

# H.G. Hill Begins Clearing Prime Germantown Development Site

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One of Nashville's oldest and most esteemed developers has started clearing a prominent development site in Germantown, one block from the new ballpark for the Nashville Sounds.

Developers have flooded the neighborhoods immediately north of downtown, in pursuit of land for apartment complexes. That rush accelerated after Metro decided to move minor-league baseball to that part of the city. By my count, there now are more than 2,200 apartments either in the pipeline or under construction, courtesy of developers from a half-dozen states.

Amid that blitz, Nashville's H.G. Hill Realty Co. has laid low. Germantown actually is one of the few remaining parts of the region where H.G. Hill, a 120-year-old company that started in the grocery business, hasn't yet done a project. Currently, construction is underway on mixed-use developments in Brentwood, on Charlotte Avenue and by the Nashville West shopping center, as well as a newly completed project in Hillsboro Village.

H.G. Hill also owns almost the entire city block in Germantown bordered by Jefferson and Madison streets, and Fourth and Fifth avenues north. That's across the street from both the 242-unit Vista Germantown apartment complex and a 306-unit apartment complex being developed by Embrey Partners, of San Antonio, Texas.

In all, H.G. Hill owns 2.7 acres at this particular location. Some of that land remains occupied by the operation of Hampton Crane Services Inc. Other parts are newly graded.

In an email, H.G. Hill CEO Jimmy Granbery brought up a truism of development: Today's parking lot is tomorrow's development.

"Nothing more than temporary surface parking lots until we develop property. No time table whatsoever on that!" Granbery wrote.

Granbery said his company hasn't done any market studies yet to help determine the best type of development for that site.

H.G. Hill is best known for retail, from grocery stores to the upscale Hill Center Green Hills. That said, H.G. Hill also has developed multifamily, office and industrial projects.

In Germantown, H.G. Hill also owns a nearby 0.41-acre property at 1014 Third Ave. N., as well as the 1-acre corner of Jefferson Street and Rosa L. Parks Boulevard, where a Rite Aid drugstore operates today.

H.G. Hill also owns the 0.6-acre site at 1200 Rosa L. Parks Blvd., where a Regions Bank branch operates today.