



15.55 ACRES

DEVELOPMENT OPPORTUNITY ALONG NASHVILLE'S EAST BANK

CBRE

CONTENTS

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EXECUTIVE SUMMARY

EXCEPTIONAL DEVELOPMENT POTENTIAL

CBRE PRESENTS A PREMIER 15.55-ACRE DEVELOPMENT OPPORTUNITY ALONG NASHVILLE'S EAST BANK

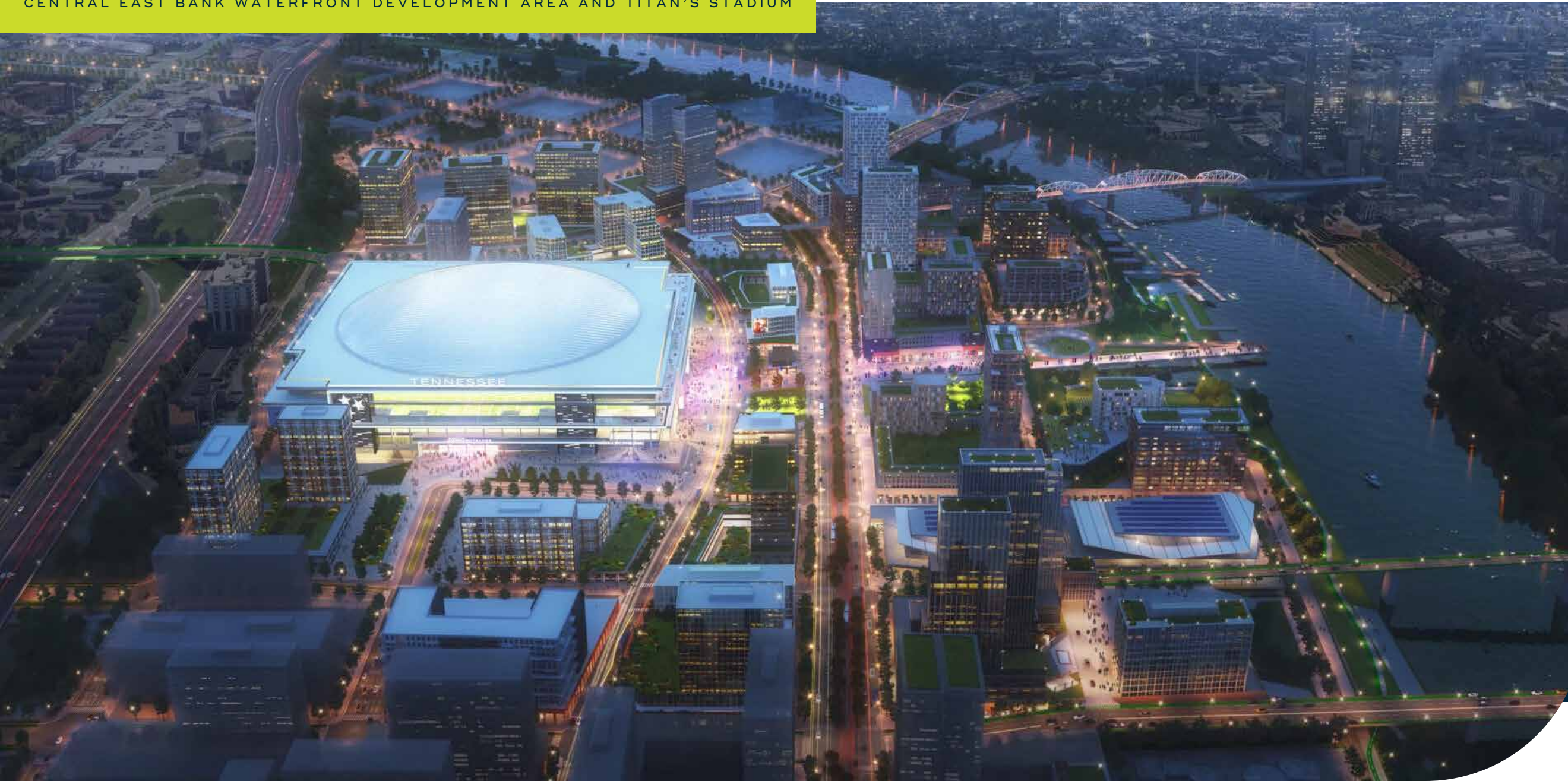
The site consists of 4 separate parcels totaling ±15.55 acres and represents one of the last remaining large tract of land to be acquired for development on the emerging East Bank in downtown Nashville. Zoned for up to 20 stories in key parcels, the site offers flexibility for high-rise office, residential, retail, and hospitality uses. The property's proximity to major infrastructure investments, including new greenways and pedestrian bridges, enhances accessibility and appeal.

