

# 5.03 ACRES

In the Heart of Nashville's  
Transformative East Bank

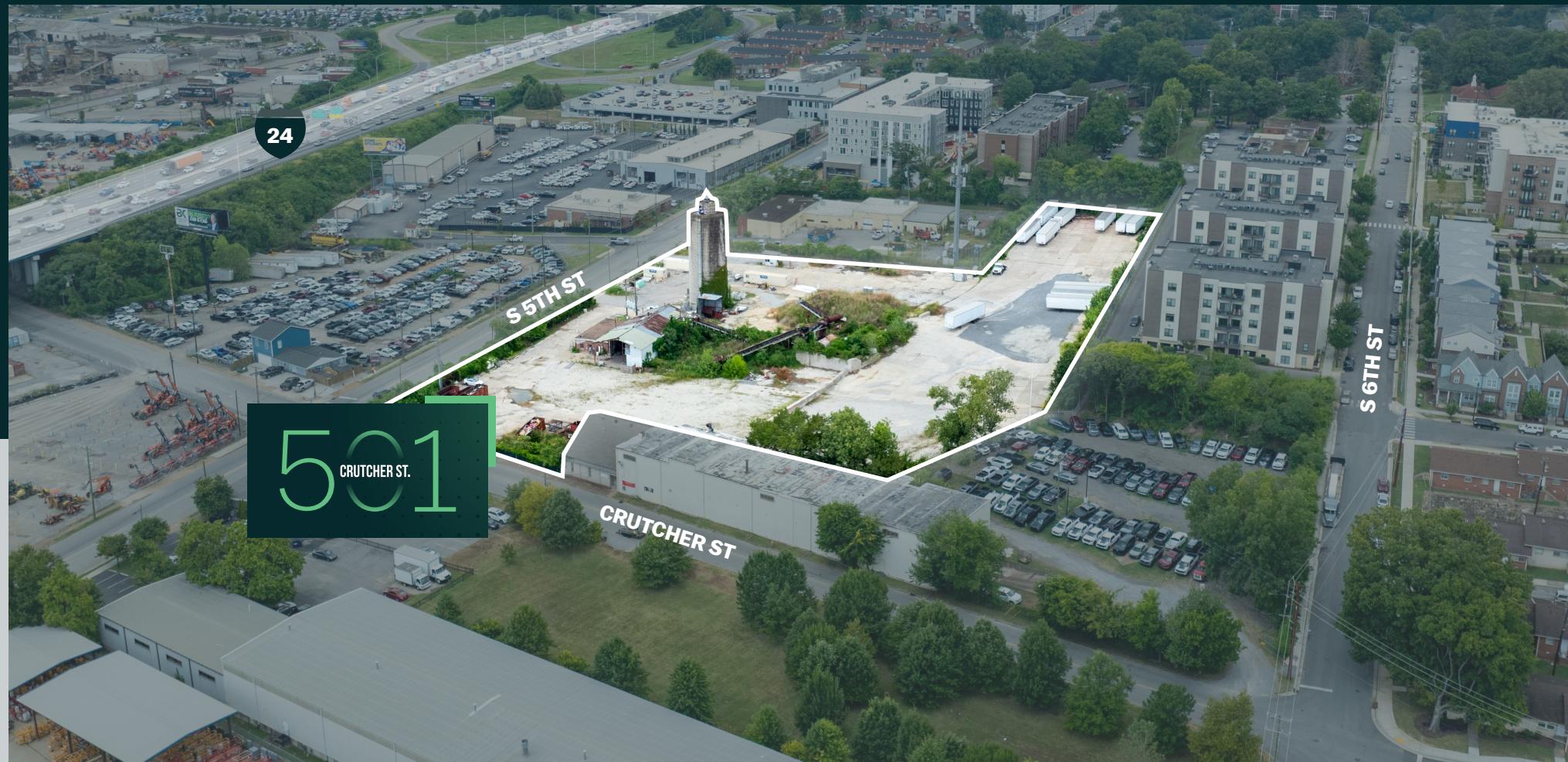
Epicenter of New Urban Activity ↗

Approved for Residential and Mixed-Use ↗

Opportunity Zone ↗

# 501 CRUTCHER ST.





# EXECUTIVE SUMMARY

CBRE is pleased to announce the exclusive offering of **East Nashville's Premier Development Site** ("Site"), a 5.03-acre Opportunity Zone development opportunity located in Nashville's rapidly evolving East Bank.

