

\$50M mixed-use project underway in Sylvan Heights

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Hill Center Sylvan Heights will include about 20,000 square feet of retail space in two buildings, 14 single-family homes, 12 townhomes and at least 260 apartments in a four-story building. (Photo: Courtesy of H.G. Hill)

H.G. Hill Realty Company CEO Jimmy Granbery said the company's new \$50 million mixed-use development in Sylvan Heights will help transform the Charlotte Avenue corridor.

Granbery, along with Nashville Mayor Karl Dean and other officials, held a ceremonial groundbreaking Thursday afternoon at the project's site at Charlotte and 40th Avenues.

Hill Center Sylvan Heights will significantly alter the intersection. It will bring new retail, apartments and single-family homes to the corridor, which is already boosted by new developments and retail tenants such as Flip Burger and Oak Nashville.

H.G. Hill began assembling land for the roughly 8-acre site years ago and the project received approval in early 2014.

Hill Center Sylvan Heights will include about 20,000 square feet of retail space in two buildings fronting Charlotte Avenue, 14 single-family cottages, 12 townhomes and at least 260 apartments in a four-story building.

"We think we have a major project that's part of the Charlotte Avenue corridor. ... We look at the corridor as being an entire district," Granbery said, citing other projects in development in the area, including Boyle Investment Co.'s 32-acre Capitol View.

Construction on the Hill Center Sylvan Heights project began about six weeks ago. The property is fenced off and construction equipment is on-site. It's targeted for May 2016 completion.

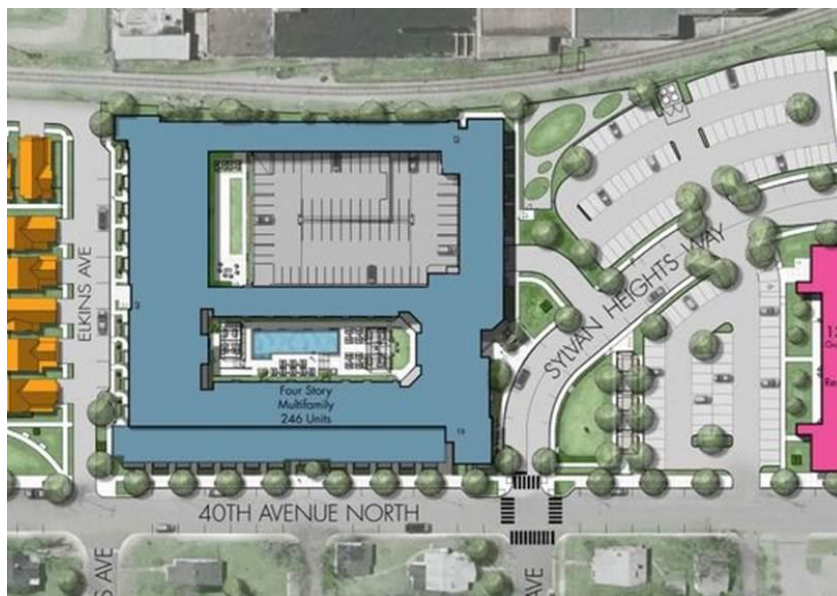
A site layout plan shows the buildings fronting Charlotte Avenue include a one-story, 5,280-square-foot commercial building and a 13,950-square-foot mixed-use building with ground-floor retail and 16 residential lofts.

Granbery said rental rates for the apartments will be in the \$2 per square foot range — or \$1,000 a month for a 500-square-foot unit — with units ranging in size from 450 square feet to 1,250 square feet. The 14 single-family cottages will have two or three bedrooms and will be rentals.

Dean, who delivered remarks to a crowd of about 30 people at the groundbreaking Thursday afternoon, encouraged investment and confidence in the city of Nashville. He called Granbery and H.G. Hill "heroes" for investing in Nashville during the economic recession and for building "quality" projects and impacting neighborhoods.

"When I look back now on my seven-and-a-half years as mayor, I can really say without any hesitation that Jimmy and the H.G. Hill Company are heroes of mine. Jimmy was doing groundbreakings during the depth of the recession," Dean said.

The Hill Center Sylvan Heights development team includes: H.G. Hill Realty Company, Brasfield & Gorrie, Barge Cauthen & Associates, Hawkins Partners, RPM Transportation Consultants and Southeast Venture Architecture.



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