

EQUITABLE
PROPERTY COMPANY

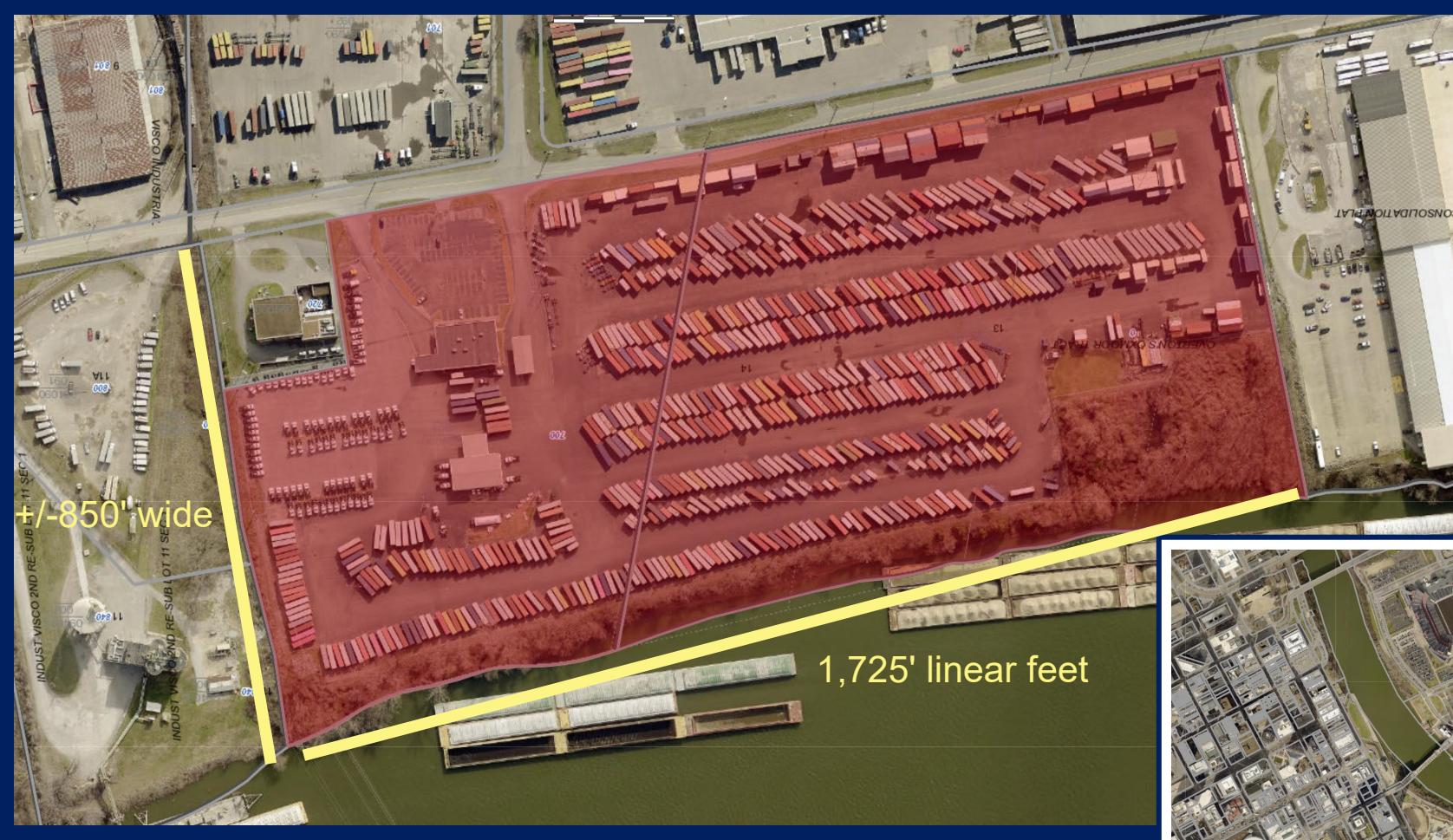
700 Visco Drive



PREMIER NASHVILLE RIVERFRONT

30 Acres

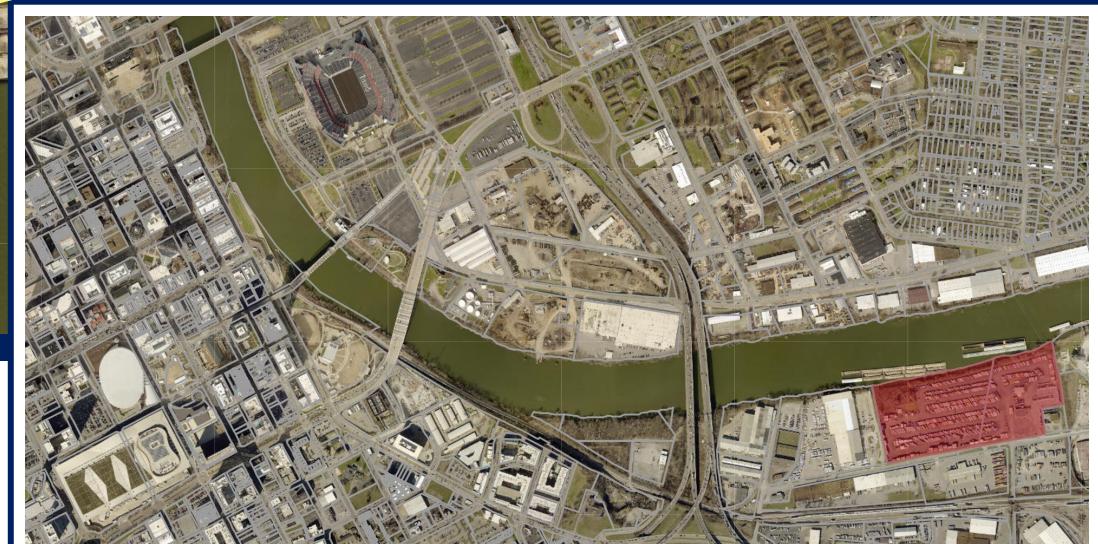




Currently used for transportation and logistics services including intermodal drayage, truckload shipping, warehousing, and yard management across Middle Tennessee and the Southeastern U.S.

Opportunity

- ± 30.04 Acres
- Two parcels along the South Bank of the Cumberland River
- 700 Visco Dr and 0 Nestor St



N: OPTION A



Assemblage Opportunity

- 700 Visco Drive – 30.14 Acres
- 615 Nestor Street – 7.46 Acres
- 130 Nestor Street – 16.33 Acres
- 405 Driftwood – 9.4 Acres





Riverfront

All eyes are on the water in Nashville. The 550 acre East Bank's initial transformation includes plans for new mixed-use development, a new home for the Tennessee Performing Arts Center, a mobility hub transit center, several parks and greenways, Oracle's new HQ and a new domed football stadium.

Growth Market

Nashville is a growth market by all metrics and is fueled by a strong job market, a vibrant music scene, and a high quality of life.

By 2040, the region could add between 850,000 and 1.3 million residents, according to Nashville.gov. Projections suggest that Nashville will continue to be one of the fastest-growing urban areas in the country, with a projected population of 3,182,500 by 2060, making it one of the country's most populous cities.

Nashville Riverfront Developments

The East Bank

East Bank Development Authority, Fallon Company, RMR
550 Acres

Nashville's East Bank enjoys an enviable location along the banks of the Cumberland River, across from downtown's central core with access to a major interstate highway and serving as home to the NFL's Tennessee Titans. The current site, however, is a barren industrial landscape surrounding acres of stadium parking lots.

The Nashville East Bank Plan envisions 22 million square feet of new mixed-use development across four walkable districts. It includes a new home for the Tennessee Performing Arts Center, a "Mobility Hub" transit center, 12 acres of parks, and a new domed football stadium at the heart of a "stadium village" in what will be the Central Waterfront District.

The Cumberland River's significance in Nashville's history contrasts with the East Bank's industrial past and its limited connectivity to the water. Ongoing revitalization seeks to restore the waterfront, bridge the East Bank-downtown gap, and foster community engagement, transforming the area into a vibrant, accessible, urban space.



Nashville Riverfront Developments

Oracle Headquarters

River North

65 acres

Oracle is establishing a major presence in Nashville's River North, with plans for a \$1.2 billion, 60-acre campus on the East Bank of the Cumberland River. This development is projected to create 8,500 jobs, making it the largest economic development deal in Tennessee's history. The campus will be integrated into the broader River North development, which includes residential, office, retail, and recreational spaces, linked by a pedestrian bridge and park system.