The Site offers unrivaled access and connectivity to world-class employment and all of Nashville's most notable transformational developments. The development Site is currently zoned SP (MUG-A-NS underlying zoning) offering a wide range of future uses including multifamily, mixed-use, or commercial projects.

# PROPERTY OVERVIEW

Located in the cultural epicenter of Nashville's urban core, this **5.03-acre** site offers a rare opportunity for redevelopment in a rapidly growing area.

Currently improved with two warehouse structures totaling 4,100 SF, the property offers favorable SP zoning approved for high density multifamily as well as other commercial uses.



## PROPERTY SPECS

 PARCEL ID  
093-08-0-016.00

 ZONING  
SP (MUG-A-NS Underlying Zoning)

 LOT SIZE  
5.03 acres  
(219,106 SF)

 CURRENT IMPROVEMENTS  
Two warehouse buildings  
(1,664 SF and 2,436 SF)

 OPPORTUNITY ZONE

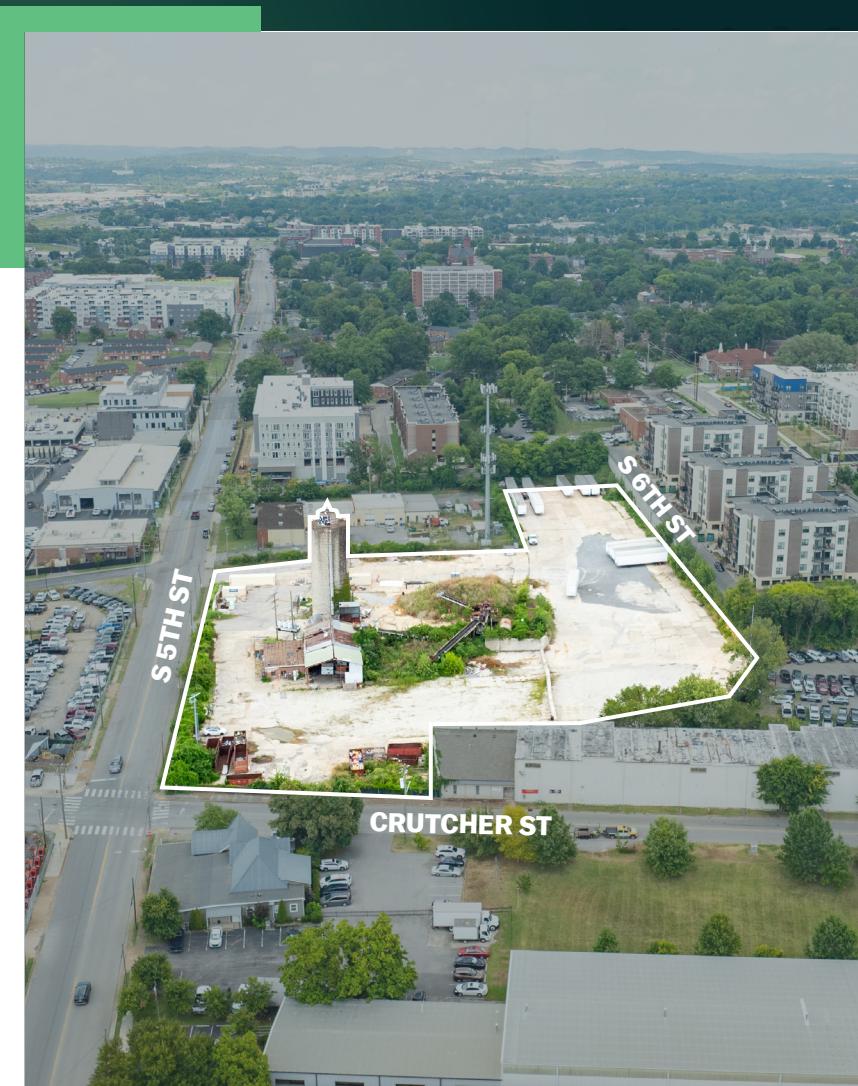
# ZONING INFORMATION

The Site offers favorable SP (Specific Plan) zoning approved for high density multifamily as well as other commercial uses. The SP zoning attached to the site is subject to all standards and requirements of the MUG-A-NS code (Mixed Use General Alternative prohibiting Short-Term Rental), unless stated otherwise in the SP.

