



savills

1.75 Acre
401 Cowan St

1.76 Acre
306 N 1st St

Spring St

24

N 1st St

Cowan St

For sale

3.51± Acres Infill Development Opportunity

Minutes to Downtown Nashville

401 Cowan Street and 306 N 1st Street, Nashville, TN 37207



1.75± Acre
401 Cowan St

1.76± Acre
306 N 1st St

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All communication regarding the property
shall be with Savills directly.

CONTACT

David McRae

Savills
+1 615-887-1709 (M)
+1 615-250-3341 (T)
dmcrae@savills.us

818 18th Ave South, Suite 910,
Nashville, TN 37203

John Hill

Maury County Realty
+1 931-224-1205 (M)
+1 931-388-3112 (T)
johnrosshill@gmail.com

1217 Trotwood Ave
Columbia, TN 38401

Tatum Flynn

Savills
+1 615-686-3800 (M)
+1 615-250-3348 (T)
dmcrae@savills.us

818 18th Ave South, Suite 910,
Nashville, TN 37203

Executive **summary**

Prime East Bank Redevelopment Opportunity **401 Cowan Street**

Savills is pleased to present 401 Cowan Street (the “Property”), a rare redevelopment opportunity in Nashville, TN. The offering consists of two parcels totaling 3.51 acres with approximately 21,286 square feet of Gross Building Area (GBA).

Positioned in one of Nashville’s most dynamic growth corridors, the Property is directly across from Topgolf and at the gateway to River North, anchored by Oracle’s new regional campus (NYSE: ORCL). The surrounding area is experiencing transformative investment, including construction of a new domed Tennessee Titans stadium and a comprehensive East Bank redevelopment along the Cumberland River, just across from downtown Nashville.

Currently zoned IG, the site offers exceptional potential for redevelopment in the heart of this rapidly evolving district. This opportunity combines large-scale development potential with an unmatched location, positioning future projects to capture demand in one of Nashville’s hottest neighborhoods within one of the fastest-growing real estate markets in the country.



Property details

Location:	401 Cowan Street, Nashville, TN 37207 306 N 1st Street, Nashville, TN 37207
County:	Davidson County
Municipality:	Metro Council District 7
Parcel ID / Folio:	401 Cowan St: 08210001800 & 08210005600 306 N 1st Ave: 08210004100
Zoning:	IG (Industrial General)
Future Land Use:	MUG (Mixed Use General)
Land Area:	152,895 LSF
Frontage:	401 Cowan St: 402 FT 306 N 1st Ave: 464 FT
Acres:	3.51±



