



OFFERING MEMORANDUM

The Dive Motel

THE GROOVIEST 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.

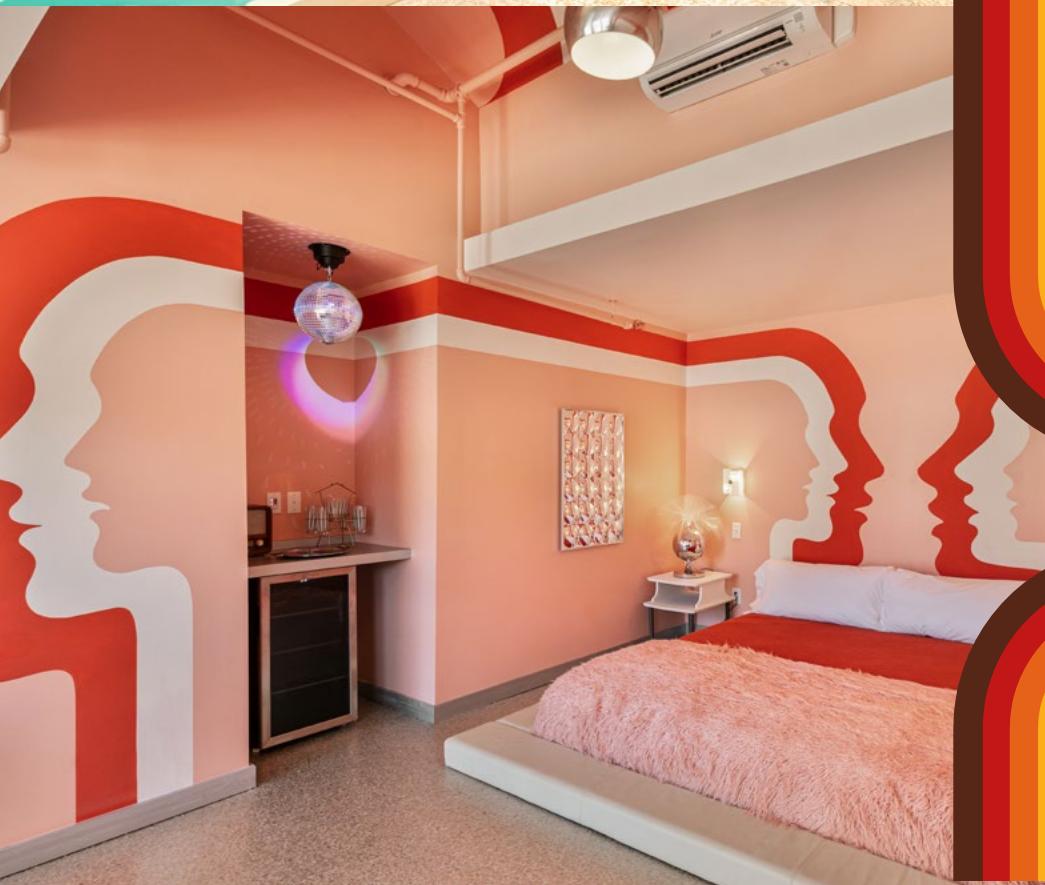
A 60-foot pool and heated hot tub at the heart of the property boost daytime energy and nighttime vibes.