## MUG-A-NS REGULATIONS

Maximum Height*	6 stories or 90 feet (no step-back required)
Maximum Density	N/A
Maximum FAR	3.00
Maximum ISR	0.90
Minimum Rear Setback	20 ft
Minimum Side Setback	N/A
Short Term Rental	Prohibited
Residential Uses	Lower Density & Multifamily
Office Uses	All types permitted
Medical Uses	All types permitted, excluding drug treatment & animal hospital
Educational Uses	All types permitted

\*Modified for SP



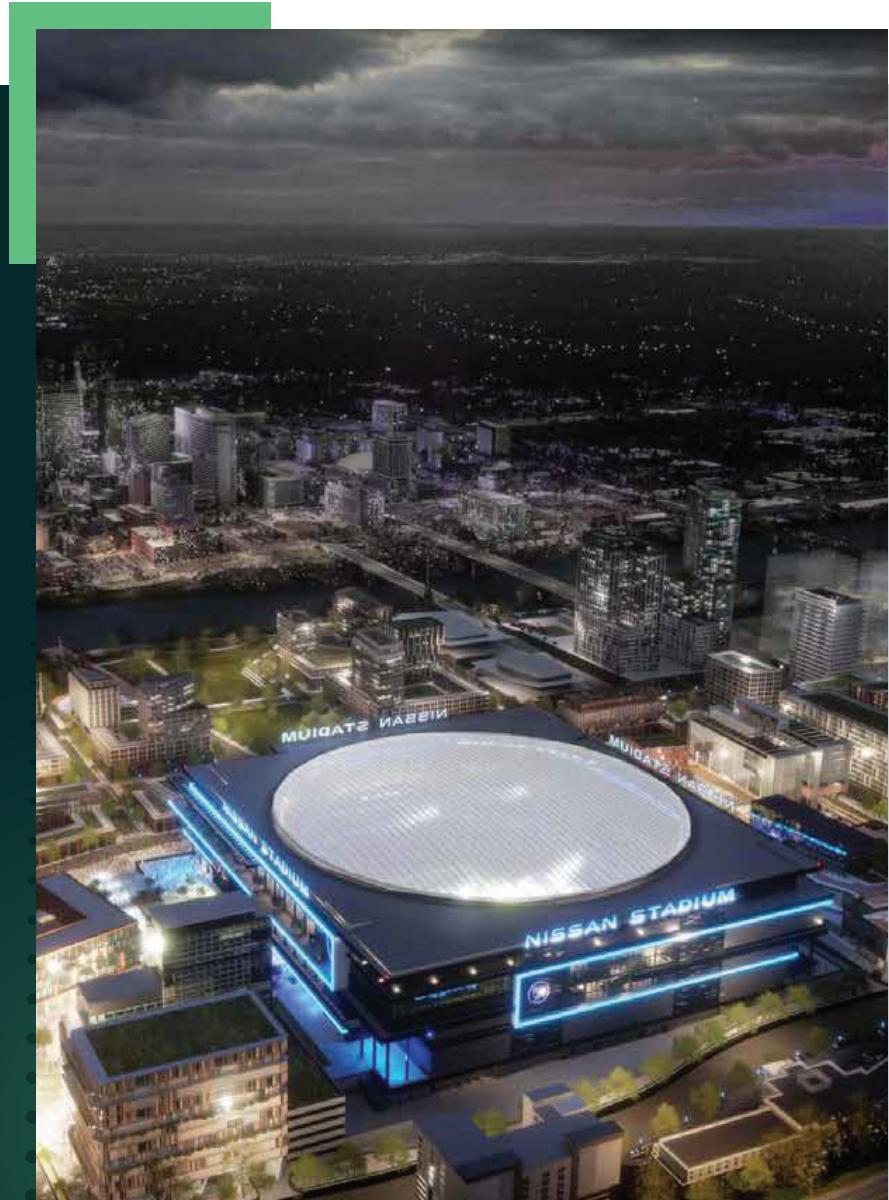
# EAST BANK DEVELOPMENT

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.

