



OFFERING MEMORANDUM

# The Dive Motel

THE GROOVIER INVESTMENT OPPORTUNITY IN NASHVILLE



# ICONIC BOUTIQUE EXPERIENCE

1414 Dickerson Pike | Nashville, TN

0.89 Acres

24 Room Hotel with Bar, Lounge and Pool

A one-of-a-kind, retro-inspired hotel blending motel nostalgia with modern design and playful quirks.

Originally a 1950s motor inn, fully renovated into a vibrant destination that stands out in Nashville's hospitality landscape.

A 60-foot pool and heated hot tub at the heart of the property boost daytime energy and nighttime vibes.

Attracts tourists and Nashvillians alike for food, drinks, and socializing.

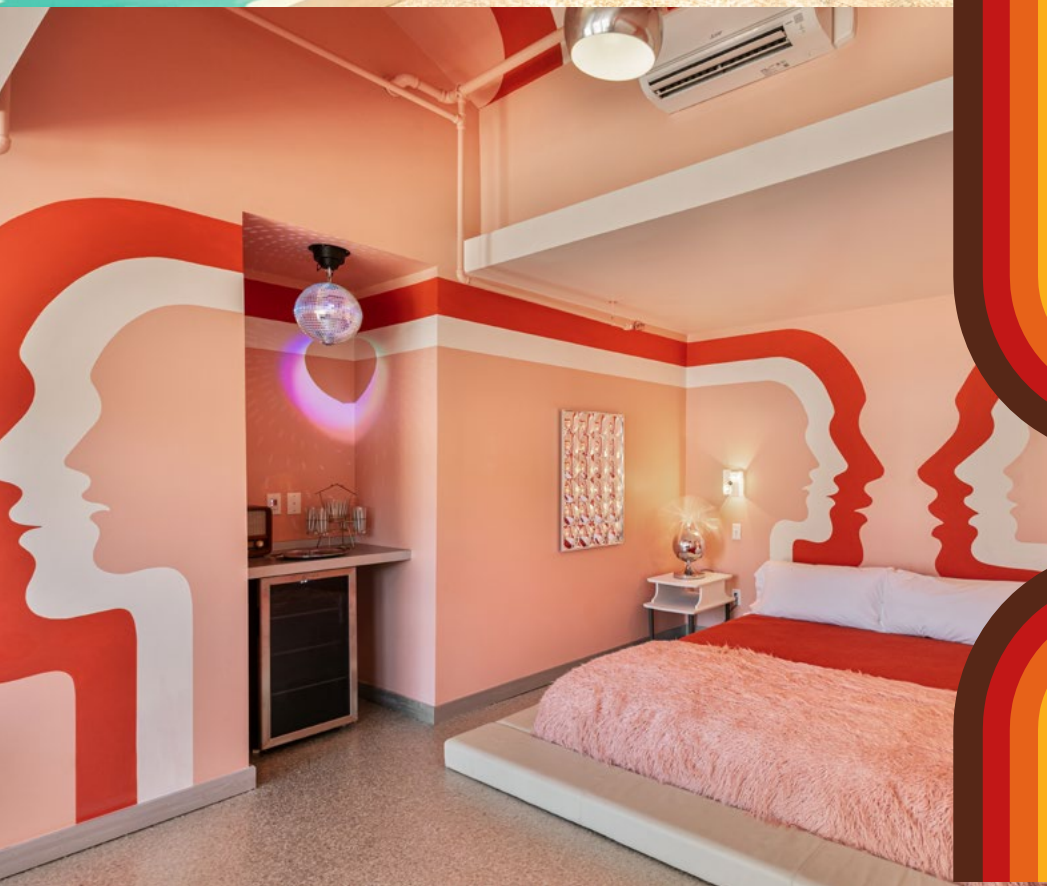
Featured in the MICHELIN Guide — recognized for its distinctive character and quality guest experience.













# EAST NASHVILLE

East Nashville is known for its lively, walkable neighborhoods and distinct, artsy vibe. The area blends charming historic homes, many built in the Victorian era and early 1900s, with some of the city's most popular modern shops, restaurants, and entertainment spots. Over the past few decades, places like Five Points and Inglewood have become central to Nashville's creative and culinary scenes. With its energetic and forward-thinking spirit, East Nashville offers a fresh and youthful contrast to the more traditional atmosphere of Broadway in Downtown.

## COMING SOON

### EAST BANK & NEW NISSAN STADIUM

The new East Bank development in Nashville is an ambitious project set to transform the city's riverfront into a dynamic, mixed-use district. Spanning residential, commercial, and recreational spaces, the development aims to create a vibrant community hub.

- 550 ACRES
- NEW TITANS STADIUM
- 22 MILLION SF OF MIXED-USE DEVELOPMENT ACROSS FOUR WALKABLE DISTRICTS

### ORACLE CAMPUS

The new Oracle campus in Nashville marks a significant milestone in the city's growth as a tech hub. This sprawling development will serve as a major operational center for Oracle, one of the world's leading technology companies.

