

RIVERSIDE

NASHVILLE'S LARGEST, ENTITLED,
MIXED-USE DEVELOPMENT SITE

65 ACRES


STREAM



RIVERSIDE

65

ACRES

5M

SQUARE FEET

20+

ACRES OF
OPEN SPACE

5

ACCESS POINTS FROM
WEST TRINITY LANE

OVERVIEW

The project spans 65 acres with 20+ acres dedicated to open space and is entitled for 5 million square feet of mixed-use commercial development located on West Trinity Lane.

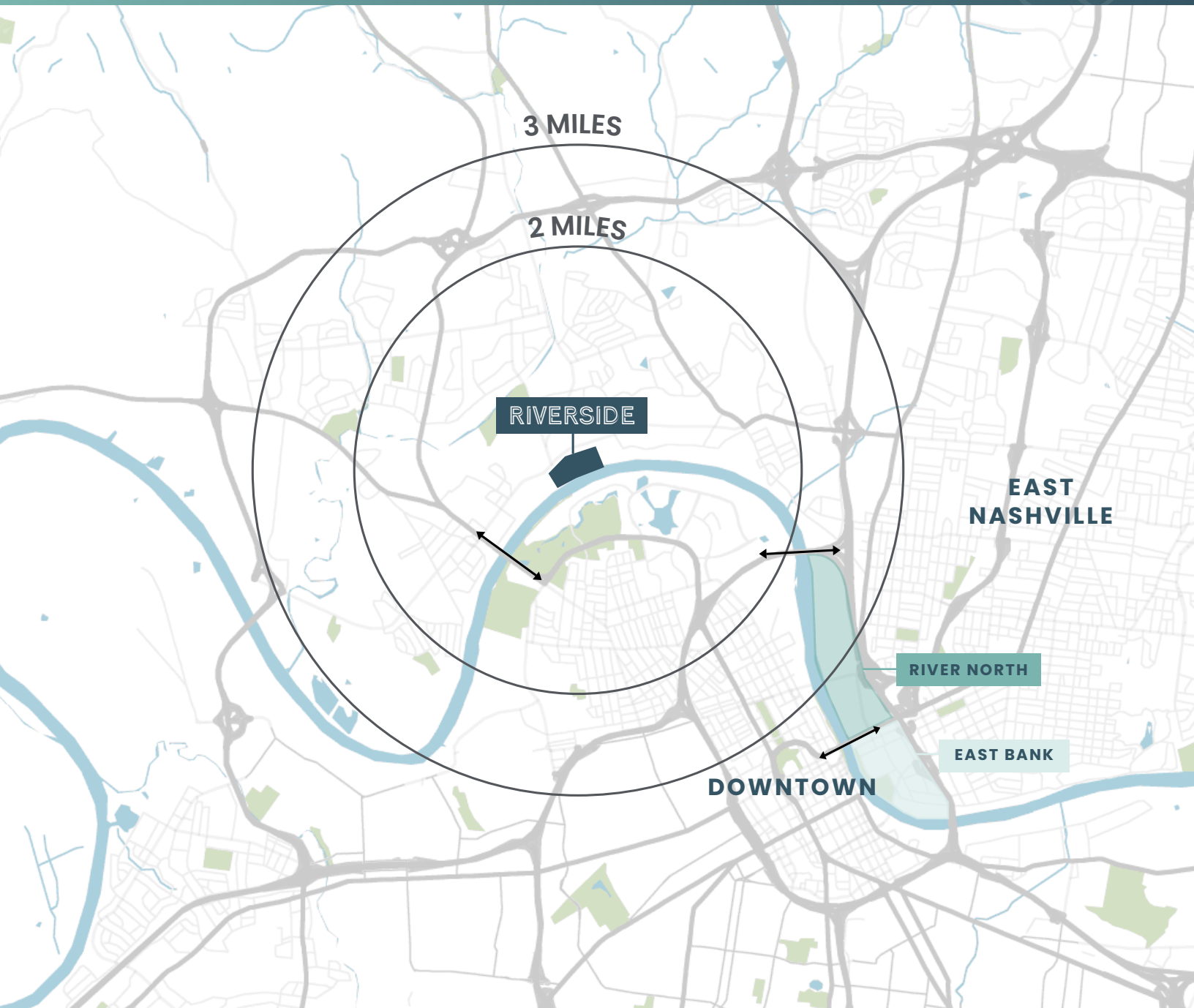
"Riverside Nashville will set a new standard for parks, open space, trails, river access and amenities along the banks of the Cumberland River. It will inspire developers, city planners and all to see the transformative potential for redevelopment from downtown all the way to Tennessee State. This vision will set a trajectory for Nashville to be viewed as the greatest riverfront city in the world, setting a standard for the rest of the world to follow."

