



# 100 SPRING STREET

## NASHVILLE

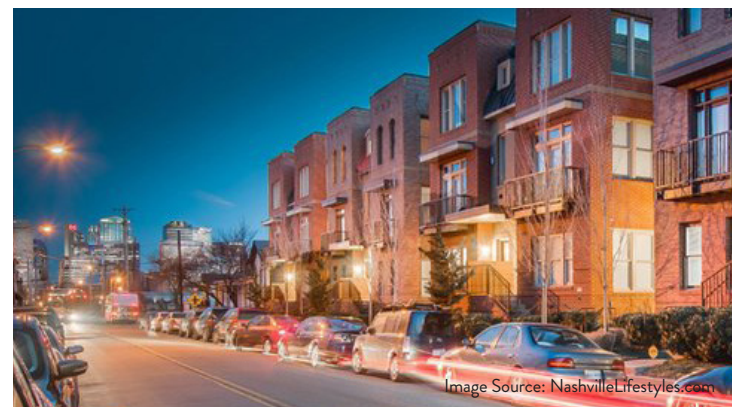
Chris Caldwell | [Chris.Caldwell@tscg.com](mailto:Chris.Caldwell@tscg.com) | 615.259.0200





# EXECUTIVE SUMMARY

TSCG is pleased to present a **unique urban development opportunity** located at 100 Spring Street in Nashville, TN . The subject property is located just two blocks from Interstate-24 (Exit 47) and sits at the main entrance of TopGolf at the signalized intersection of Spring (Jefferson) Street and Cowan Street. Positioned between the **historic Germantown neighborhood** and **emerging East Bank area**, this 0.67 AC property contains a 1,334 SF building that previously functioned as an auto repair facility. More notably, the property is **located immediately south of the massive 125-acre River North redevelopment** along the Cumberland River and **less than a half mile from the future campus of Oracle**. The tech titan plans to create over 8,500 new jobs and invest \$1.2 billion for their second U.S. headquarters totaling over 65 acres.





**ORACLE**  
**RIVER NORTH**  
 60+ Acres of Office &  
 Mixed-Use Development  
**\$1.2 Billion Investment**  
**Creating 8,500 Jobs**



## PROPERTY HIGHLIGHTS

- Available: +/-0.67 AC
- Positioned by the signalized intersection of Spring Street (Jefferson) and Cowan Street
- Highly visible and located directly across the street from TopGolf
- Located in River North Urban Design Overlay

### 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	13,464	112,422	236,067
<b>HOUSEHOLDS</b>	5,818	47,099	99,787
<b>AVERAGE HH INCOME</b>	\$90,994	\$72,608	\$83,107

## ZONING

The subject property is located within multiple zoning overlays, all of which permit a broad range of uses. The property is also located in an opportunity zone.

- Mixed-Use Intensive Overlay
- Urban Zoning Overlay
- River North Urban Design Overlay

