

# Gulch's Carquest site sold for high-rise apartment project



**Getahn Ward**, [gward@tennessean.com](mailto:gward@tennessean.com) 8:53 p.m. CDT August 31, 2016

## Phoenix-based Alliance Residential paid \$5.15 million for nearly an acre at Eighth and Division



(Photo: The Preston Partnership LLC)

A Phoenix-based multifamily developer has paid \$5.15 million for the former location of Carquest Auto Parts at Eighth and Division in the Gulch where it plans an apartments project.

Alliance Residential Co. planned a 14-story high rise tower with 225 apartment units and 4,000 square feet of retail space for 777 Eighth Ave. S., according to a [preliminary draft plan](#) ([/story/money/real-estate/2016/05/04/first-look-14-story-8th-division-tower-planned-gulch/83929242/](#)) that the developer submitted to a city review board earlier this year.

Carquest has moved out of the 13,200-square-foot warehouse-style retail building on the 0.94 property, which had been home to an auto parts store since at least the '80s.



Alliance Residential now owns this property at 777 Eighth Ave. S., which had been home to Carquest Auto Parts. (Photo: Davidson County Assessor of Property)

The location across Eighth Avenue South from Pour House Burgers, Bourbon and Brews is in an area seeing more interest from real estate investors and developers. That's in part because of construction underway on the Division Street Extension and Complete Street Project, which is expected to improve connectivity between the Gulch and SoBro.

Alliance bought the property that Carquest had occupied through an entity called Broadstone South Gulch LLC. In the developer's previously mentioned filing with the Downtown Code Design Review Committee, the planned high rise project was referred to as 8th + Division.

Elsewhere in Nashville, Alliance is developer of the 276-unit Broadstone Germantown apartment complex in North Nashville with the 328-unit Broadstone 8 South rising on a portion of the former Colonial Bakery site on Franklin Pike.

Broker Arthur Perlen of Centennial Retail Services represented the Stillman family in selling the site at 777 Eighth Ave. S. to Alliance. Matt Kwasek of Kwasek Commercial Real Estate represented Alliance.

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