

URBAN DEVELOPMENT SITE

IN THE HEART OF DOWNTOWN NASHVILLE

301 JAMES ROBERTSON PARKWAY | NASHVILLE, TENNESSEE



CUSHMAN &
WAKEFIELD



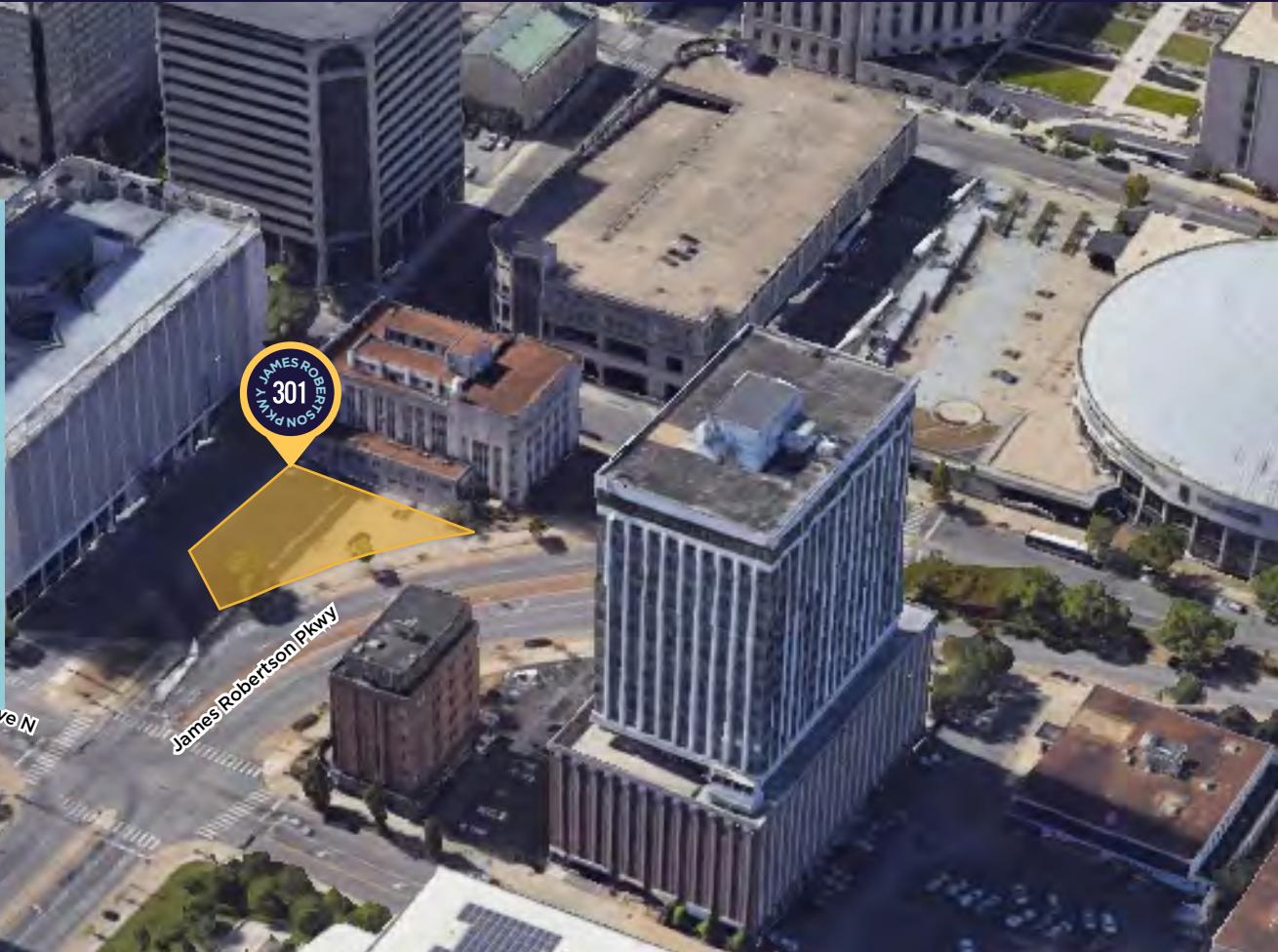
01

Location & Property Overview

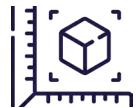
Executive Summary



Cushman & Wakefield is pleased to present the exclusive opportunity to acquire 301 James Robertson Parkway, 0.26 acres in the heart of the Central Business District (CBD). The parcel is zoned DTC in the James Robertson Subdistrict. Surrounded by demand drivers, office, courthouses, retail and entertainment, the site provides the opportunity to develop a high rise condo or hotel.



