

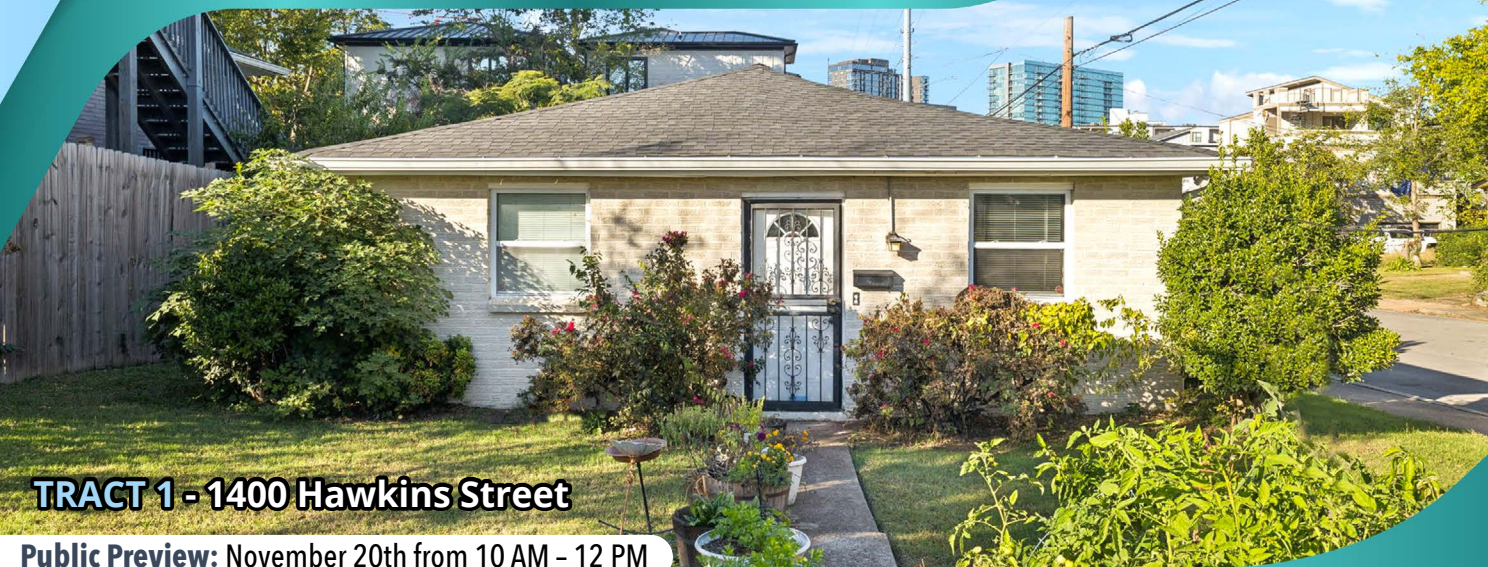
Real Estate Auction

Thursday, November 20th @ 12:00 pm

THE GULCH / MUSIC ROW LOCATION!



**LOCATED: 1400 Hawkins Street &
729 14th Ave S., Nashville, TN 37203**



TRACT 1 - 1400 Hawkins Street

Public Preview: November 20th from 10 AM - 12 PM

OPPORTUNITIES IN A LOCATION OF THIS CALIBER ARE RARE.

Whether you are an investor, builder, or owner-occupant, this offering delivers immediate income and long-term upside in one of Nashville's most desirable neighborhoods.



TRACT 2 - 729 14th Avenue South

HARRIS
Real Estate & Auction
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MICHAEL HARRIS

PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
TL# 5624 | TN Broker# 280718
KL# 252972 | KY Broker# 198374



NICK SHUFORD

TN BROKER / PARTNER
PRINCIPAL AUCTIONEER
TN Broker for the Shuford Group
TL# 7240 / LIC# 315937



HOMES / ESTATES / FARMLAND / WATERFRONT

Public Preview
AUCTION DAY:
November 20th
from 10 AM - 12 PM

REAL ESTATE AUCTION

Thursday, November 20th @ 12:00 pm
THE GULCH / MUSIC ROW LOCATION!

Unmatched Urban Location

Positioned between two of Nashville's most iconic districts—The Gulch and Music Row—this duplex sits in one of the fastest-appreciating areas in the city. The Gulch offers boutique shopping, luxury living, award-winning restaurants, and nightlife, while Music Row serves as the cultural and recording hub of Nashville. Together, these neighborhoods embody the very best of Nashville living, investment, and long-term growth.

The Property - 2 Income-Producing Units

Each side of this attached duplex features:

- 2 Bedrooms, 1 Bath
- Kitchen with appliances
- Separate parcel ID & separate deed
- Ability to sell separately or together

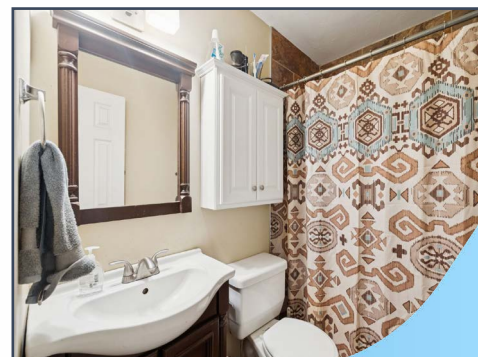
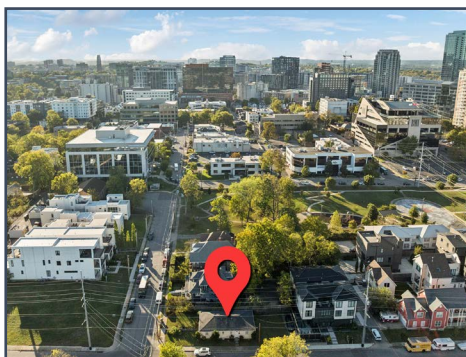
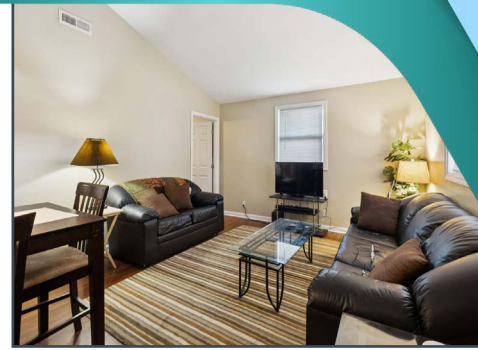
Both units are in great condition and have long-term tenants (7+ years) in place. Current leases run through February 2026, creating immediate income from closing with significant future upside.

Investment & Redevelopment Upside

This location is surrounded by high-end urban redevelopment, with nearby new construction regularly selling between \$2M-\$4M+ as luxury residences and high-performing rental properties. Ideal strategies include:

- Buy & hold for cash-flowing rental income
- Live in one side and rent the other
- Redevelop into luxury attached homes
- Build or reposition for premium short- or long-term rental

This property offers flexibility, location security, and blue-chip potential.



REAL ESTATE TERMS: The property will be offered in 2 individual tracts or as a whole. A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale.

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