

5.03 ACRES

In the Heart of Nashville's
Transformative East Bank

Epicenter of New Urban Activity ↗

Approved for Residential and Mixed-Use ↗

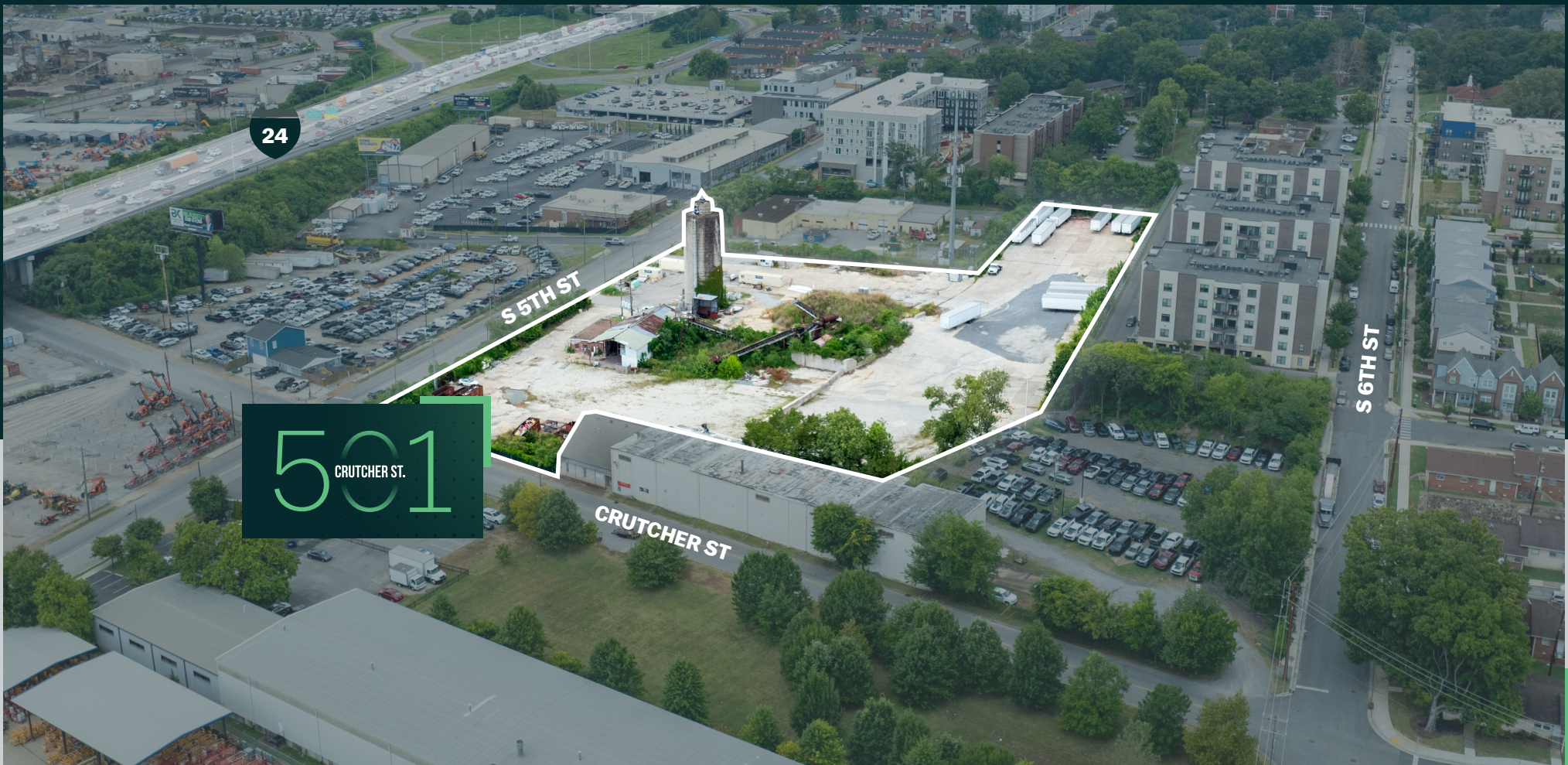
Opportunity Zone ↗

501
CRUTCHER ST.



CBRE

NASHVILLE, TN 37213



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.