-B. Edward Ewing

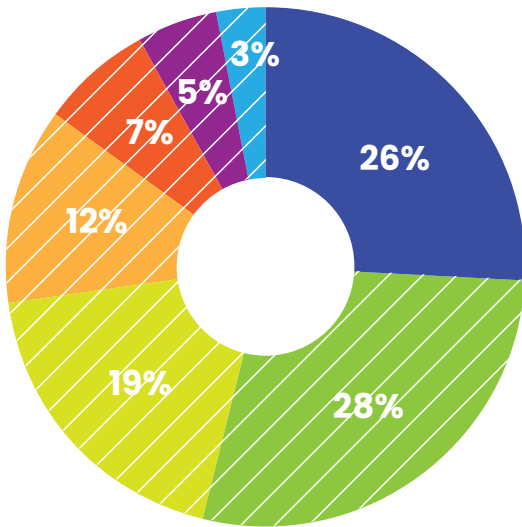


COMMUNITY & CONNECTIVITY

- Aims to **redefine Nashville's riverfront** as a space for all residents.
- Introduces **new river access points, bike lanes,** and **over half a mile of greenways** along West Trinity Lane.
- Plans to connect the East Bank to **Tennessee State University.**
- Focuses on collaborative shaping of the project to honor the community's legacy and enhance **inclusivity and diversity.**
- Positioned as Nashville's next major multi-use neighborhood for **living, working, and leisure.**
- Seeks to catalyze **economic growth** in the northern parts of the city.



THE LARGEST MIXED-USE DEVELOPMENT SITE IN NASHVILLE



- Riverside (Available)
- Oracle (Owner Occupied)
- PSC (Under Contract)
- Fallon (Ground Lease)
- Station East (Developer Owned)
- Reed Site (Developer Owned)
- Beaman (Developer Owned)

- Available for purchase
- Unavailable

Property	Acres	Price	Price/Acre	Status
1 Riverside (Available)	65	\$200,000,000	\$3,100,000	Entitled for 5M SF
2 Oracle (Acquired 2021)	68	\$250,000,000	\$3,700,000	Not for Sale
3 PSC (Under Contract 2024t)	46	TBD	TBD	Not Entitled
4 Fallon (Ground Lease 2024)	30	N/A	Ground Lease	SP Zoning / Not for Sale