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## 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.

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## **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 mixeduse 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.



## 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.





CENTRAL EAST BANK WATER FRONT DEVELOPMENT AREA



UNITING URBAN COMMERCE AND ORGANIC COMMUNITY

## 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.

## 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.



PUBLICLY ACCESSIBLE GREENWAY  
3 ACRES



OFFICE SPACE  
1.2M SF



TERRACES AND OUTDOOR SPACES  
180K SF



RESIDENTIAL UNITS  
1,400



HOTEL ROOMS  
600



STREET-LEVEL RETAIL AND  
CURATED FOOD & BEVERAGE  
225K SF



CAYCE PLACE CONCEPT RENDERING

## 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.

# SHELBY PARK AND BOTTOMS



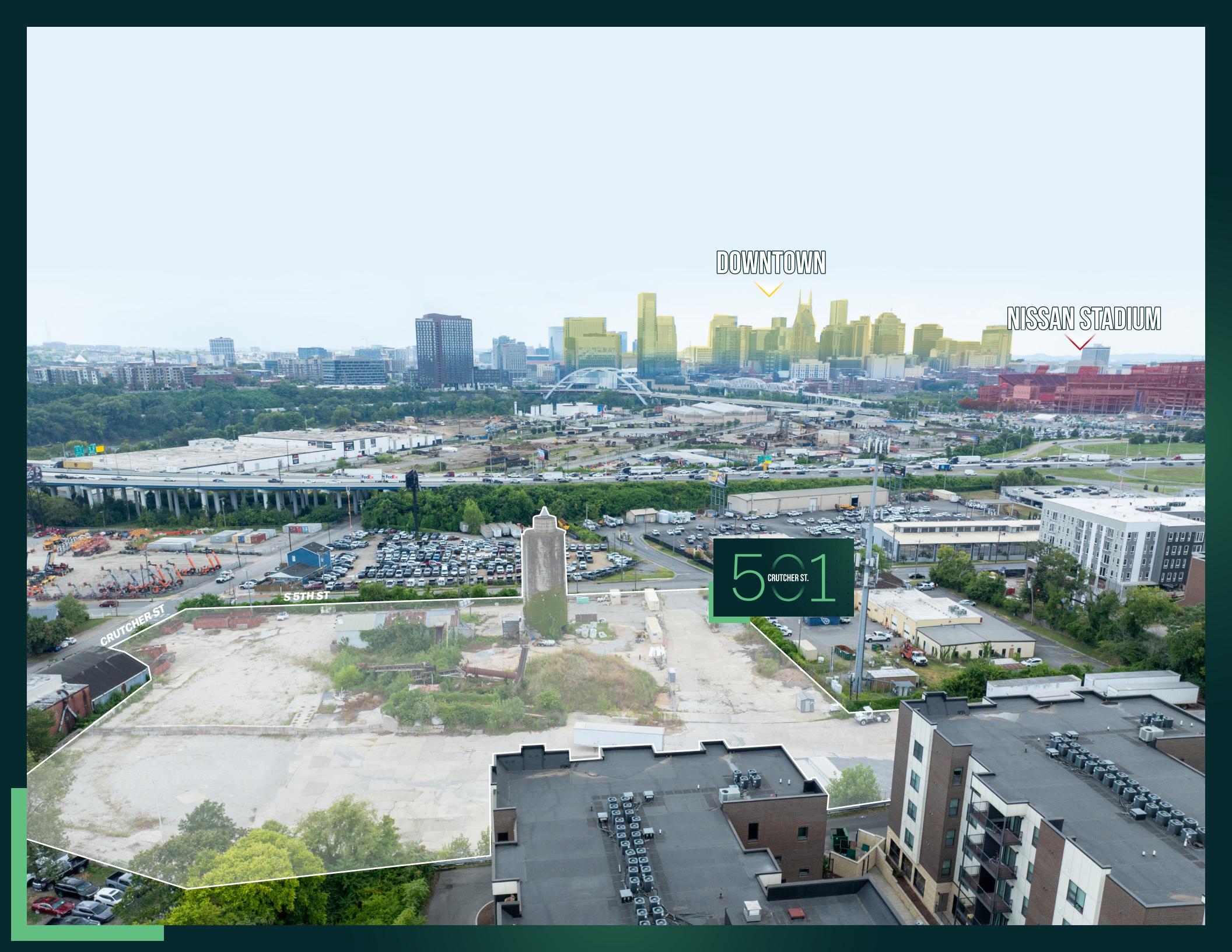
## NASHVILLE'S URBAN NATURAL OASIS

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.