Nashville Riverfront Developments

Neuhoff District

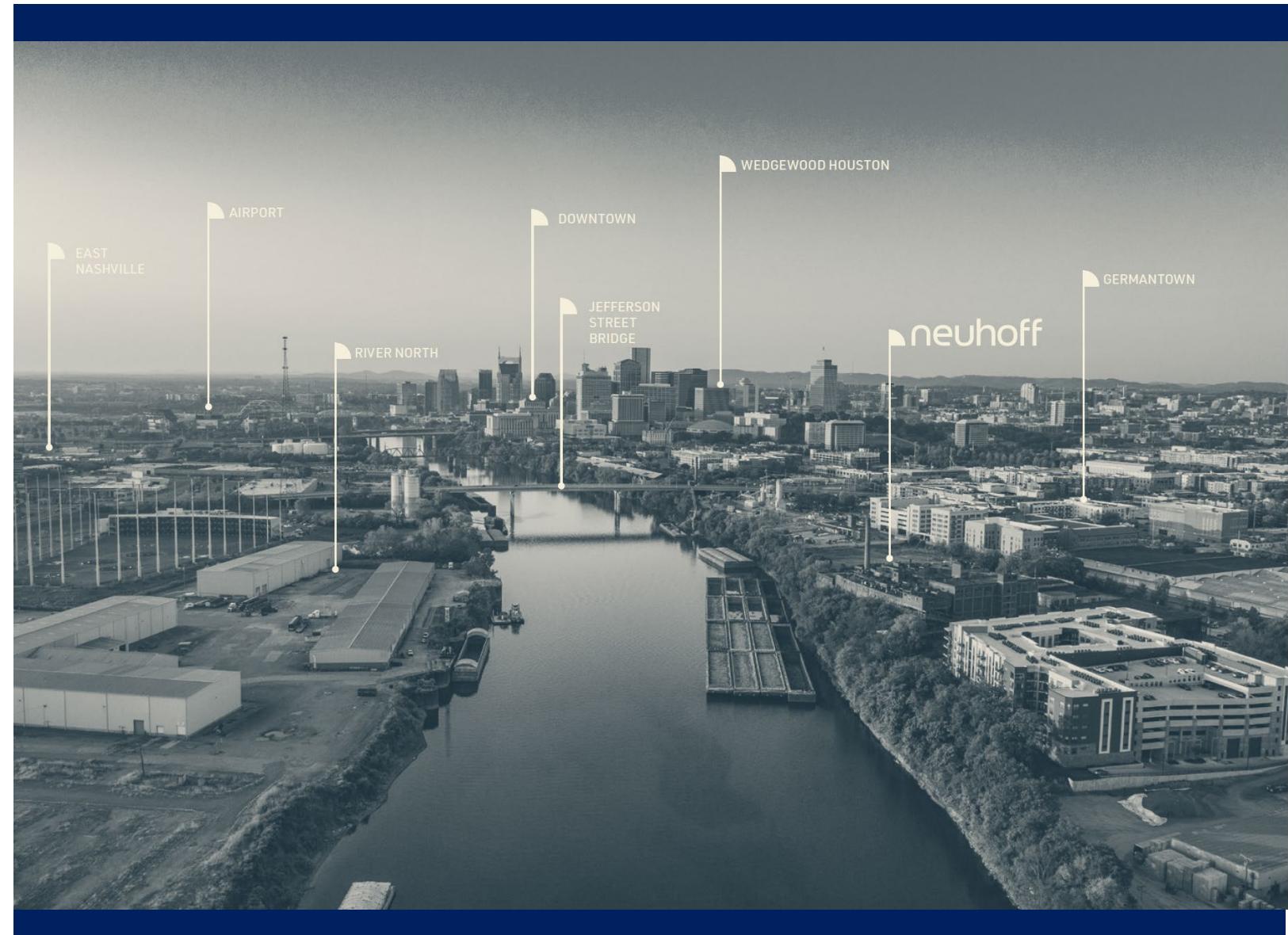
New City Properties

15 acres

Neuhoff is a transformation of Nashville's early-1900s meatpacking district, totaling more than 914,000 square feet along the Cumberland River.

Abandoned for half a century, the sprawling Neuhoff meat-packing complex is poised to become an exciting new neighborhood as part of Germantown's resurgence. S9 Architecture re-envisioned the riverfront property with a comprehensive design that retains and repurposes much of the existing buildings, while strategically incorporates new construction throughout the site.

S9's master plan features a connective network of pedestrian pathways, courtyards, public roof terraces, and cantilevered catwalks that create a series of experiences for visitors to the new neighborhood. The 1.3-million-square-foot project houses a mix of office, cultural spaces, residential units, and retail/dining establishments. S9 collaborated on the project with Executive Architects: Smith Gee (adaptive reuse building) and HKS (new buildings).



Reference

Kansas City, MO
Riverfront District

Marquee Development and KC Port
14 acres

A community-centric, mixed-use development anchored by the brand new CPKC Stadium—the world's first purpose-built women's professional sports stadium—alongside Berkley Riverfront Park and the Missouri Riverfront. The vision for the KC Riverfront District is to seamlessly extend the essence of a new Kansas City neighborhood to the riverfront, revitalizing this historic connection and crafting an unparalleled experience for residents and visitors alike.

The district, in collaboration with Palmer Square Capital Management and Port KC, will feature hyperlocal retail and food and beverage offerings, hundreds of multi-family residential units, and a large public gathering space near the stadium and riverfront promenade, hosting year-round, family-friendly events.

Positioned to attract visitors to the riverfront and stimulate economic growth, the project will bring life and vibrancy to an underutilized part of the city, creating lasting value for the community.





**For more information
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