INVESTING IN



TRANSFORMING



NORTH NASHVILLE

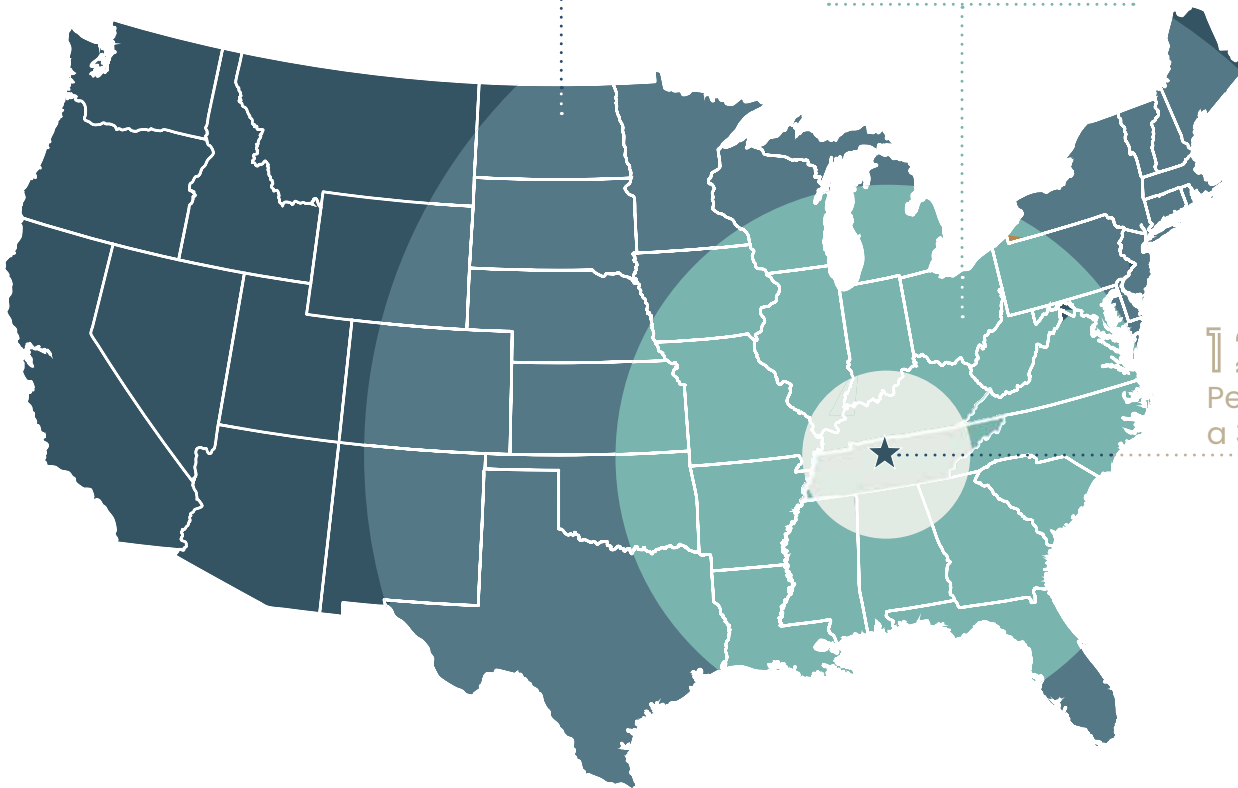


NASHVILLE

LOCATION AND ACCESSIBILITY

2-day 
Trucking distance

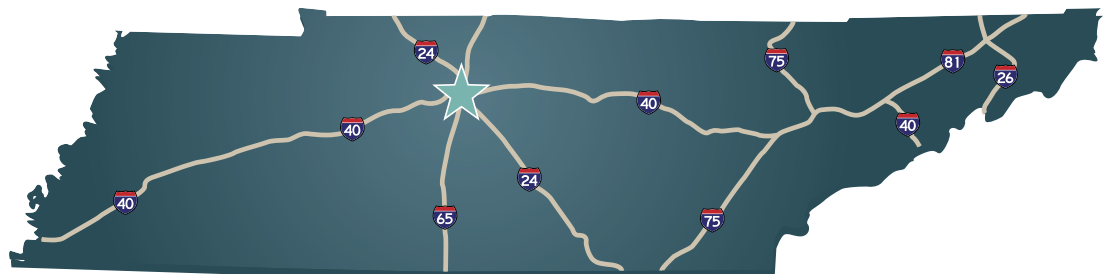
75% 
of the U.S. Market is
within a 2-hour flight