- 60 ACRES
- 5,989 JOBS, 8,500 JOBS BY 2031
- PEDESTRIAN BRIDGE OVER THE CUMBERLAND RIVER





# DRIVE TIMES

**2 MIN**

EAST BANK

**6 MIN**

GERMANTOWN

**7 MIN**

DOWNTOWN

**9 MIN**

THE GULCH

**10 MIN**

MIDTOWN

**13 MIN**

12SOUTH

**15 MIN**

GREEN HILLS



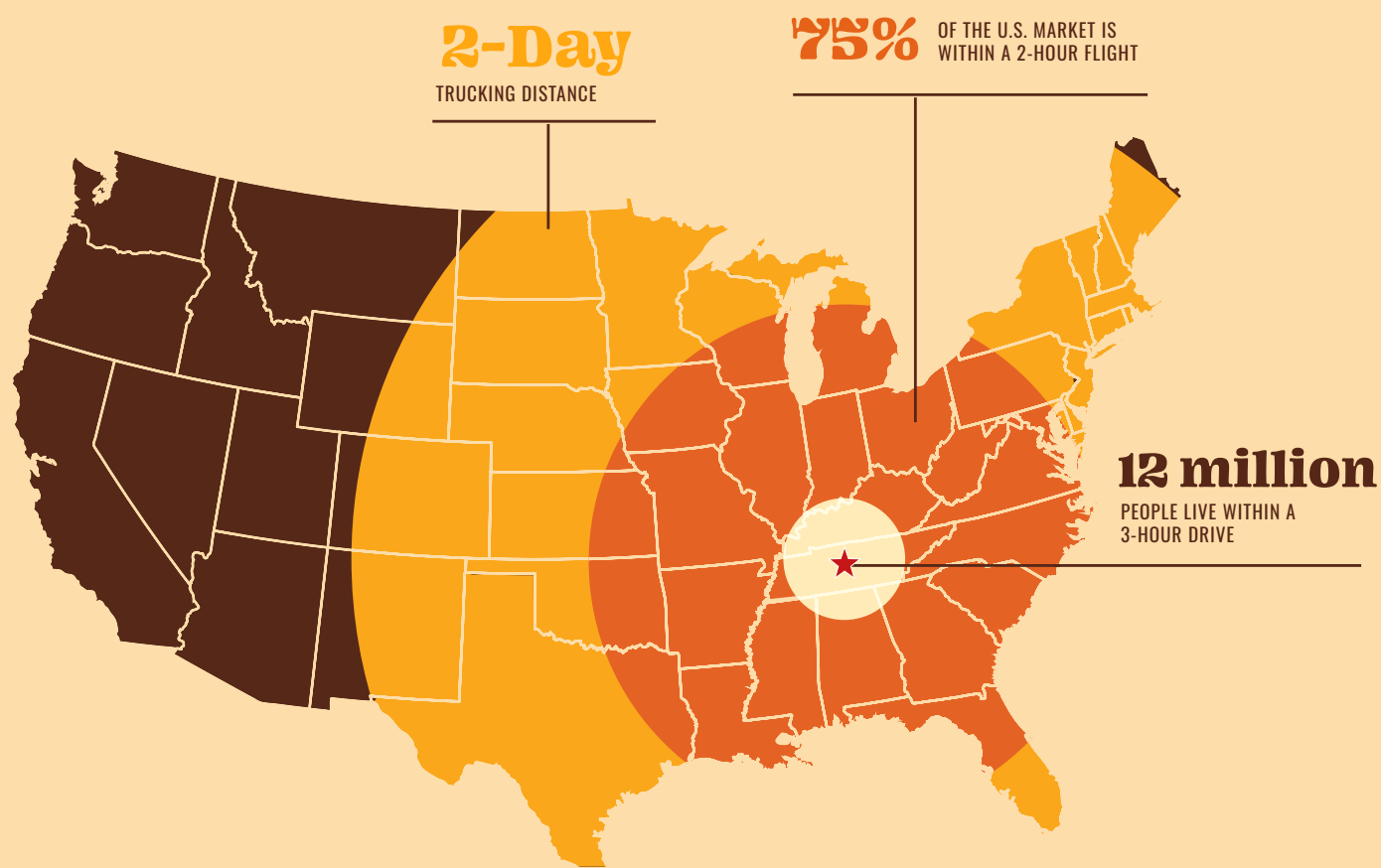
# NEARBY AMENITIES



- |                               |                               |
|-------------------------------|-------------------------------|
| 1. Retrograde Coffee          | 29. Boston Commons            |
| 2. Fancypants                 | 30. Margot Cafe & Bar         |
| 3. Cherries                   | 31. Bongo Java East           |
| 4. Junior                     | 32. Hunters Station           |
| 5. Audrey                     | 33. Snooze A.M Eatery         |
| 6. Xiao Bao                   | 34. Emmy Squared Pizza        |
| 7. Red Headed Stranger        | 35. Noble's East              |
| 8. Folk                       | 36. Cilantro                  |
| 9. Wilburn Street Tavern      | 37. Hawkers Asain Street Food |
| 10. Turkey and the Wolf       | 38. East Park Donuts & Coffee |
| 11. Forevermore Coffee        | 39. Greko Greek Street Food   |
| 12. All People Coffee         | 40. Smith & Lentz             |
| 13. East Nashville Beer Works | 41. Butcher & Bee             |
| 14. Crema                     | 42. The Basement East         |
| 15. Southern Grist            | 43. Joyland                   |
| 16. Golden Pony               | 44. Attaboy                   |
| 17. Kisser                    | 45. Up-Downs                  |
| 18. Studio Pilates            | 46. Switchyards East          |
| 19. Shed Group Fitness        | 47. The Bottega at Frankies   |
| 20. Flora + Fauna Cafe        | 48. Frankies 925 Spuntino     |
| 21. Holiday Salon & Bathhouse | 49. Publix                    |