ZONING
DTC BASE DISTRICT



SQUARE FOOTAGE
11,535 SF



ACREAGE
0.26 ACRES



SUBDISTRICT
JAMES ROBERTSON

James Robertson Subdistrict

The James Robertson Subdistrict is the primarily civic area surrounding Capitol Hill. The James Robertson Subdistrict defines a maximum height of 560' above sea level (the elevation of the base of the capitol building) which was imposed in the 1960's to preserve views of the Capitol. This viewshed has since been blocked through various vertical developments. The current entitlements will need to be modified to achieve the Development Concept illustrated in this Investment Offering.



GRATITUDE

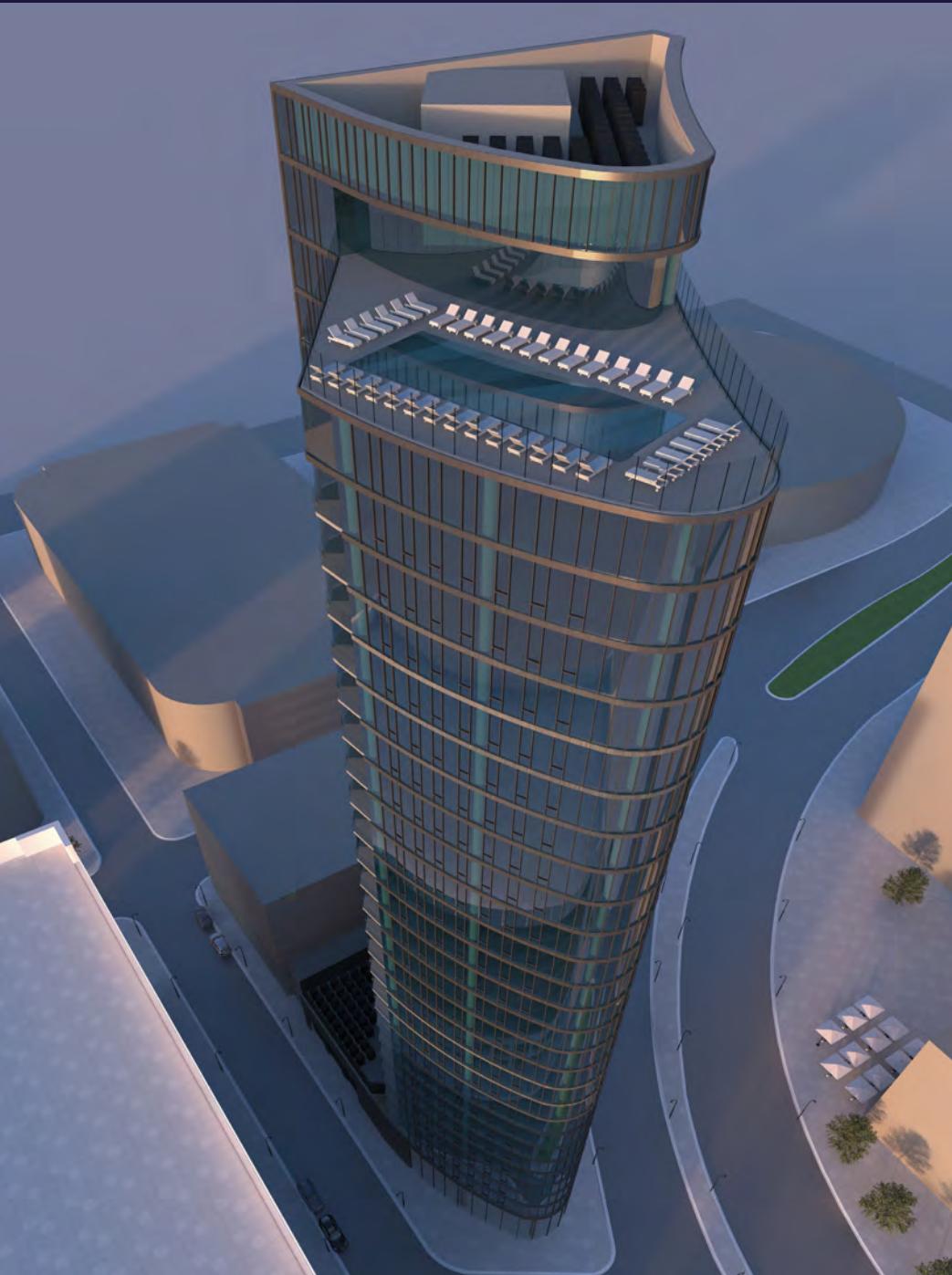
Development Concept



Development Concept



Development Concept



Development Concept



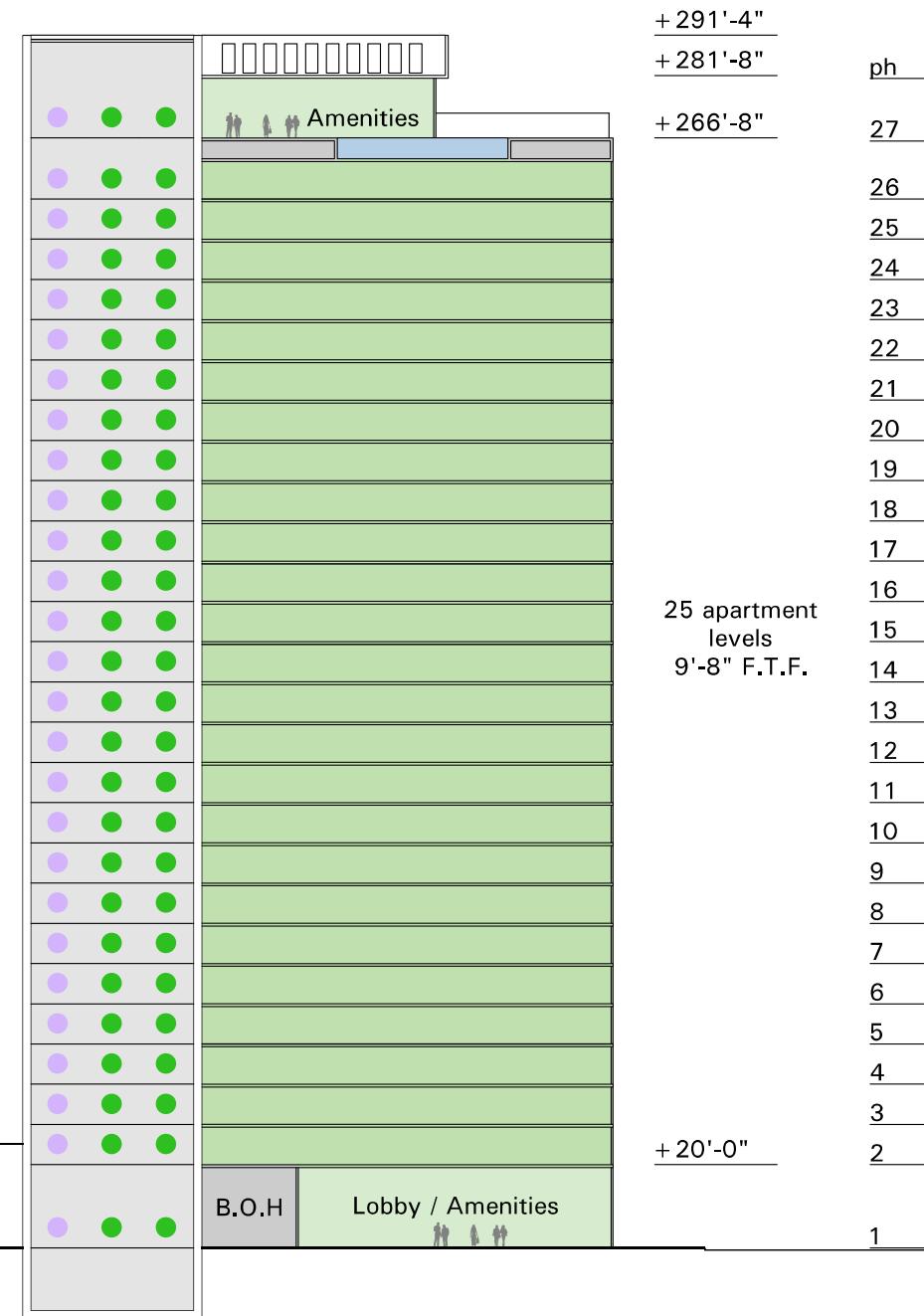
Development Concept



Development Concept



Development Concept



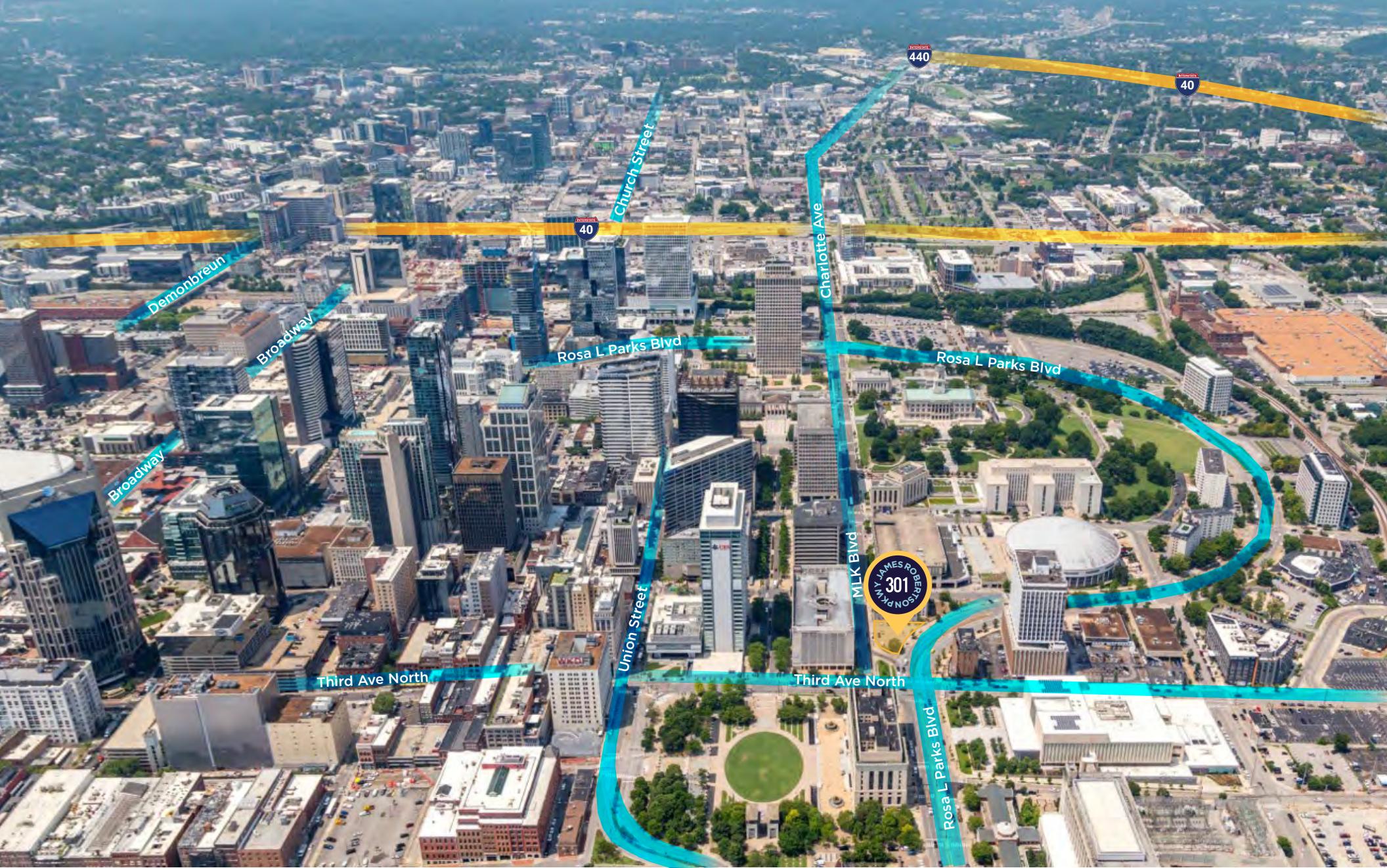
	Units	NSF	GSF
PH			1,100
27			6,280
26	10	7,783	9,600
25	10	7,783	9,600
24	10	7,783	9,600
23	10	7,783	9,600
22	10	7,783	9,600
21	10	7,783	9,600
20	10	7,783	9,600
19	10	7,783	9,600
18	10	7,783	9,600
17	10	7,783	9,600
16	10	7,783	9,600
15	10	7,783	9,600
14	10	7,783	9,600
13	10	7,783	9,600
12	10	7,783	9,600
11	10	7,783	9,600
10	10	7,783	9,600
9	10	7,783	9,600
8	10	7,783	9,600
7	10	7,783	9,600
6	10	7,783	9,600
5	10	7,783	9,600
4	10	7,783	9,600
3	10	7,783	9,600
2	10	7,783	9,600
1			11,180
	250	194,575	258,560
	Units	NSF	GSF