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



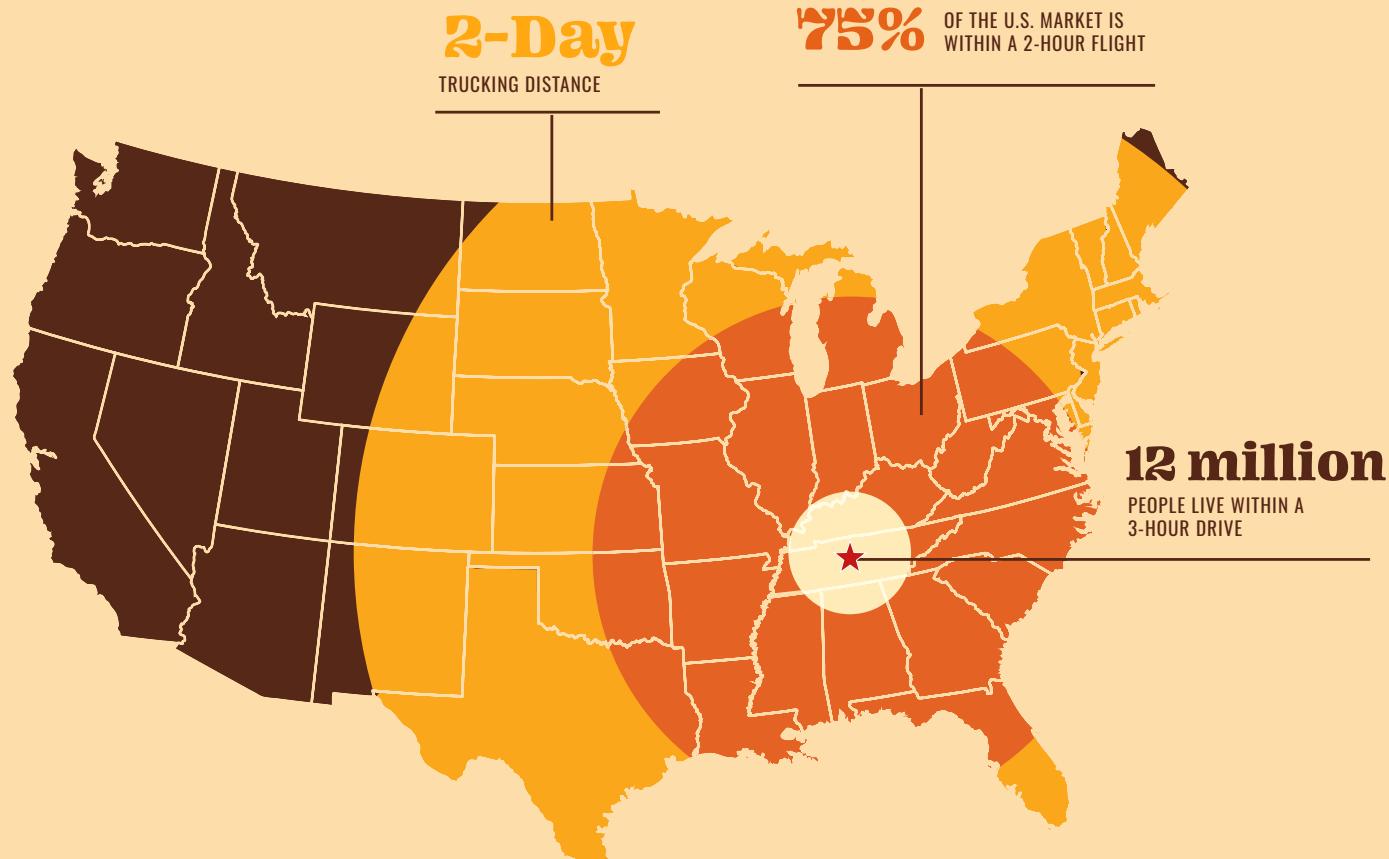


NEARBY AMENITIES

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

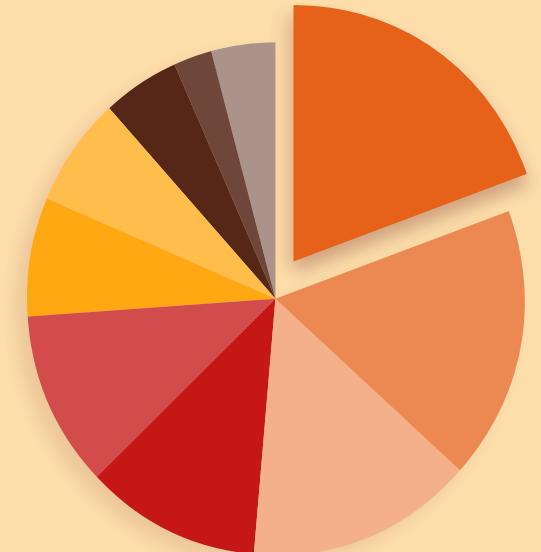
Checkr, 2025

#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.

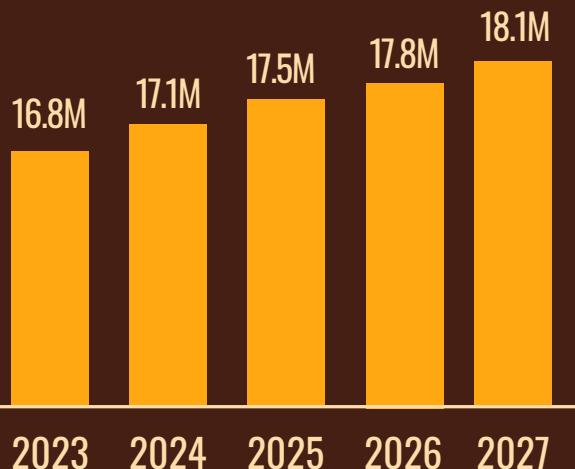
Tripadvisor, 2025

#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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