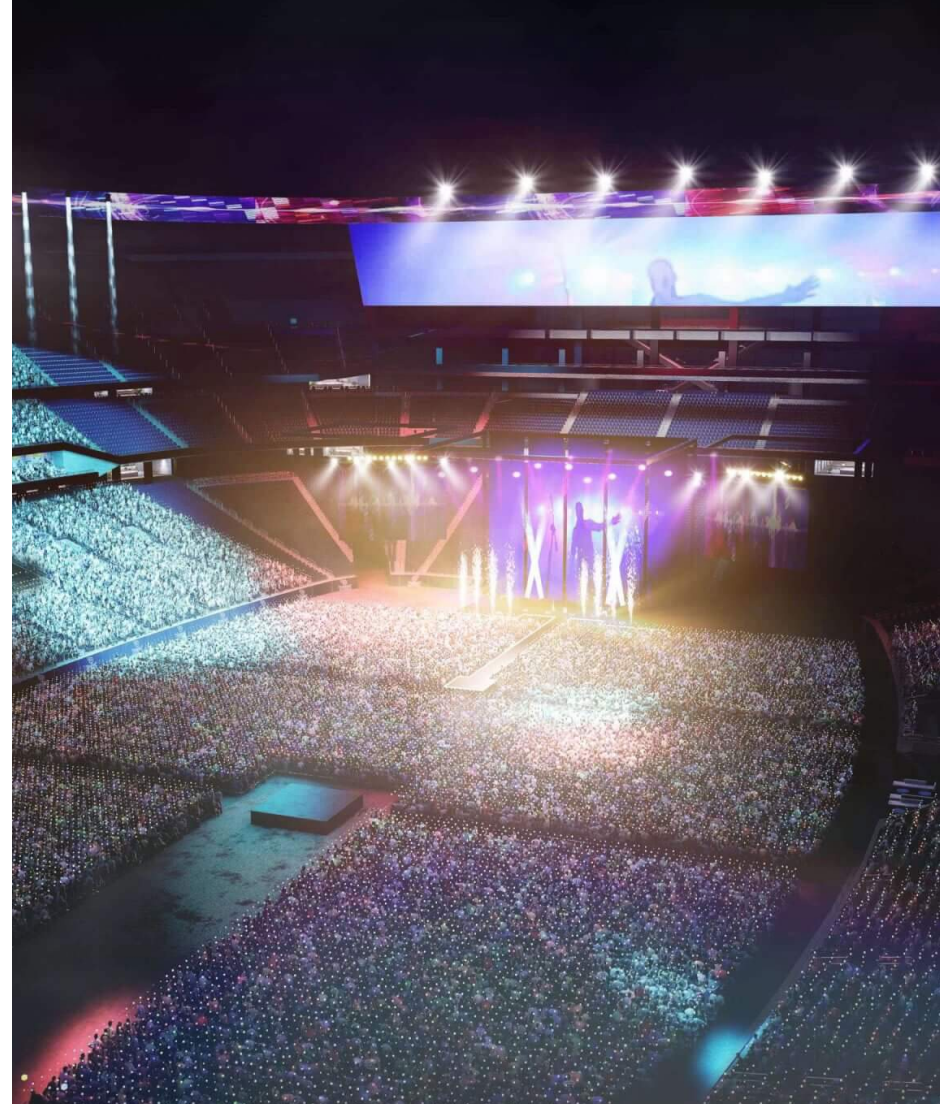


3.51± Acre
401 Cowan St
306 N 1st St



Major growth engines

Several transformative projects are underway on and around the East Bank, bringing in thousands of jobs, new housing, and dense mixed-use development to the area. Supported by favorable zoning and city-backed initiatives, the East Bank is rapidly evolving from an industrial district into a vibrant urban neighborhood directly adjacent to downtown Nashville.



NISSAN STADIUM – The new, \$2.2 billion enclosed stadium will be the premier venue for the Tennessee Titans and world-class entertainment. At approximately 1.8 million square feet, the stadium is designed with panoramic views, sustainable features, and year-round usability—serving as both a game-day destination and a catalyst for neighborhood growth.





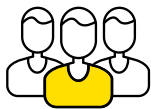
ORACLE - RIVER NORTH CAMPUS DEVELOPMENT

In 2021, Oracle unveiled plans for its expansive River North campus, a nearly 70-acre development that will become one of the most transformative projects in the East Bank district. Designed to accommodate approximately 8,500 employees, the campus is expected to generate a constant stream of daily activity, energizing the surrounding area with a mix of professional, cultural, and social engagement.

Beyond its role as a major employment hub, Oracle's commitment extends to significant public infrastructure investments. The company is allocating \$175 million to enhance the East Bank's accessibility and livability through new greenways, open public spaces, and multimodal connectivity upgrades. A central feature of these improvements will be a new pedestrian bridge across the Cumberland River, which will link the campus directly with Nashville's urban core, strengthening ties between neighborhoods and improving overall mobility for residents and visitors alike.

Taken together, these initiatives not only position Oracle as a major economic driver but also as a partner in shaping a more connected, sustainable, and livable East Bank. By integrating world-class employment opportunities with enhanced public amenities, Oracle's River North campus is set to play a pivotal role in redefining the district's identity and quality of life.

MARKET STISTICS



2.1M

Total Population

19%

Forecasted GDP
Growth by 2027

100

New Residents Per
Day on Average



37.5

Median Age

26.5%

Increase Since 2010

47%

Job Growth
Since 2010



42.2%

Bachelor's Degree
or Higher

5.7%

Projected Population
Growth By 2027

5%

Forecasted Job
Growth 2027

#1

HOTTEST JOB MARKET
The Wall Street Journal

#1

FOR METROPOLITAN ECONOMIC STRENGTH
Policom

#1

OVERALL REAL ESTATE PROSPECTS
ULI - PwC Emerging Trends in Real Estate

#1

HOTTEST HOUSING MARKETS IN THE NATION
ReMax National Housing Report

#2

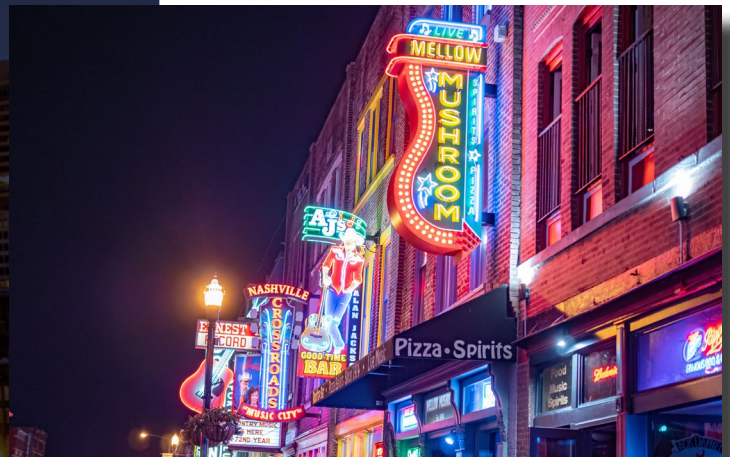
BEST REAL ESTATE MARKETS IN THE U.S.
Wallet Hub

#2

AMERICA'S TOP STATES FOR BUSINESS
ECONOMY OVERALL
CNBC

#4

BEST PERFORMING CITIES INDEX
Milken Institute





3.51± Acre
401 Cowan St
306 N 1st St

Disclaimer

Savills Inc., and Maury County Realty, representatives of the Sellers, are solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Sellers will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Sellers regarding the Property. Any and all information regarding the Property provided to any interested party by the Sellers or Savills Inc. and or Maury County Realty, including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

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Contact

David McRae

Savills

+1 615-887-1709 (M)

+1 615-250-3341 (T)

dmcrae@savills.us

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Maury County Realty

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