Excellent Location

Surrounded By Ample Parking And Demand Drivers



Ingress / Egress



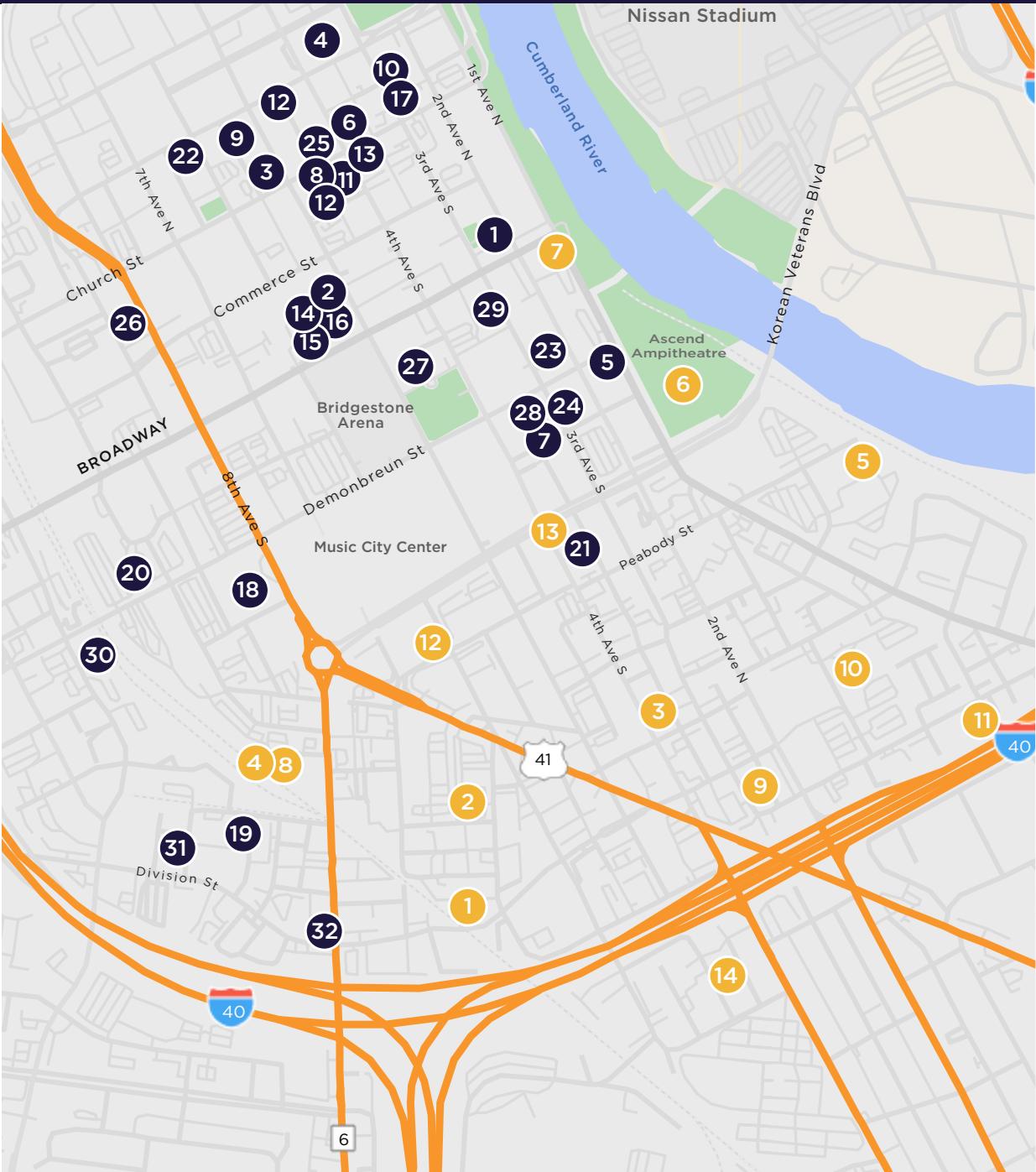
Location & Access

RESTAURANTS

- 1 The Stillery
- 2 Sixty Vines
- 3 Pucketts
- 4 Jeff Ruby's Steakhouse
- 5 Hampton Social
- 6 Stateside Kitchen
- 7 etch
- 8 Deacon's New South
- 9 Frothy Monkey
- 10 Gray & Dudley
- 11 Ophelia's Pizza + Bar
- 12 417 Union
- 13 Gannon's Nashville
- 14 Boqueria Fifth + Broadway
- 15 Hattie B's Hot Chicken
- 16 Eddie V's
- 17 Black Rabbit
- 18 Bourbon Steak
- 19 Peg Leg Porker
- 20 The Finch
- 21 Martin's BBQ
- 22 Drusie & Darr by Jean-Georges
- 23 The Southern Steak + Oyster
- 24 Bakersfield
- 25 Church & Union
- 26 The Standard
- 27 Trattoria Il Mulino
- 28 The Farm House
- 29 House of Cards
- 30 Milk & Honey
- 31 Iberian Pig
- 32 Party Fowl

ATTRACTI0NS

- 1 Tennessee Brew Works
- 2 City Winery
- 3 The Listening Room
- 4 Cannery Row
- 5 Pinewood Social
- 6 Ascend Amphitheater
- 7 ACME Live Radio
- 8 Mercy Lounge
- 9 3rd & Lindsley
- 10 Nashville Children's Theatre
- 11 The Cordelle
- 12 Yee Haw Brewing Company
- 13 The Bell Tower
- 14 New Heights Brewing





04

Market Overview

Market Overview

GREATER NASHVILLE

Nashville serves as Tennessee's state capital and is one of the preeminent cities in the Southeast region of the U.S. Centrally located along the banks of the Cumberland River, Nashville is the principal city of the Nashville-Davidson-Murfreesboro-Franklin, TN metropolitan statistical area ("MSA"), the largest metro area in a five-state region with a population exceeding 2.0 million residents. Encompassing 14 counties across central and northern Tennessee, the Nashville MSA is the 37th largest metro area in the nation and has achieved a population compounded annual growth rate of 24.3% between 2011 and 2021, more than twice the national average of 0.7% over the same period. Residents of the Greater Nashville area benefit from a highly affordable cost of living, a level which is lower than the national average and other large Southeast cities, such as Atlanta and Charlotte.

The Nashville metro area economy has undergone a substantial expansion in recent years, spurred by robust population growth, low cost of living, high level of accessibility, and a growing international business network. Nashville is among the nation's most balanced and diversified economies with a significant portion of the region's economic output generated from the healthcare, music and entertainment, advanced manufacturing, supply chain management, and corporate services industries.