Development will adhere to Metro Nashville's **Imagine East Bank Vision Plan (2022)**, fostering vibrant, high-intensity mixed-use neighborhoods with activated ground floors and seamless multimodal connectivity. The East Bank, a once-in-a-generation opportunity, is poised to evolve within the next 10–15 years from underutilized industrial land into dynamic, walkable neighborhoods that reconnect the city to the Cumberland River and neighboring districts.

Join the visionary wave reshaping Nashville's urban core. This development opportunity offers unmatched scale, location, and alignment with Nashville's growth trajectory—positioning your project to capitalize on one of the nation's hottest real estate markets.



CENTRAL EAST BANK WATERFRONT DEVELOPMENT AREA AND TITAN'S STADIUM



KEY FEATURES

LOCATION

Close proximity to Fallon's 30-acre East Bank Central Waterfront Development Area project and the new Titans stadium

INFRASTRUCTURE INVESTMENT

\$147 million, with Fallon covering 49%, TPAC 46%, and Metro 5%

DEVELOPMENT POTENTIAL

Mixed-use development with residential, commercial, and public spaces, aligned with Nashville's "Imagine East Bank Vision Plan"

AFFORDABLE HOUSING

1,550 planned residential units, with nearly 700 affordable units

LONG-TERM GROWTH

Expected 10–15 year development timeline for this transformative project

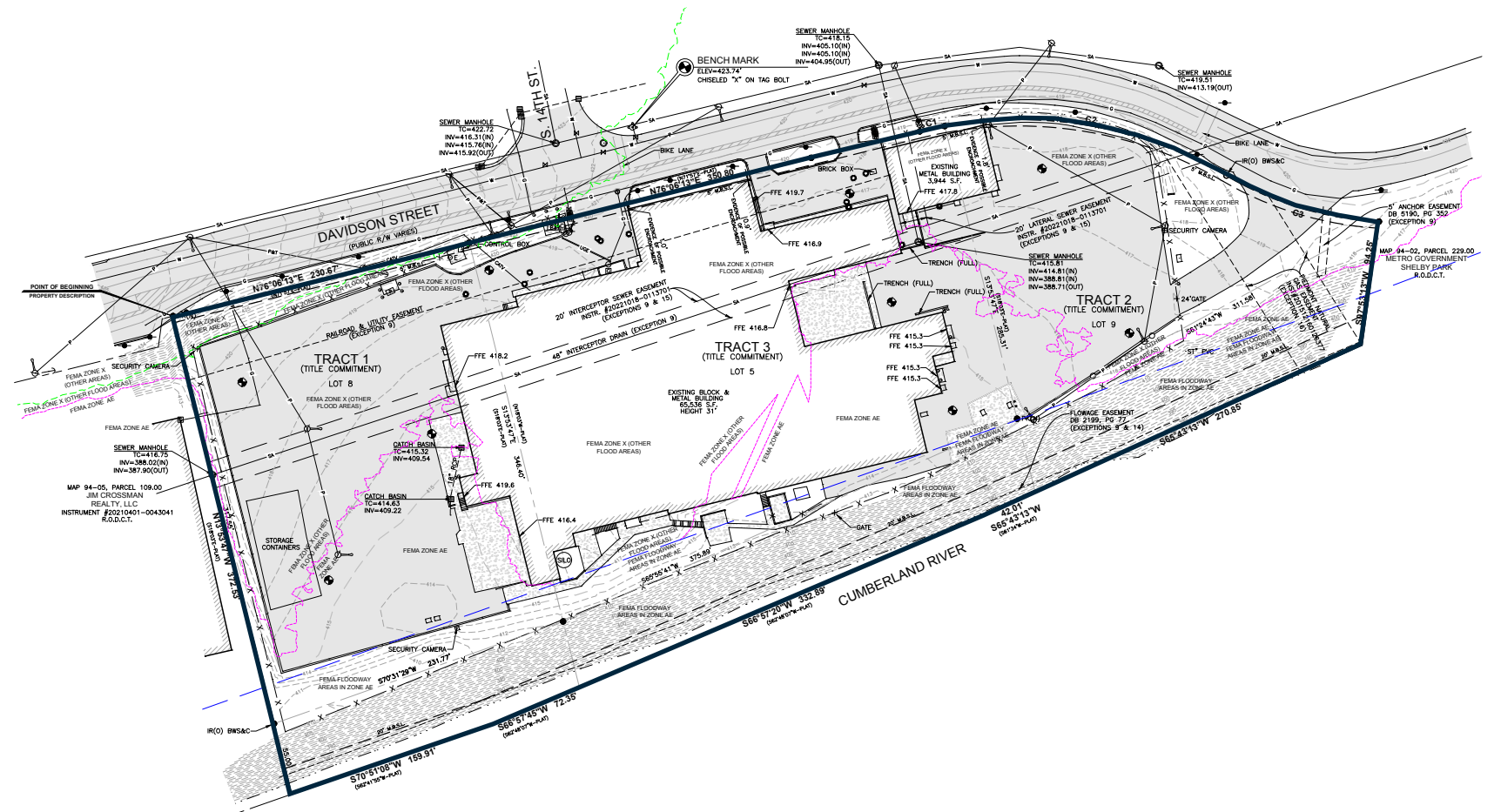
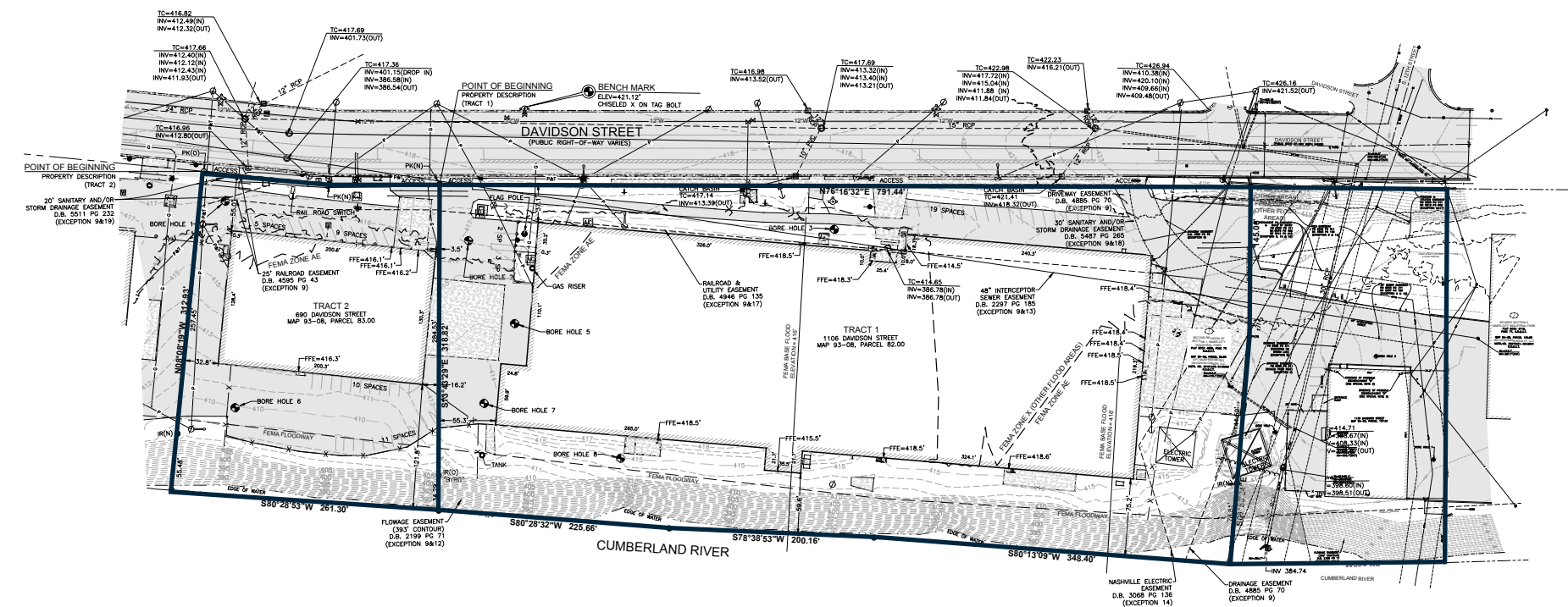


