



# SULPHUR DELL MARKET DISTRICT

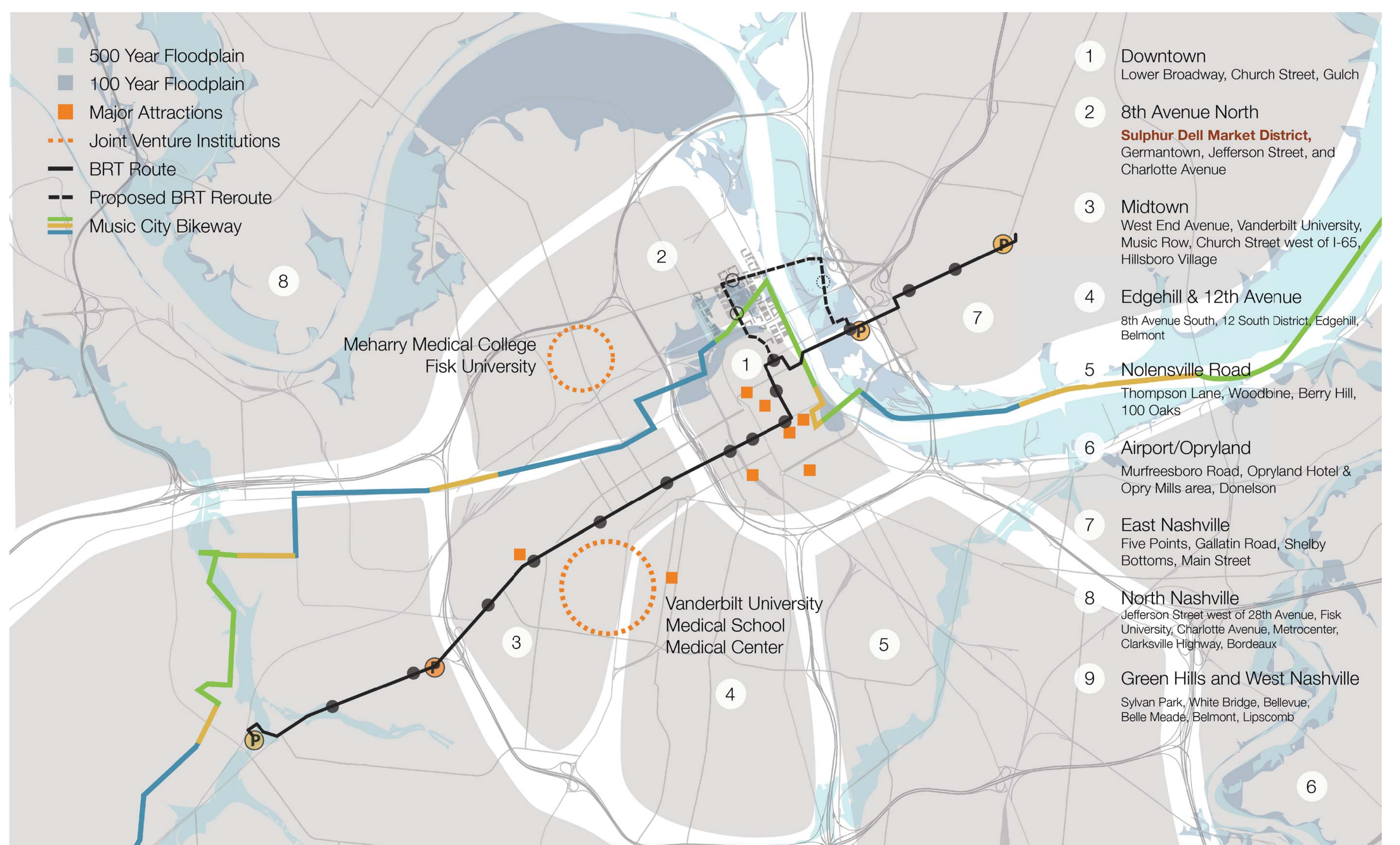
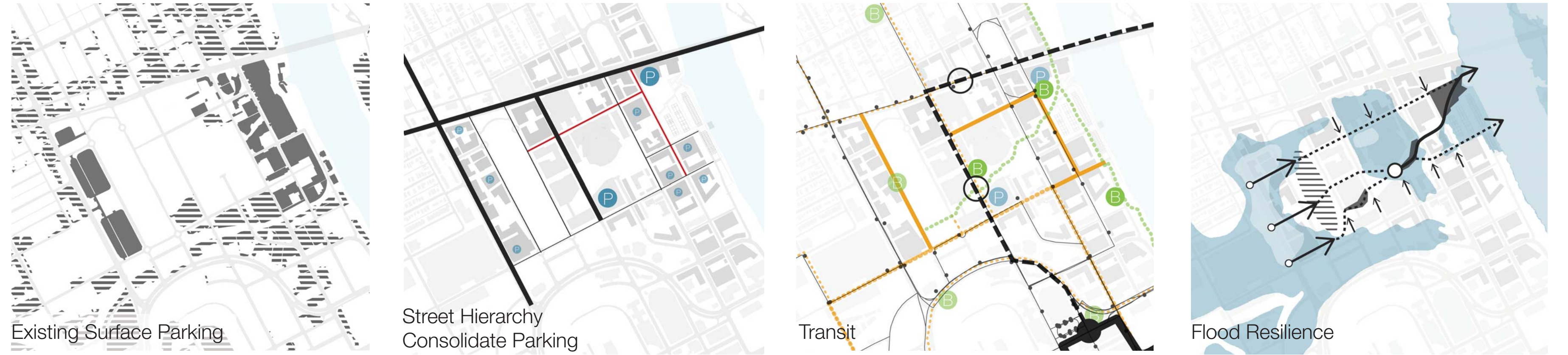