DOWNTOWN DEVELOPMENT

EAST BANK DEVELOPMENT

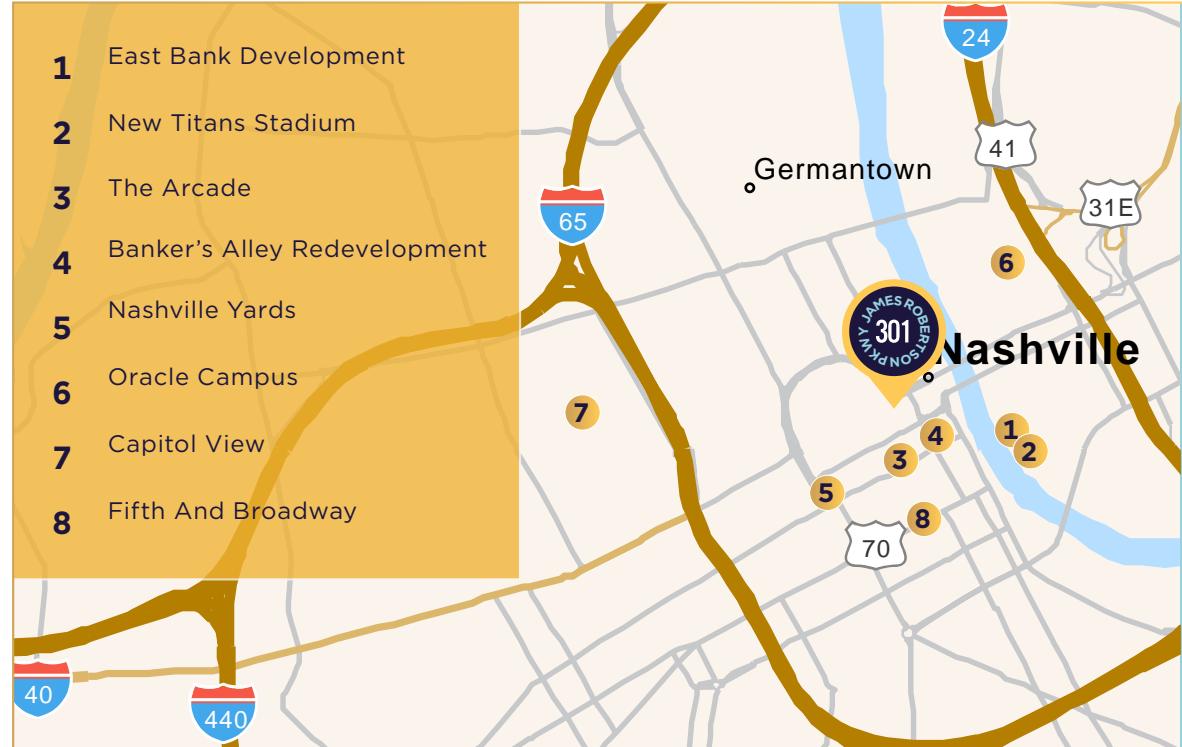


1 EAST BANK DEVELOPMENT

The East Bank, located directly across the Cumberland River, is experiencing a surge of high-profile development activity, transforming the area into one of Nashville's preeminent neighborhoods. Current development plans include multimodal boulevards, a riverfront park, and threaded bikeway and greenway networks, which will activate the riverfront and connect the area to the metro's existing greenway and bikeway system. Additionally, East Bank is slated for residential housing, Class-A office space, retail, hospitality, and a new pedestrian bridge connecting to Downtown.

Notable developments include the Landings at River North, a 13-acre mixed use development which will include a waterfront park; the new 1.2 billion, 60-acre Oracle campus; and the development of 100 acres of land surrounding the Tennessee Titan's Nissan Stadium. Given the proposed infrastructure improvements, the Property will benefit greatly from its highly accessible address.

- 1 East Bank Development
- 2 New Titans Stadium
- 3 The Arcade
- 4 Bunker's Alley Redevelopment
- 5 Nashville Yards
- 6 Oracle Campus
- 7 Capitol View
- 8 Fifth And Broadway



NEW TITANS STADIUM DEVELOPMENT



2 NEW TITANS STADIUM

The new stadium will be built on the east side of the current stadium campus, along Nashville's East Bank. Features of the building include: a circular translucent roof; exterior porches with panoramic views of Nashville; improved sightlines for all spectators through a range of diverse seating experiences; and a 12,000 square foot community space available for use year-round. The 62,000 seat stadium is projected to open in time for the 2027 season.



THE ARCADE



BANKERS ALLEY



NASHVILLE YARDS



ORACLE CAMPUS

3 THE ARCADE

The Nashville Arcade, a National Register of Historic Places located between Fourth and Fifth Avenues, was recently purchased in an effort to revitalize the historic shopping district. The Arcade will receive significant capital investment aimed at updating the exterior of the mall, renovating the storefronts, curating high-end tenants, and grooming the outdoor spaces.

4 BANKERS ALLEY REDEVELOPMENT

The Bankers Alley mixed-use development immediately south of the Subject Property is transforming an underutilized segment of Bankers Alley into a vibrant and walkable corridor filled with retail and dining. Once complete it will interconnect Printers Alley, the Arcade, 2nd Avenue and other notable Downtown Nashville districts. The project will include approximately 12,000 to 15,000 square feet of retail lining both sides of Bankers Alley making the corridor a living alley, in addition to approximately 300 residential units. The increased foot traffic will drive additional demand to the Subject Property, especially given the recent enhancements to exterior signage and the creation of a dedicated Printers Alley entrance.

5 NASHVILLE YARDS

Nashville Yards is a 17-acre development in the heart of Downtown Nashville located just steps from the Nashville Convention Center, Country Music Hall of Fame and Museum, Bridgestone Arena, and Broadway. The project is designed as a walkable, urban community featuring retail, restaurants, residential units, and Class-A office space. The complex features two Amazon-occupied office towers, restaurants from James Beard Award-winning chef Sean Brock, a four-acre entertainment district, and a concert venue spearheaded by AEG Worldwide and MGM. The development will also benefit from an open plaza and green spaces, including a 1.3-acre urban park that will span the west side of the project from Broadway to Church Street.