PROPERTY OVERVIEW

THE OFFERING



NO.	ADDRESS	PARCEL/TAX ID	ACREAGE
1	690 Davidson Street	093-08-0-083.00	1.77 AC
2	1106 Davidson Street	093-08-0-082.00	6.20 AC
3	1130 Davidson Street	094-05-0-107.00	1.66 AC
4	1400 Davidson Street	094-05-0-113.00	5.92 AC



PROPOSED SP ZONES



NO.	ADDRESS	SP ZONE	MAX STORIES
1	690 Davidson Street	A	20 Stories
2	1106 Davidson Street	B	15 Stories
3	1130 Davidson Street	C	7 Stories
4	1400 Davidson Street	D	7 Stories

FULL SITE RENDERING



SP ZONE A

21 STORIES



SP ZONE B

15 STORIES



SP ZONE C

7 STORIES



SP ZONE D

7 STORIES





DEVELOPMENT

OPPORTUNITY

ZONING AND FUTURE ENTITLEMENT POTENTIAL

Nashville's Policy and Zoning framework has indicated a strong support and precedent to allow for rezone from the underlying base zoning of Industrial General (IG) to align with the zoning framework consistent with other areas within the East Bank boundaries.

Future entitlements should align with the Imagine East Bank plan adopted in 2022 and governed by the East Bank Development Authority.

Note: "T6" represents the Downtown Transect. The Transect also includes T5 - Center, T4 - Urban, T3 - Suburban, T2 - Rural, and T1-Natural.

T6-DOWNTOWN NEIGHBORHOOD (T6-DN)

Intended to foster vibrant, high intensity mixed-use development with activated ground floors.

CIVIC (CI)

Intended is to preserve and enhance existing publicly-owned properties that are used for civic purposes.