DOWNTOWN



501
CRUTCHER ST.

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



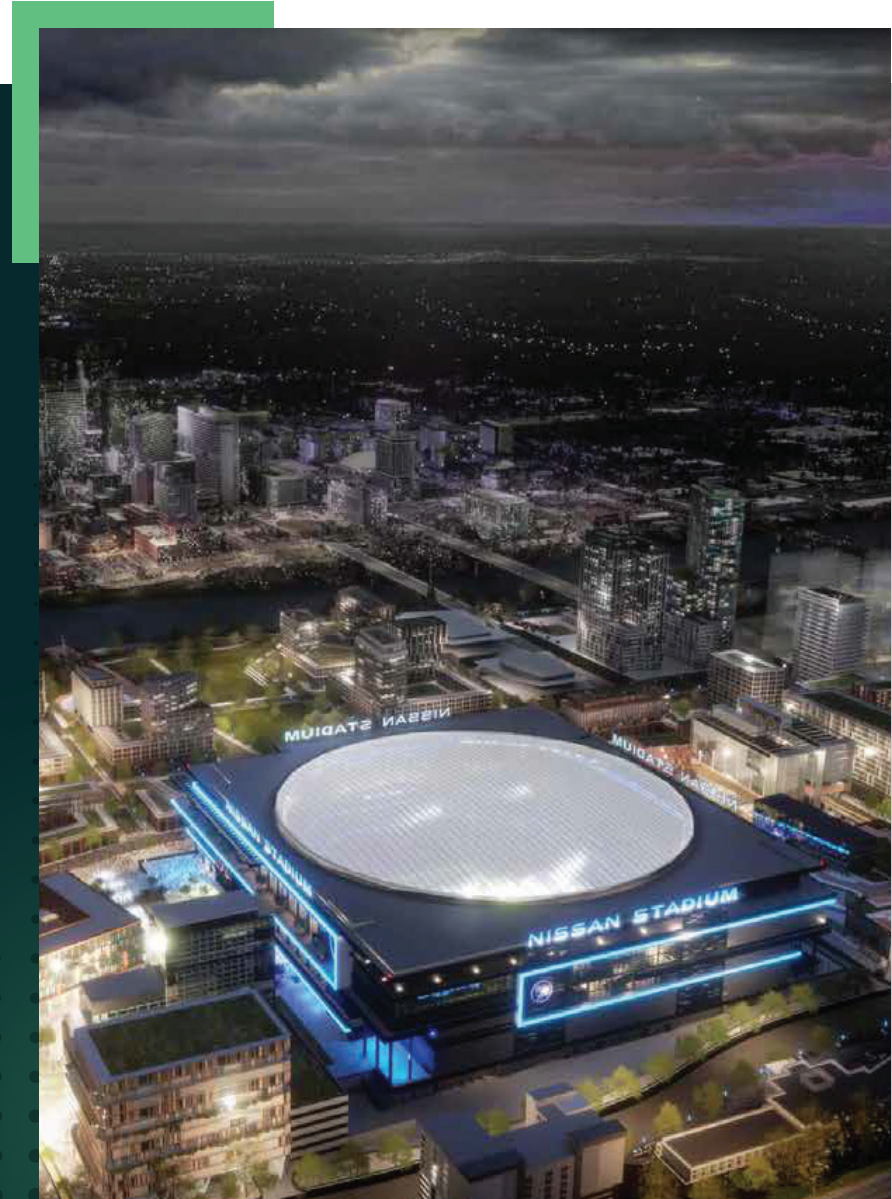
EAST BANK DEVELOPMENT

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.

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 gokarting, 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.



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 WATERFRONT DEVELOPMENT AREA

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.