12 million
People live within
a 3-hour drive

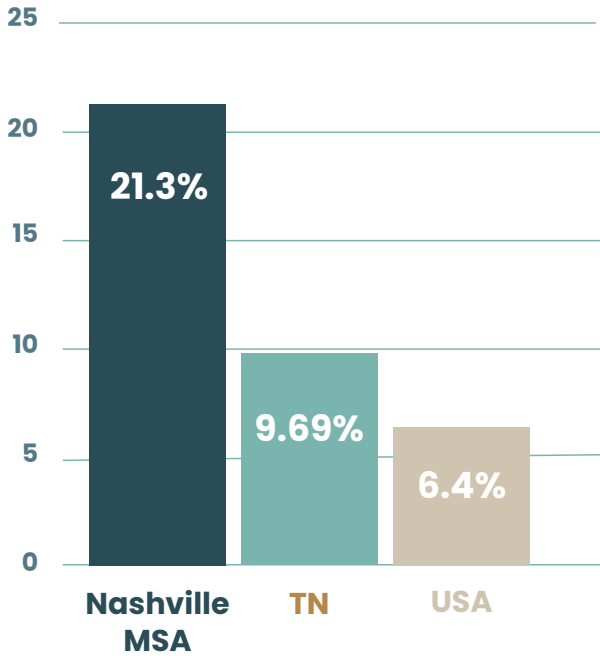
3 Major Interstates

1 of 6 U.S. cities that
have a convergence
of 3 major interstates



UNPRECEDENTED GROWTH

2013–2023 Population Growth



42.4%

2012–2022 GDP Growth*

30.65%

2013–2023 Job Growth

#3 Business Climate
CEO Magazine Business Climate
Ranking, 2024

#3 Economic Strength
POLICOM Economic Strength
Ranking, 2024

*Source: 2024 Nashville Region Economic Overview

TRANSFORMATIVE GROWTH

\$25.5B

PUBLIC AND PRIVATE
BUILDING PERMITS IN
THE PAST FIVE YEARS

86

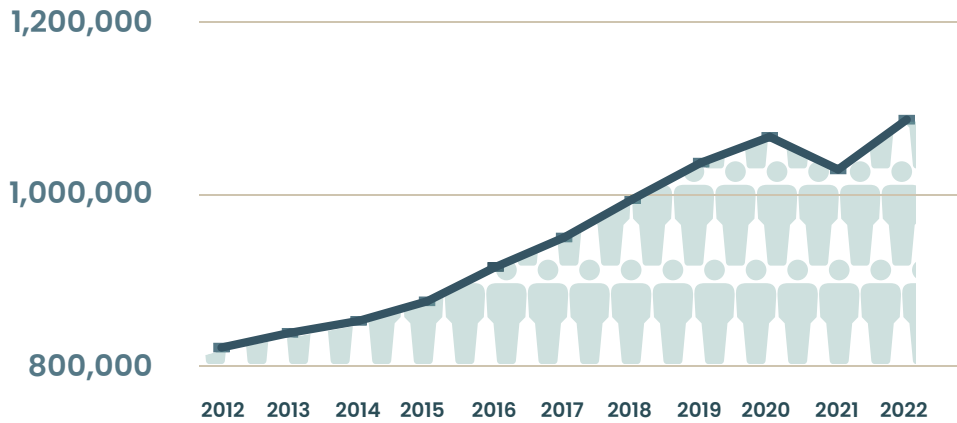
NET NEW PEOPLE PER DAY
BETWEEN 2022–2023



#1 Real Estate Market
to Watch for
3 Years Straight

ULI / PwC, 2024

NASHVILLE MSA EMPLOYMENT GROWTH



“ Projected growth rate for **tech jobs** in Middle Tennessee (2019-2024) is **16.0% compared to 9.0%** projected statewide job growth, and 10.0% growth across all occupations in Middle Tennessee.” ”

- State of Middle Tennessee Tech 2020, Middle Tennessee State University



TOP NASHVILLE EMPLOYERS

(by number of local employees)

VANDERBILT UNIVERSITY
MEDICAL CENTER

32,081

HCA
Healthcare

27,694

Ascension

9,104

ORACLE

8,500*

amazon.

8,400

asurion

3,400

BRIDGESTONE
Bridgestone Americas, Inc.

2,824

AT&T

2,250

Deloitte.

1,872

UBS

1,524

[A/B]

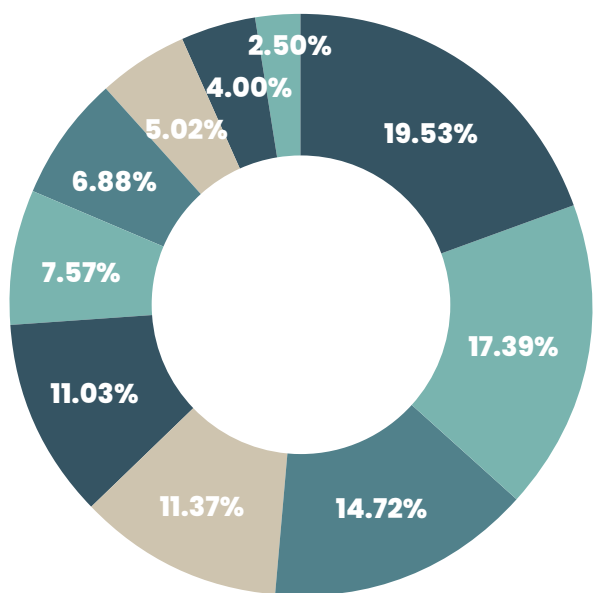
1,030

Source: Nashville Business Journal's Book of Lists 2024-2025

* by 2031



NASHVILLE'S EMPLOYMENT DIVERSITY & PIPELINE



	Trade, Transportation, and Utilities	19.53%
	Professional and Business Services	17.39%
	Education and Health Services	14.72%
	Leisure and Hospitality	11.37%
	Government	11.03%
	Manufacturing	7.57%
	Financial Activities	6.88%
	Mining, Logging, & Construction	5.02%
	Other Services	4.00%
	Information	2.50%



Nashville has **13** accredited and postgrad institutions, plus **7** 2-year institutions and tech schools.

More than **110,000** students attend the area's colleges and universities.

65% of college graduates remain to work in the region.

205,037 people in the Nashville MSA have a graduate or professional degree

Source: Nashville Chamber Economic Development Guide



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