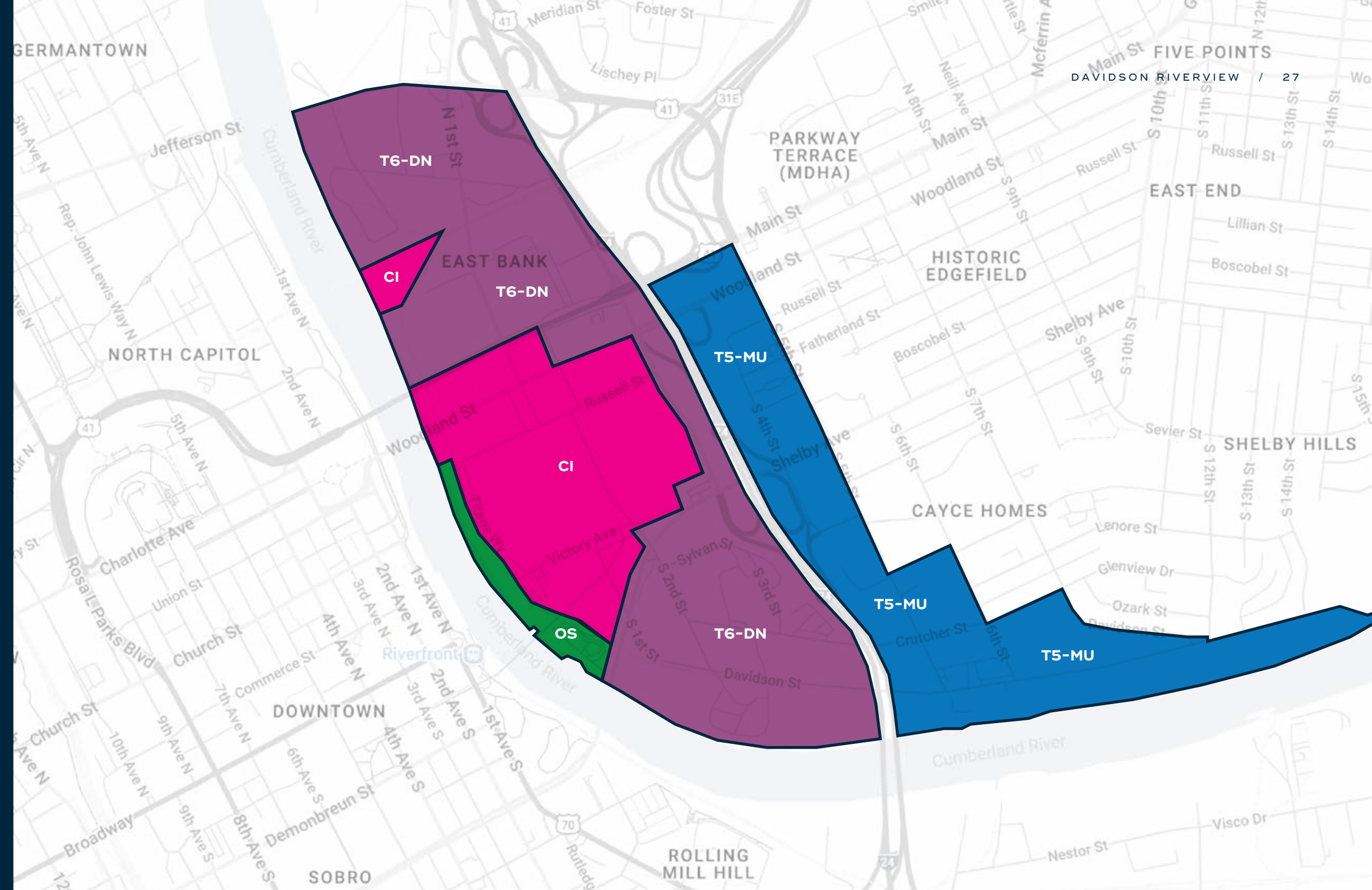
Click to view [Imagine East Bank Vision Plan](#)

CENTER MIXED-USE NEIGHBORHOOD (T5-MU)

This area is one of the most intense in the city with heights exceeding 20 stories, allowing for both high-rise and mid-rise mixed-use buildings.

OPEN SPACE (OS)

Intended to preserve and enhance existing open space areas.



LARGE-SCALE CATALYSTS

» EAST BANK DEVELOPMENT

- 4 WALKABLE NEIGHBORHOODS
- NISSAN STADIUM
- ORACLE
- CENTRAL EAST BANK WATERFRONT DEVELOPMENT
- STATION EAST

» CAYCE PLACE REDEVELOPMENT

» SHELBY PARK AND BOTTOMS



EAST BANK DEVELOPMENT



IN THE HEART OF NASHVILLE'S THRIVING DOWNTOWN SITS AN EXCEPTIONAL OPPORTUNITY TO BUILD NASHVILLE'S NEXT GREAT NEIGHBORHOODS ALONG THE EAST BANK OF THE CUMBERLAND RIVER

Be part of “Imagine East Bank,” a once-in-a-generation opportunity to re-envision 338 acres of underutilized land in the heart of Nashville along the banks of the Cumberland River, and dream of what vibrant neighborhoods could emerge there. Few other projects of this scope and context exist in the U.S. today.

