



NASHVILLE · EAST BANK · TENNESSEE

Two acres on the *East Bank*.

A 2-acre development site near the new Nissan Stadium, in Nashville's East Bank submarket.

2.0

ACRES · EAST
BANK DISTRICT

8 min

WALK TO 2030
SUPER BOWL
STADIUM

20–30

STORIES,
POSITIVELY
RECEIVED BY CITY

OZ

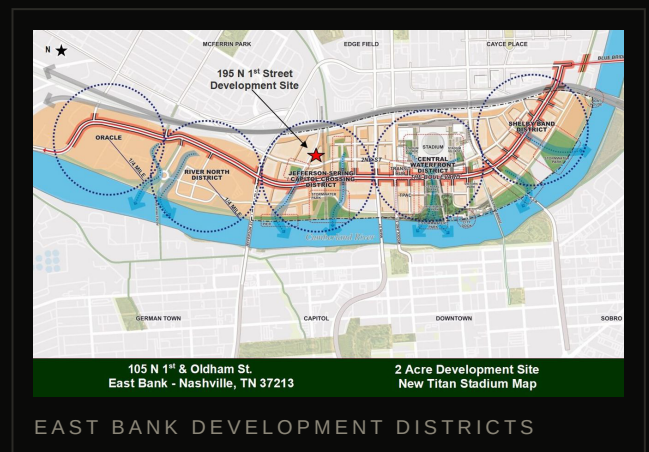
QUALIFIED
OPPORTUNITY
ZONE

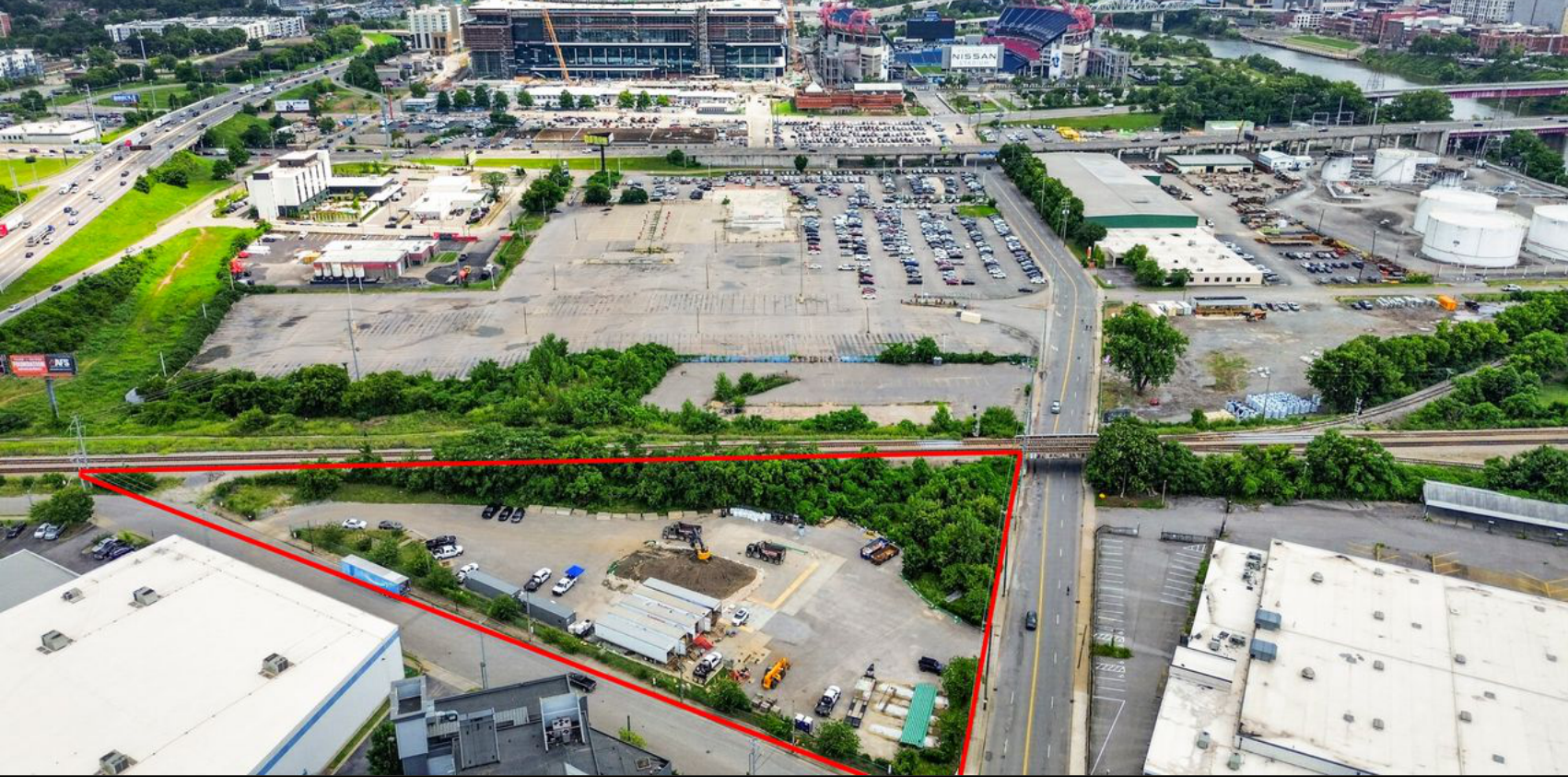
THE OPPORTUNITY

East Bank Development Site

A 2-acre, unencumbered site in Nashville's East Bank district — the area surrounding the new Nissan Stadium, where several nearby parcels have recently been rezoned or approved for high-rise development.

- **8-minute walk** to the new Nissan Stadium, the 2030 Super Bowl host site.
- **3-minute drive** to Oracle's Global Headquarters.
- A **20–30 story concept** for this site has been reviewed by the city and met with positive feedback.
- The neighboring Scrapyard / Wasioto East Bank District was **rezoned in April 2026 for up to 40 stories**.
- **MZA Architects** has worked this site with the city; ~30 stories was considered achievable under the prior interstate zoning, before the recent rezone.
- A **14-story project was recently approved** directly across the street.





105 N 1st St & Oldham St, East Bank – Nashville, TN 37213

2-ACRE DEVELOPMENT SITE

Get the full offering package

SITE PLAN · ENTITLEMENT SUMMARY · PRICING GUIDANCE

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