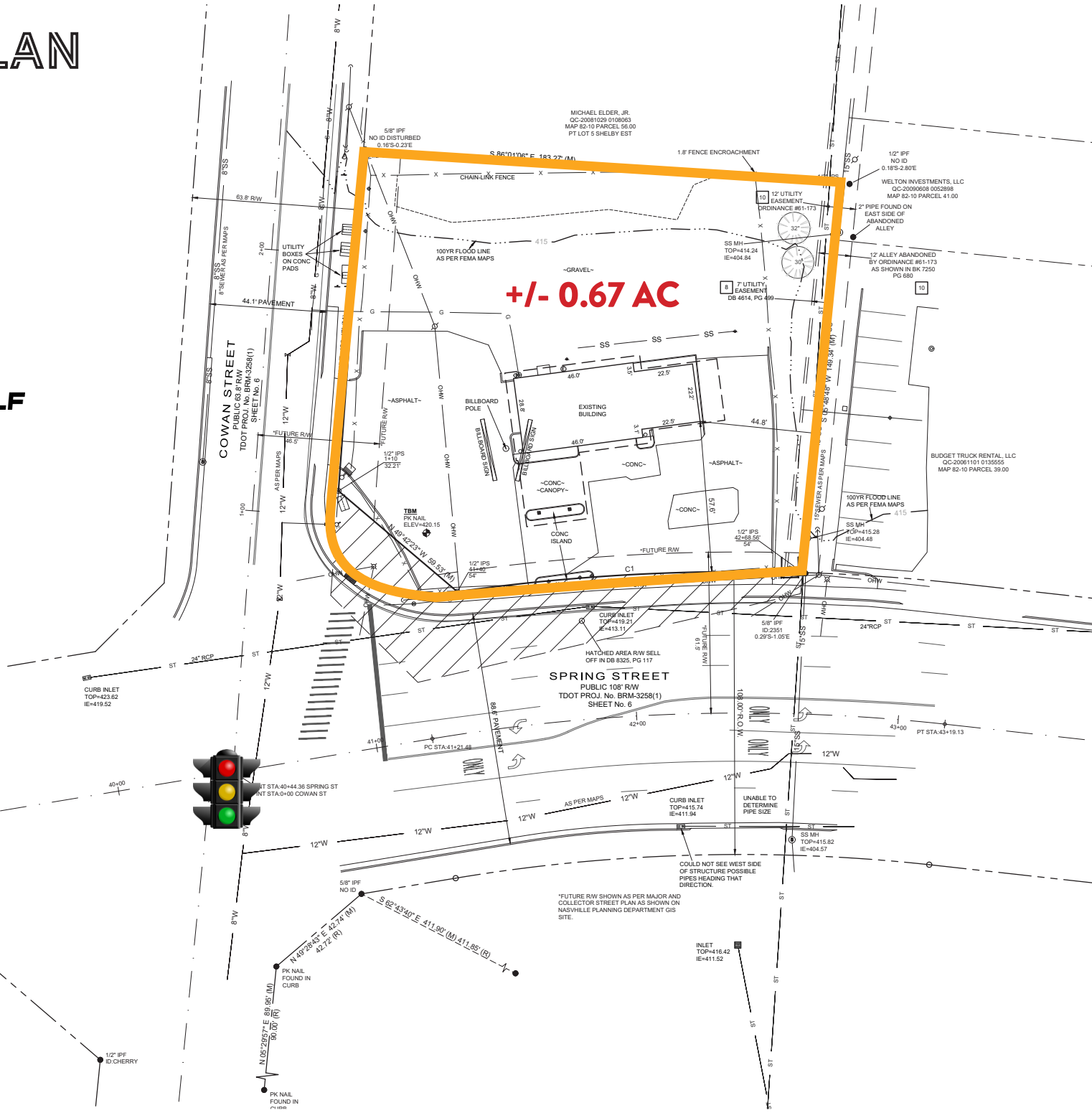
This zoning overlay encourages density and permits a range of future uses which include: Office, Residential, Hotel, Retail/Restaurant, Civic Space, Public Use Areas and Greenways.

Zoning Designation:

- MUI-A (Mixed-Use Intensive)
- Overlay - Flood Plain



# SITE PLAN



**+/- 0.67 AC**

MICHAEL ELDER, JR.  
 CC-20081029 0189063  
 MAP 82-10 PARCEL 56.00  
 PT LOT 5 SHELBY EST

WELTON INVESTMENTS, LLC  
 CC-20080608 0052898  
 MAP 82-10 PARCEL 41.00

BUDGET TRUCK RENTAL, LLC  
 CC-20081101 0195555  
 MAP 82-10 PARCEL 39.00

SPRING STREET  
 PUBLIC 108' R/W  
 TDOT PROJ. No. BRM-3258(1)  
 SHEET No. 6

COWAN STREET  
 PUBLIC 108' R/W  
 TDOT PROJ. No. BRM-3258(1)  
 SHEET No. 6



5/8" IPF  
 NO ID DISTURBED  
 0.16'S-0.23'E

1/2" IPF  
 NO ID  
 0.16'S-2.80'E

CURB INLET  
 TOP+423.62  
 IE=419.52

HATCHED AREA R/W SELL  
 OFF IN DB 8325, PG 117

5/8" IPF  
 ID-2351  
 0.29'S-1.05'E

5/8" IPF  
 NO ID

UNABLE TO  
 DETERMINE  
 PIPE SIZE

\*FUTURE R/W SHOWN AS PER MAJOR AND  
 COLLECTOR STREET PLAN AS SHOWN ON  
 NASHVILLE PLANNING DEPARTMENT GIS  
 SITE.

INLET  
 TOP+416.42  
 IE=411.52

1/2" IPF  
 @CHERRY

PK NAIL  
 FOUND IN  
 CURB

PK NAIL  
 FOUND IN  
 CURB



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**EXCLUSIVE LEASING AGENT**

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