The urban renewal projects of the mid-twentieth century physically severed this area from its neighbors. The low-density, auto-oriented features that define it today are a result of this legacy. Characterized by asphalt parking lots and private, industrial uses, the East Bank is framed by the interstate and a steep, eroded, and overgrown bank that makes the Cumberland River — one of our city's most unique features — almost imperceptible from a ground-level pedestrian perspective.

A place of contradictions, the East Bank is centrally located within a thriving city, but is perceived and experienced as an island. It is deeply bound to the interstate system and network of river bridges, yet is simultaneously disconnected. It is adjacent to bustling residential and commercial neighborhoods, but has a population of zero. In short, the East Bank does not live up to its potential by any common measure. The area is ripe with additional possibility and, with the development of the community vision reflected in Imagine East Bank, a new future is possible.

EAST BANK'S 4 WALKABLE NEIGHBORHOODS

CENTRAL WATERFRONT (120 ACRES)

The East Bank's Central Waterfront neighborhood connects to East Nashville and Downtown Nashville via Shelby Avenue. It is the location of Titans Stadium, Cumberland Park, and an existing greenway. The neighborhood has a strong connection to downtown via the John Seigenthaler Pedestrian Bridge, which connects to lower Broadway and Riverfront Park on the west bank. The area east of the stadium is predominately used for surface parking lots, with the exception of two hotels, and a gas station/convenience store.

The Central Waterfront neighborhood is envisioned to be the most energetic and densely urban of the four East Bank neighborhoods. Titans Stadium will remain an important focal point, whether the stadium is renovated or relocated. In either scenario, the public face of the stadium should be integrated with the surrounding neighborhood — in scale, mass, and character. Stadium parking should be distributed as evenly as possible throughout the neighborhood in underground parking structures. However, the East Bank's new urban street grid and connected multimodal transportation networks will allow stadium-goers to get to the East Bank in modes of transportation that do not require parking garages. Mixed-use developments, the proposed East Bank Park and other open spaces, and an activated waterfront will be established throughout the neighborhood.

JEFFERSON-SPRING (50 ACRES)

The East Bank's Jefferson-Spring neighborhood is located south of Jefferson Street-Spring Street and north of the CSX railroad. The neighborhood includes industrial uses such as warehouses and storage yards. Also located here are two hotels and Cross Point Church. The railroad, railroad spurs, river, interstate, and interstate ramps, have all shaped this area with few street connections, limited accessibility, and a number of oddly configured lots.

CAPITOL CROSSINGS (75 ACRES)

Capitol Crossings provides direct connections to East Nashville and Downtown Nashville, via James Robertson Parkway/Main Street and Woodland Street. It is in close proximity to major civic entities across the river, including the Tennessee State Capitol and the Davidson County Courthouse. The neighborhood's current conditions include surface parking lots, a truck stop, a vacant hotel, and several warehouses. NES, Metro Water, and Marathon Petroleum also have significant infrastructure in this area that are expected to remain in place for the foreseeable future.

The future of Capitol Crossings will see James Robertson Parkway and Woodland Street redeveloped into mixed-use, multimodal streets that aim to mitigate the presence of I-24 by creating a seamless transition to the Main and Woodland Street mixed-use corridors on the east side of the interstate. Furthermore, these corridor's existing bridges over the Cumberland River should be enhanced with increased capacity for pedestrians and cyclists. Active ground-floor uses should be built up to either side of both bridges to avoid underutilized space at the bridge levels.

SHELBY'S BEND (90 ACRES)

Shelby's Bend is located south of Shelby Avenue and along the bend of the Cumberland River. It is located directly west of I-24, which isolates it from neighborhoods in East Nashville, including Cayce Place. However, there is an opportunity to add additional street connections under the interstate and develop the area beneath it as a public space — bringing Shelby's Bend and Cayce Place together. Current uses include industrial uses (steel and machining), surface parking lots, and a warehouse with indoor go-karting, airsoft and crossfit tenants.

Given the neighborhood's current conditions and common ownership, and that development plans are already in process in the other three neighborhoods, it is likely that Shelby's Bend will evolve more slowly. The evolution of Shelby's Bend will be influenced by the development of key adjacencies over time — including the riverbank and Cayce Place — as well as mobility improvements.