UNITING URBAN COMMERCE AND ORGANIC COMMUNITY

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

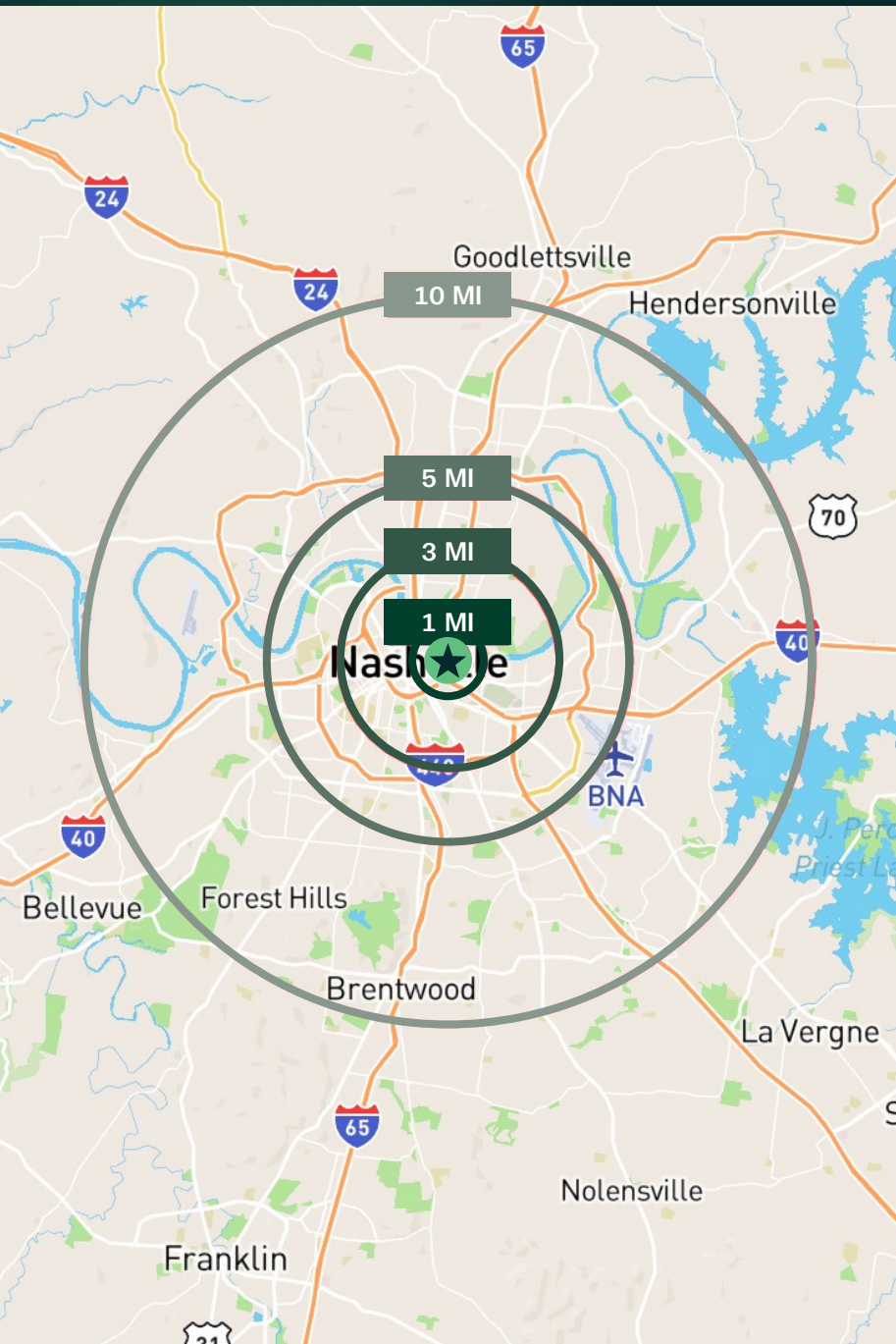
NISSAN STADIUM

501
CRUTCHER ST.

5TH ST

CRUTCHER ST





DEMOGRAPHIC HIGHLIGHTS

	1 MILE		3 MILES		5 MILES		10 MILES	
POPULATION								
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%	
HOUSEHOLDS								
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	
HOUSEHOLD INCOME								
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	
HOUSING UNITS								
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%
EDUCATION								
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%
PLACE OF WORK								
2024 Businesses	1,106		9,957		17,159		29,673	
2024 Employees	17,875		230,866		383,787		557,257	



THE TEAM

FRANK THOMASSON, CCIM, SIOR

Senior Vice President

+1 615 493 9258

frank.thomasson@cbre.com

RYAN COULTER

Senior Associate

+1 615 248 1133

ryan.coulter@cbre.com

BRETT CARR

Senior Vice President

+1 615 248 1128

brett.carr@cbre.com

CBRE

© 2026 CBRE The information contained herein (the "Information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by either CBRE Limited or any of its affiliates (CBRE Limited and its affiliates are collectively referred to herein as "CBRE"). CBRE neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to using the Information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of CBRE. The Information is protected by copyright and shall be fully enforced. Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.