6 ORACLE CAMPUS

In April 2021, Oracle revealed their plans to build a \$1.2 billion, 1.2 million-square-foot campus on Nashville's East Bank, directly across the Cumberland River from the Subject Property. Oracle is aiming to bring 8,500 jobs (\$110,000 average annual salary) to Nashville over the next 10 years, making Oracle the city's largest employer.

7 CAPITOL VIEW

Capitol View is a \$750 million, 32-acre mixed-use urban district currently under development by Northwestern Mutual and Boyle Investment Co., conveniently located less than a mile from the Subject Property. Capitol View includes HCA Healthcare's newly completed 500,000-square-foot office where ~2,000 employees were recently relocated, and The Radius Building, a newly constructed 250,000-square-foot Class-A office building, as well as 600 multifamily units and urban park/community space.



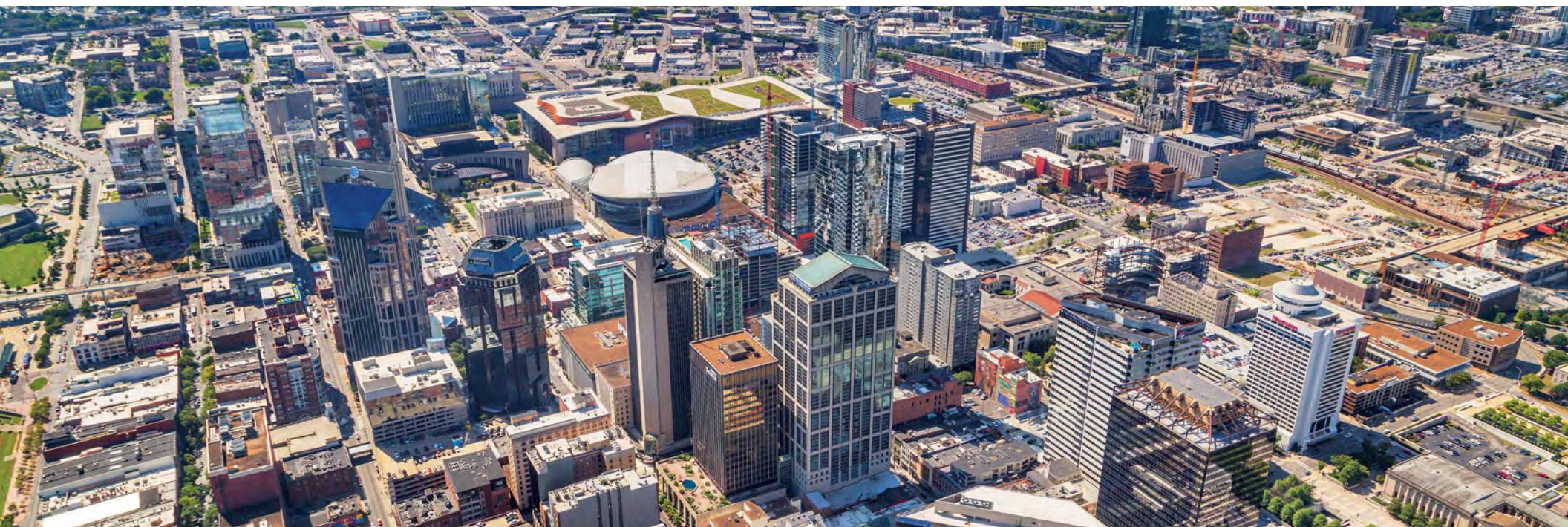
CAPITOL VIEW

8 FIFTH AND BROADWAY

Completed in 2021 following 10+ years of planning, Fifth and Broadway is one of the largest mixed-use developments in the history of Nashville. The development encompasses 6.2 acres and includes over 200,000 square feet of high-end retail and dining, a 386-unit multifamily tower, 372,000 square feet of office space, 2,000 parking spots, and the National Museum of African American Music. Global investment firm AllianceBernstein recently relocated to 501Commerce and plans to add 1,050 office jobs with average annual salaries ranging between \$150,000-\$200,000 per year.



FIFTH AND BROADWAY





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