in East Nashville. With support from Metro, CA South is looking to create a vibrant mixed-use neighborhood that creates an exciting extension of the existing East Nashville community and Shelby Park through neighborhood focused amenities, public spaces, and access to the Riverfront. This master planned community would also continue development of the East Bank which is southeast of the new proposed Titan's stadium.

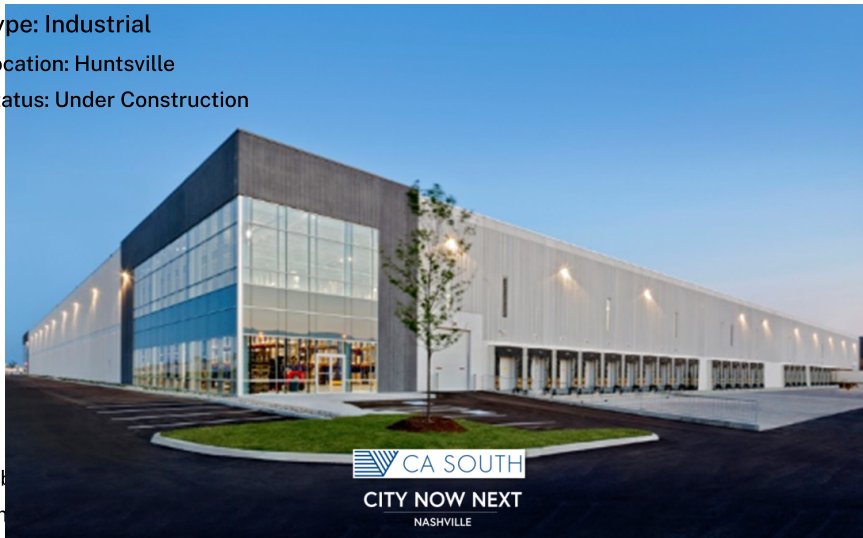
| | |
|---------------------------|-------------------------------------|
| <i>What's Now</i> | Commercial Property |
| <i>What's Next</i> | <i>Mixed-use Development</i> |
| Architect | TBD |
| Landscape | TBD |
| Civil | TBD |
| Residences | TBD |
| Retail | TBD |
| Contractor | TBD |



Bibb Garrett Road Industrial

Bibb Garrett
Development

Type: Industrial
Location: Huntsville
Status: Under Construction



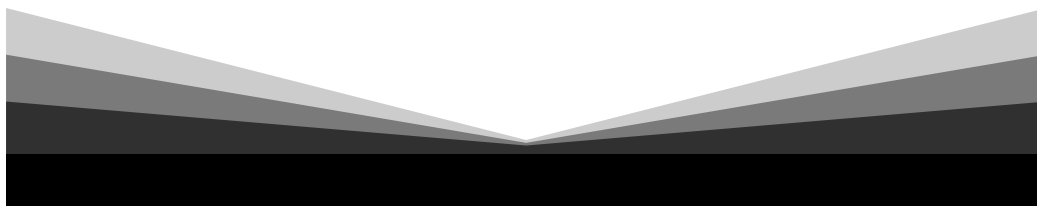
The Bill
Alabar

from the new Mazda Toyota Manufacturing plant, and 20 miles west of downtown Huntsville. The site is located in the Greenbrier submarket, which is an ideal location for companies that have logistic and transportation needs in the Northern Alabama / Middle Tennessee I-65 Corridor and other major Southeastern markets, with the I-65 / I-565 interchange serving as a key access point for tenants in the auto, services and defense industries. This project represents CA South's first project outside of the Nashville MSA.



DEVELOPMENT RUNDOWN

| | |
|---------------------------|-------------------------------------|
| <i>What's Now</i> | Cleared Lot |
| <i>What's Next</i> | <i>Mixed-use Development</i> |
| Architect | GMA Architects |
| Landscape | Largen, Inc. |
| Civil | Scholl engineering |
| Contractor | ARCO Murray |



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Robert Looper III



Owner & Founder Of Nashville Now Next & City Now Next

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More Residential Density Headed To The Charlotte Pike Corridor In Nashville.



By Andy Zhu — February 9, 2023 — Updated: February 9, 2023

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Construction is underway at a new mixed-use project by developer CA South. The project is situated in the Sylvan Heights neighborhood and along the Charlotte Pike Corridor. The project will create new multifamily stock near one of the corridor's major business districts. Once complete, future residents will be steps away from a mix of retail, restaurants, and professional services. The site is located at 405 40th Avenue North.



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D = Featured Development
Charlotte Ave Mixed-use



CITY NOW NEXT
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NOW NEXT SLIDER

*Slide the image to see What's Now & Next.
Building Lobby - Shown for context only.*

405 40th Ave joins a list of active mixed-use developments CA South is bringing to market. This project, which is located in an opportunity zone, was initially approved as a 4 story office building in 2018. The project has since evolved into the new 144 unit mixed-use development featured in this article. The gallery below shows the evolution of the property from 2018 to today. Here's the quick rundown:

405 40th Mixed-Use

405 40th Avenue North



DEVELOPMENT RUNDOWN

| | |
|--------------------|----------------------------------|
| <i>What's Now</i> | <i>Previous Commercial Use</i> |
| <i>What's Next</i> | <i>Mixed-use Development</i> |
| Developer | CA South |
| Architect | HMHA Alex Pettas Architecture |
| Landscape | Heibert + Ball Land Design, LLC |
| Civil | Dewey Engineering |
| Contractor | Avenue Construction |
| Residences | 144 |
| Retail | 7,500 SF |



NOW NEXT SLIDER

Slide the image to see What's Now & Next.

Building Lobby – Shown for context only

The resident lobby is situated between two large retail spaces on 40th Avenue North. The retail located closest to Charlotte Pike is roughly 2,200 SF while the other space is a little over 2,900 SF. Both retail shells include outdoor areas separated from the public sidewalk. The project also has a two level parking garage, with one floor at ground level and the other underground. The lobby and retail on 40th Ave act as a liner to the street level of the parking garage. There is also surface parking located on both sides of the building. The preliminary plans also show that there is a pool deck amenity.



Proposed Pool Deck Amenity

Overall site improvements include new pervious pavers, sidewalks with a landscape buffer and new road striping. Here's a look at current construction progress at 405 40th Ave North.



View facing Charlotte Avenue.



View facing Interstate 40.



View looking towards Downtown Nashville.



View looking towards West Nashville.

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Bank Arena In Clarksville, TN.

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