# 1001 SOUTH 6TH STREET

Nashville, Tennessee 37213

**±0.55 ACRES | FOR SALE**

East Bank Redevelopment Site

CBRE

# Disclosures

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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# The Offering

CBRE is pleased to present 1001 South 6th Street, a ± 0.55-acre redevelopment site at the corner of South 6th Street and Crutcher Street on Nashville's East Bank.

The property sits within Metro's T5-MU Center Mixed Use Neighborhood policy area, less than one mile from the new Titans stadium and one block from the Music City Bikeway. T5-MU is among Metro's land use policy designations that support High-Rise and Stepped High-Rise building types.

The site offers a right-sized urban infill parcel in the path of the largest concentration of public and private investment in Nashville's history.

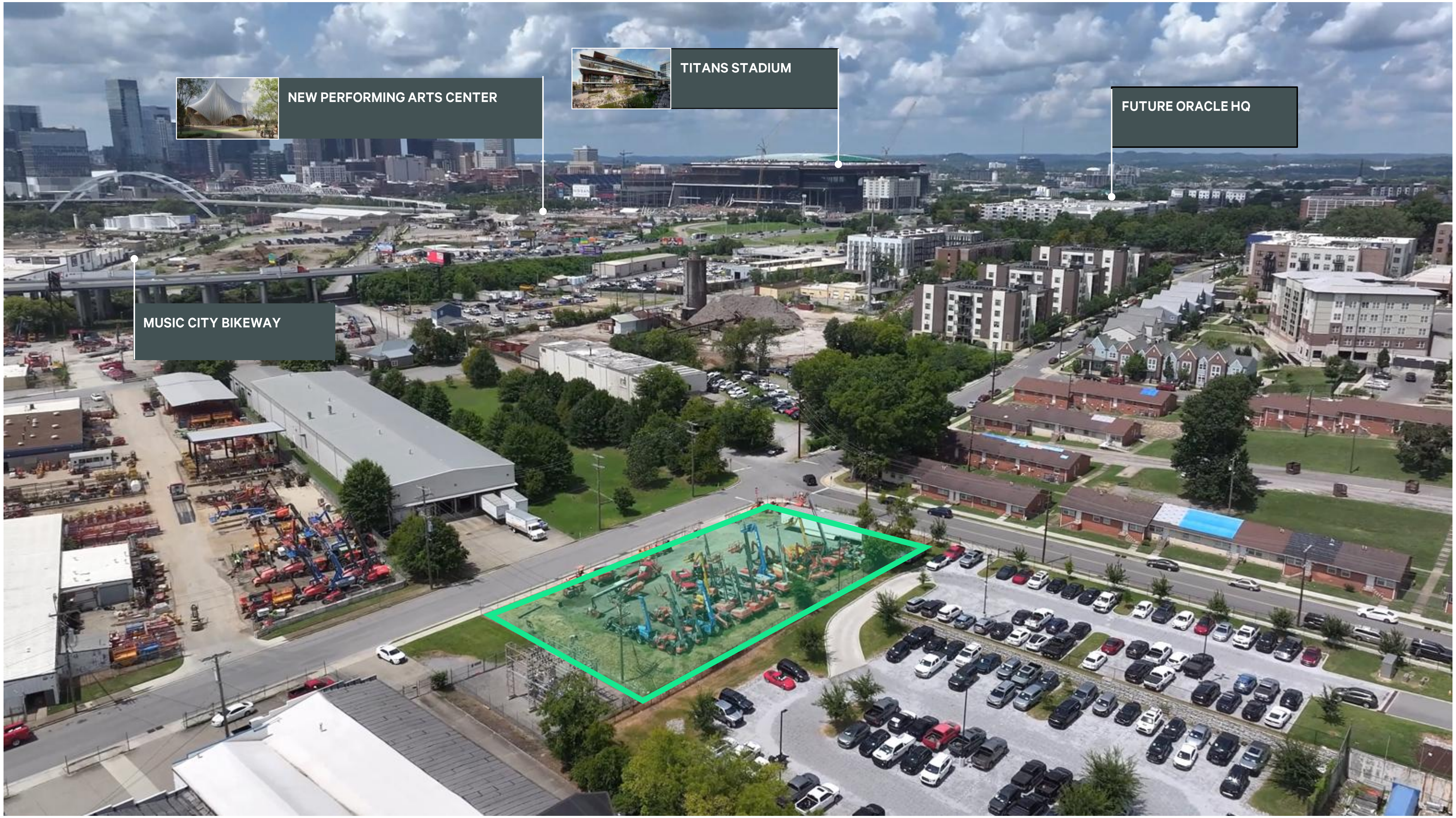
## KEY FEATURES

- Corner parcel with dual street frontage
- T5-MU policy supporting high-density mixed-use redevelopment
- Walking distance to the new Titans stadium, opening for the 2027 season
- One block from the Music City Bikeway, an extensive bikeway/greenway network

## PROPERTY OVERVIEW

| | |
|---|---|
| **Address** | 1001 South 6th Street<br>Nashville, TN 37213 |
| **Parcel ID** | 09308003100 |
| **Land Area** | ± 0.55 acres / ± 23,804 SF |
| **Current Zoning** | IR |
| **Land Use Policy** | T5-MU Center Mixed Use Neighborhood |
| **Frontage** | South 6th Street and Crutcher Street ± 324 LF combined |
| **Price** | $2,600,000 |

# Site Aerial


NEW PERFORMING ARTS CENTER
TITANS STADIUM
FUTURE ORACLE HQ
MUSIC CITY BIKEWAY

# Location & Area Development


## New Titans Stadium

Less than one mile from the site. The enclosed stadium opens for the 2027 season, anchoring Metro's East Bank redevelopment, and hosting the Super Bowl in 2030.

## Music City Bikeway

One block from the site. The corridor links this site to downtown Nashville, East Bank, River North and the extensive bikeway/greenway network.

## Oracle River North Campus

Oracle controls more than 70 acres in River North, north of the site. Metro Council approved the campus rezoning in October 2025. Plans include approximately 2 million SF of office, a Nobu-branded hotel, riverfront greenspace, and a new pedestrian bridge to Germantown. Demolition and site infrastructure work is underway, with completion targeted for 2031 and more than 8,000 jobs projected at full buildout. Vertical construction timing has not been announced.

## East Bank Master Plan

Metro's adopted plan contemplates a new mixed-use district built around the stadium campus and riverfront.

# Nashville Highlights

**6.4%**

**Metro Population Growth, 2020-2024**
*US Census Bureau | US: 3%*

**17M**

**Annual Visitors**
*Record Hotel Demand 2025 | Nashville CVC*

**0%**

**State Income Tax**
*State of Tennessee*

**+1.7%**

**Payroll Growth, 2nd of Large Metros**
*US Bureau of Labor Statistics*

**#4**

**Most-Sought Corporate HQ Destination**
*Site Selection Magazine*

**3.3%**

**Unemployment Rate, Feb 2026**
*US BLS | US: 4.7%*

# For more information

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