| 22. Lyra                      | 50. Hoppin' River North       |
| 23. Mas Tacos Por Favor       | 51. Oracle Development        |
| 24. The Pharmacy              | 52. Shake Shack               |
| 25. Spicy Boy's               | 53. Bodyrok Pilates           |
| 26. Edley's Bar-B-Que         | 54. Topgolf                   |
| 27. Five Points Pizza         | 55. Nissan Stadium            |
| 28. Bar Taco                  | 56. East Bank Development     |

# MARKET OVERVIEW

Source: Nashville Chamber of Commerce



**65%**

OF COLLEGE GRADS REMAIN  
IN NASHVILLE MSA TO WORK

**30.65%**

JOB GROWTH  
2013-2023

**21.13%**

POPULATION  
GROWTH

**78**

NET NEW PEOPLE  
PER DAY IN 2024





# ECONOMY & EMPLOYMENT

By investing in Nashville you gain exposure to ULI's top-rated investment market, which is being driven by new-to-market companies.

**2.9%**

UNEMPLOYMENT RATE

**42.4%**

GDP GROWTH 2012-2022

**#2**

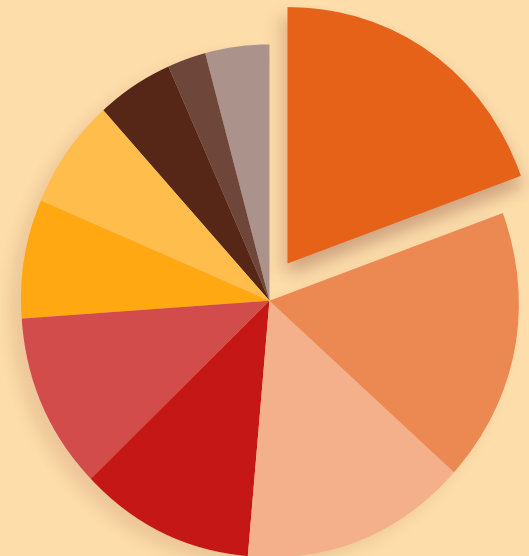
BEST CITY FOR JOB OPPORTUNITIES  
& EARNING POTENTIAL  
Checkr, 2025

**#6**

MARKET TO WATCH IN 2026  
ULI, 2025

## NASHVILLE'S HEALTHY AND DIVERSE ECONOMY

- 21%** Trade, Transportation, and Utilities
- 18%** Professional and Business Services
- 16%** Education and Health Services
- 12%** Leisure and Hospitality
- 12%** Government
- 9%** Manufacturing
- 8%** Financial Activities
- 6%** Mining, Logging, & Construction
- 4%** Information
- 5%** Other Services



Source: Nashville Chamber of Commerce



# TRAVEL HOTSPOT

#3

THE SOUTH'S BEST CITIES

Southern Living, March 2024

#3

MEETING DESTINATION

Cvent, 2024

#6

TOP DESTINATION IN THE U.S.

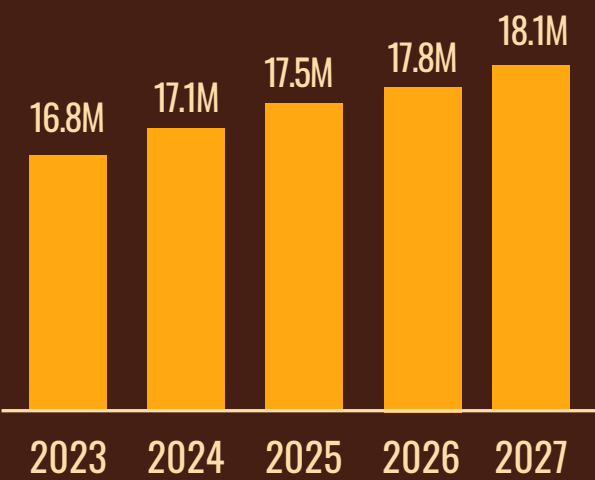
Tripadvisor, 2025

#13

FAVORITE CITY IN THE U.S.

Travel + Leisure, July 2025

## NUMBER OF VISITORS PER YEAR



Source: Nashville Chamber of Commerce







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