LARGE-SCALE CATALYSTS

Several projects currently under development, in and around the East Bank, will add significant new opportunities in the form of housing, jobs, and dense mixed-use development. Existing policy supports this evolution of an industrial area adjacent to Downtown Nashville into dense urban neighborhoods.

NISSAN STADIUM

Introducing Nashville's biggest stage—home to the Tennessee Titans and the world's biggest performers. Approximately 1.8 million square feet, this stadium will be second to none. You can say goodbye to “nosebleed seats”—they don't exist here. This stadium offers exceptional views for everyone. Leave your raincoat at home, as the enclosed, translucent roof has you covered. If the weather is on your side, you can take advantage of exterior terraces and porches, complete with panoramic views of the city we love. Built with high-tech, sustainable materials, the stadium is designed to minimize waste and preserve energy and water as it hosts year-round to bring Nashville together.

\$2.2 BILLION STADIUM



ORACLE'S MULTI-BUILDING CAMPUS

ORACLE

In the summer of 2021, tech company Oracle purchased almost 70 acres in River North, for a new campus that will host 8,500 employees and bring thousands around and through the East Bank daily. Oracle committed to paying \$175 million for Metro infrastructure upgrades — including new greenways and a new pedestrian bridge over the river.



LARGE-SCALE CATALYSTS

CENTRAL EAST BANK WATERFRONT DEVELOPMENT

The Fallon Company, a national real estate developer, has been chosen as the master developer for the new \$1.6 Billion 30-acre master-planned Central Waterfront Development project. Fallon will be responsible for “an initial development area of approximately 30 acres of City-owned land on the East Bank,” and will work with global construction firm Turner and Brentwood-based Polk & Associates to build out the site.

LARGE-SCALE CATALYSTS

STATION EAST

Station East will unite urban commerce and organic community, leading the East Bank's transformation and ushering in the next evolution of Nashville.

3 ACRES

PUBLICLY ACCESSIBLE
GREENWAY

180K SF

TERRACES AND
OUTDOOR SPACES

1,400

RESIDENTIAL UNITS

1.2M SF

OFFICE SPACE

225K SF

STREET-LEVEL RETAIL AND
CURATED FOOD & BEVERAGE

600

HOTEL ROOMS

UNITING URBAN COMMERCE AND ORGANIC COMMUNITY



CAYCE PLACE REDEVELOPMENT

As Nashville grows, so does its need for affordable housing. In 2013–2014, MDHA spearheaded Envision Cayce — a master planning process to update Nashville's largest subsidized housing property, located on 63 acres in East Nashville. The plan sets a vision for a mixed-income, mixed-use community with 2,390 units. It ensures a one-for-one replacement of existing affordable units. Construction is ongoing, with several of the projects already completed. The project will provide affordable, workforce, and market-rate units near the East Bank.



CAYCE PLACE CONCEPT RENDERING

SHELBY PARK AND BOTTOMS

NASHVILLE'S URBAN NATURAL OASIS

Just minutes from downtown Nashville, Shelby Park and Bottoms offers nearly 1,300 acres of diverse natural beauty and recreational amenities along the Cumberland River in East Nashville. This expansive green space provides a unique balance of serene nature and active urban lifestyle, perfectly complementing the vibrant growth of Nashville's East Bank.

Shelby Park and Bottoms is a sanctuary for native wildlife such as deer, birds like Indigo Buntings and Cardinals, and even river sturgeon visible at the Nature Center. The park's lush vegetation, shaded trails, and scenic river views provide a refreshing escape from the urban bustle while remaining conveniently close to Nashville's downtown core. Open year-round from sunrise to 11:00 p.m., Shelby Park and Bottoms invites residents and visitors to enjoy its trails, natural areas, and community amenities every day of the year.