DOWNTOWN

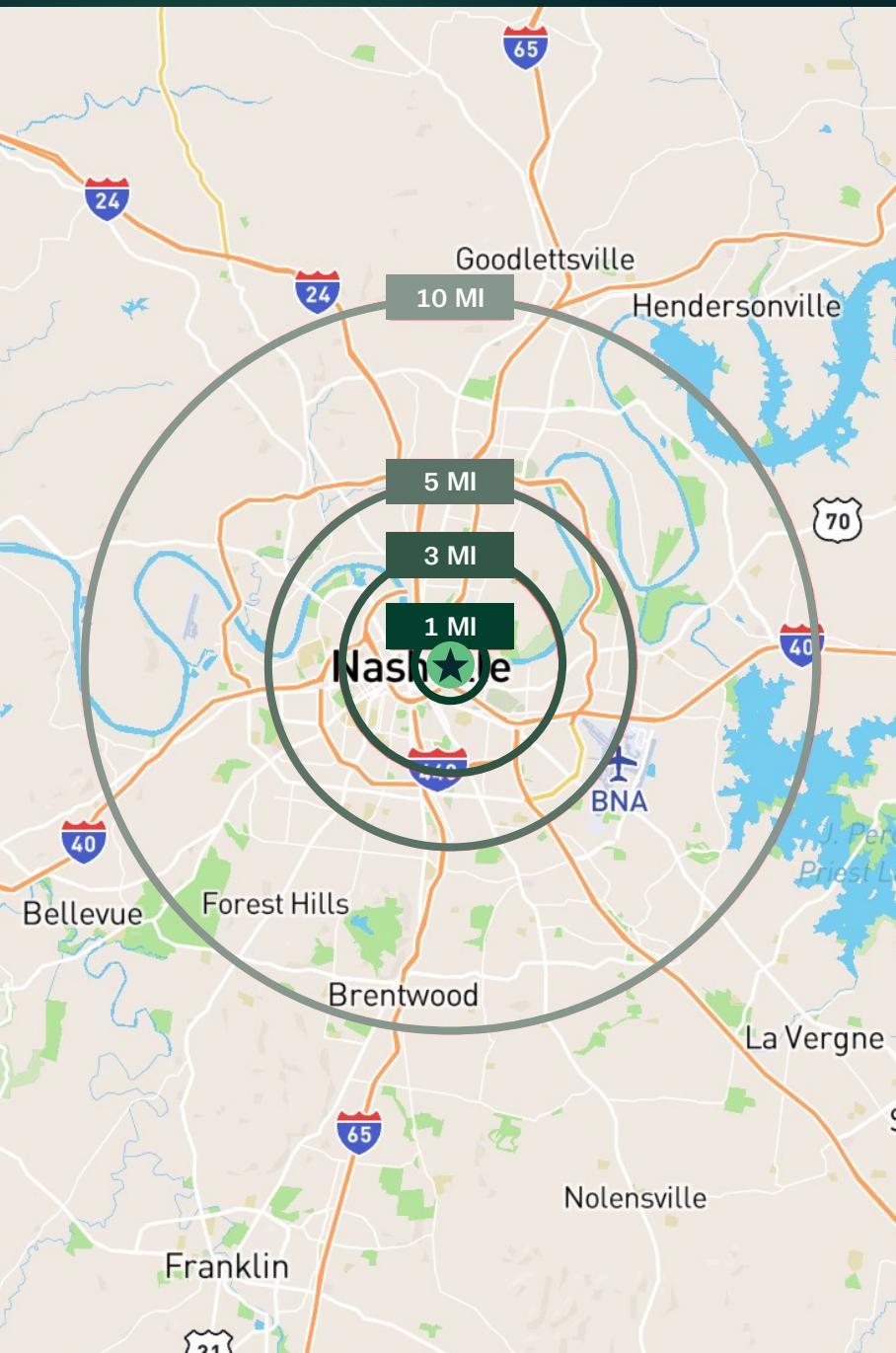
NISSAN STADIUM

501  
CRUTCHER ST.

CRUTCHER ST.

S 5TH ST

# DEMOGRAPHIC HIGHLIGHTS



	1 MILE	3 MILES	5 MILES	10 MILES				
<b>POPULATION</b>								
2024 Population - Current Year Estimate	13,110	114,297	250,927	616,549				
2029 Population - Five Year Projection	16,057	139,191	283,198	662,802				
2020 Population - Census	12,715	101,361	233,575	587,327				
2010 Population - Census	11,680	82,394	203,317	524,742				
2020-2024 Annual Population Growth Rate	0.58%	2.31%	1.37%	0.93%				
2024-2029 Annual Population Growth Rate	4.14%	4.02%	2.45%	1.46%				
<b>HOUSEHOLDS</b>								
2024 Population - Current Year Estimate	6,208	54,766	112,966	264,190				
2029 Population - Five Year Projection	8,212	69,302	130,183	286,198				
2020 Population - Census	5,954	46,794	103,131	249,293				
2010 Population - Census	4,518	32,282	83,491	216,926				
2020-2024 Compound Annual Household Growth Rate	0.80%	3.04%	1.75%	1.11%				
2024-2029 Annual Household Growth Rate	5.75%	4.82%	2.88%	1.61%				
2024 Average Household Size	2.02	1.87	2.06	2.25				
<b>HOUSEHOLD INCOME</b>								
2024 Average Household Income	\$103,483	\$123,284	\$123,946	\$121,592				
