



## The Modernest - Nashville, USA

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 299,054.66

### Location

Country: United States  
State/Region/Province: Tennessee  
City: Nashville  
Posted: Oct 09, 2025  
Description:  
Studio - 3 Bed Condos Minutes from Downtown Nashville

Positioned on 4th Avenue South, The Modernest is a new development offering an unmatched opportunity to invest in Wedgewood-Houston (WeHo), Nashville's next great urban neighbourhood. Located just minutes from Downtown and Geodis Park, the new Nashville SC stadium, this is a highly strategic location at the centre of Nashville's southward growth.

This 5-story, short-term-rental-approved building includes 129 units, from modern studios to spacious 3-bedroom condos — all with sleek design and access to premium amenities such as a fitness centre, outdoor pool, sauna, cold plunge, co- working spaces, coffee bar and a rooftop deck. It's built to attract high-yield STR guests and long-term tenants alike.

Unlike fully developed areas like The Gulch or 12 South, WeHo is still in the early stages of regeneration, meaning investors can enter at a lower price point, with strong capital appreciation upside. Demand is rising as new restaurants, creative studios, retail, and residential projects redefine the area. With Nashville's booming population, rising tourism, and surging rental demand, this project offers rare flexibility, tax advantages in an Opportunity Zone, and the potential for excellent long-term returns. Secure your stake before the neighbourhood peaks.

About the Project:



- \* Located in Wedgewood-Houston, Nashville

- \* Studio - 3 bed condos

- \* Balconies

- \* Secure parking

- \* Premium amenities

#### Amenities:

- \* Fitness centre

- \* Outdoor pool

- \* Sauna

- \* Cold plunge

- \* Co-working spaces

- \* Coffee bar

- \* Rooftop deck

#### Payment Terms:

- \* \$5000 reservation fee

- \* 10% on contract

- \* 90% on completion (-\$5000 reservation fee)

#### Why WeHo?

- \* Nashville's creative corridor — a fast-rising neighbourhood filled with character and culture

- \* Walkable to SoHo House, Geodis Park, and Downtown

- \* \$50M+ in active regeneration & major developer backing

- \* WeHo average rent is higher than 74.4% of Tennessee neighbourhoods

- \* Located in a Qualified Opportunity Zone with tax incentives for investors



\* High rental demand from creatives, professionals & remote workers

Wedgewood Houston (WeHo) is Nashville's creative corridor, a fast-evolving neighbourhood just south of downtown that blends industrial heritage with modern luxury. Anchored by cultural hotspots like Soho House and beloved local eateries, WeHo is midway through a dynamic regeneration, led by visionary developers like AJ Capital. Their Wedgewood Village project is breathing new life into historic spaces with a mix of residential, office, and cultural venues, including a new Live Nation concert hall.

The arrival of sustainable office developments like Hines' T3 and luxury brands such as Hermes signals WeHo's rising appeal among young professionals and high-end retailers. With its walkability, direct access to downtown and Geodis Park, the largest soccer-specific stadium in the U.S, plus its role in hosting major events like CMA Fest, WeHo delivers an authentic urban lifestyle with a creative edge, making it one of Nashville's most exciting neighbourhoods to live, work, and invest in.

## Room details

Total rooms: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/JQSA-T128/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JQSA-T128/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 19597-the-modernest