EXCEPTIONAL OUTDOOR AMENITIES

- Nearly 10 miles of paved trails and over 7 miles of unpaved hiking paths wind through forests, wetlands, rolling hills, and floodplains, ideal for walking, running, biking, and wildlife observation.
- The Shelby Bottoms Greenway extends approximately 3.5 miles from Shelby Park to Cooper Creek near Opryland, featuring flat, wheelchair-accessible paved trails along the river.
- Shelby Bottoms Nature Center serves as an educational hub with natural and cultural history exhibits, a library of field guides and children's books, art displays, and a children's Nature Play area designed to inspire outdoor exploration.
- The Nature Center also offers a variety of free public programs, including environmental education, school field trips aligned with Tennessee science standards, scout programs, and volunteer opportunities for all ages.
- Visitors can rent bicycles for free at the Nature Center, providing easy access to the extensive greenway network.
- Four playgrounds and seven reservable picnic pavilions accommodate family gatherings, and community events.
- The Shelby Dog Park, a spacious two-acre fenced area with dog-friendly water fountains and waste stations, offers a safe and social environment for pets and their owners.
- Additional recreational facilities include sports fields, golf courses (including the historic Shelby Park Golf Course), tennis courts, disc golf, and fishing access along the river.





MARKET OVERVIEW

NASHVILLE AMONG TOP TARGETS FOR COMMERCIAL REAL ESTATE INVESTMENT IN 2024, CBRE SURVEY FINDS

NASHVILLE JUMPS ONE SPOT TO #4 AMONG U.S. METROS, AS HIGH-PERFORMING SECONDARY MARKETS BECOME INCREASINGLY FAVORED BY INVESTORS

A recent survey of commercial real estate investors ranked Nashville as a top 10 target among U.S. metros. The metro jumped one spot to #4 in CBRE's 2024 U.S. Investor Intentions Survey.

Investors continue to favor large Sun Belt cities and high-performing secondary markets for their property investments in 2024. Dallas retains its position as the most preferred market for the third consecutive year, followed by Miami, Raleigh, Atlanta, Nashville, and Charlotte. Additionally, major gateway markets such as Boston, New York City, and Washington, D.C., are also recognized as top markets for property returns.

"Nashville's vibrance and sustained growth continues to attract strong interest from investors," said Morgan Hillenmeyer, a Senior Vice President with CBRE in Nashville. "Many investors are excited to deploy capital in Nashville but have been patiently waiting for market conditions to improve. We believe higher yields and improving debt markets will be a catalyst for increased investor activity this year."

NASHVILLE ACCOLADES

- #1**

HOTTEST JOB MARKET

The Wall Street Journal
- #1**

FOR METROPOLITAN ECONOMIC STRENGTH

Policom
- #2**

BEST REAL ESTATE MARKETS IN THE U.S.

Wallet Hub
- #4**

BEST PERFORMING CITIES INDEX

Milken Institute
- #1**

OVERALL REAL ESTATE PROSPECTS

ULI - PwC Emerging Trends in Real Estate
- #1**

HOTTEST HOUSING MARKETS IN THE NATION

ReMax National Housing Report
- #2**

AMERICA'S TOP STATES FOR BUSINESS ECONOMY OVERALL

CNBC
- #6**

LARGEST NET GAIN OF U-HAUL TRUCKS CROSSING ITS BORDERS

Uhaul.com

HONKY TONK HIGHWAY



NASHVILLE GROWTH

2.1M TOTAL POPULATION <small>USA - 335,707,897</small>	527,581 MILLENNIAL POPULATION <small>USA - 81,945,486</small>	\$136.7B GDP <small>Oxford Economics</small>
26.5% INCREASE SINCE 2010 <small>USA - 8.7</small>	25.3% OF MILLENNIAL POPULATION <small>USA - 24.4</small>	19% FORECASTED GDP GROWTH BY 2027
5.7% PROJECTED POPULATION GROWTH BY 2027	480,729 GEN-Z POPULATION <small>USA - 75,777,673</small>	47% JOB GROWTH SINCE 2010
100 NEW RESIDENTS PER DAY ON AVERAGE	23.1% OF GEN-Z POPULATION <small>USA - 22.6</small>	5% FORECASTED JOB GROWTH BY 2027



DAVIDSON RIVERVIEW

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