2029 Average Household Income	\$119,277	\$136,909	\$137,561	\$134,895				
2024 Median Household Income	\$58,631	\$82,686	\$81,374	\$81,957				
2029 Median Household Income	\$79,346	\$97,197	\$94,689	\$94,266				
2024 Per Capita Income	\$45,869	\$59,279	\$56,200	\$52,135				
2029 Per Capita Income	\$55,637	\$68,336	\$63,613	\$58,264				
<b>HOUSING UNITS</b>								
2024 Housing Units	8,044	68,752	133,917	296,723				
2024 Vacant Housing Units	1,836	22.8%	13,986	20.3%	20,951	15.6%	32,533	11.0%
2024 Occupied Housing Units	6,208	77.2%	54,766	79.7%	112,966	84.4%	264,190	89.0%
2024 Owner Occupied Housing Units	1,349	16.8%	15,903	23.1%	43,633	32.6%	125,688	42.4%
2024 Renter Occupied Housing Units	4,859	60.4%	38,863	56.5%	69,333	51.8%	138,502	46.7%
<b>EDUCATION</b>								
2024 Population 25 and Over	8,497	78,056	172,710	428,403				
HS and Associates Degrees	3,663	43.1%	24,752	31.7%	59,878	34.7%	173,297	40.5%
Bachelor's Degree or Higher	4,025	47.4%	48,751	62.5%	99,781	57.8%	217,888	50.9%
<b>PLACE OF WORK</b>								
2024 Businesses	1,106	9,957	17,159	29,673				
2024 Employees	17,875	230,866	383,787	557,257				



## THE TEAM

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**CBRE**

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