CULTIVATING A RESILIENT URBAN LIFESTYLE

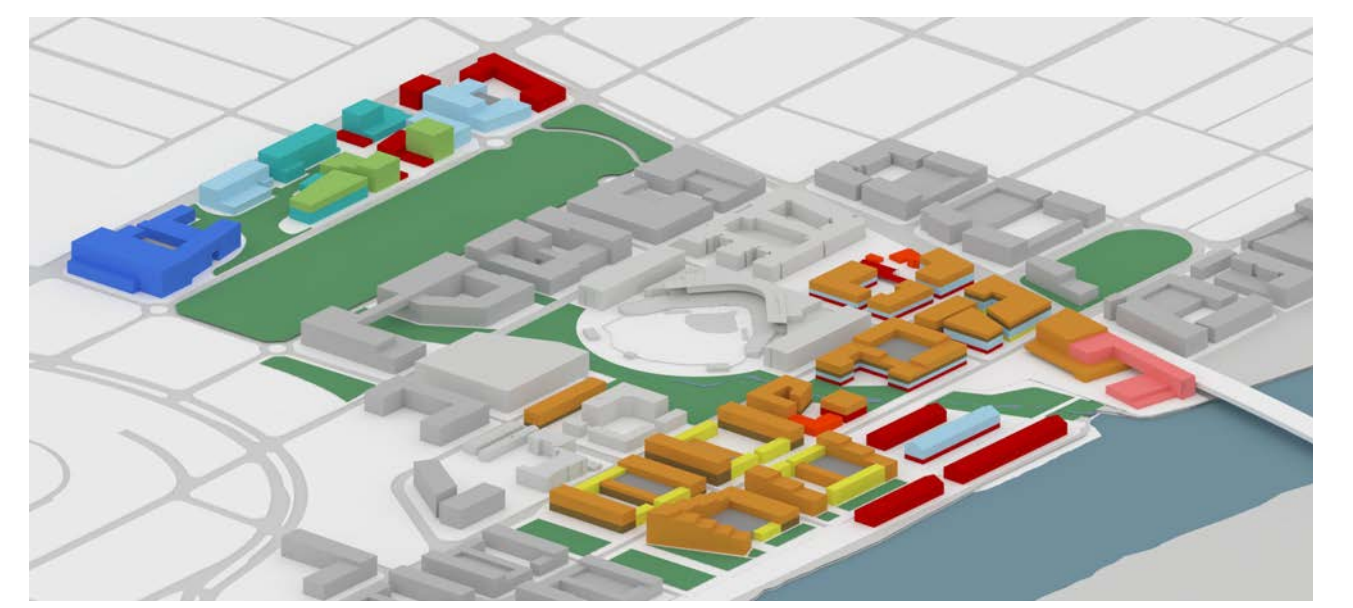
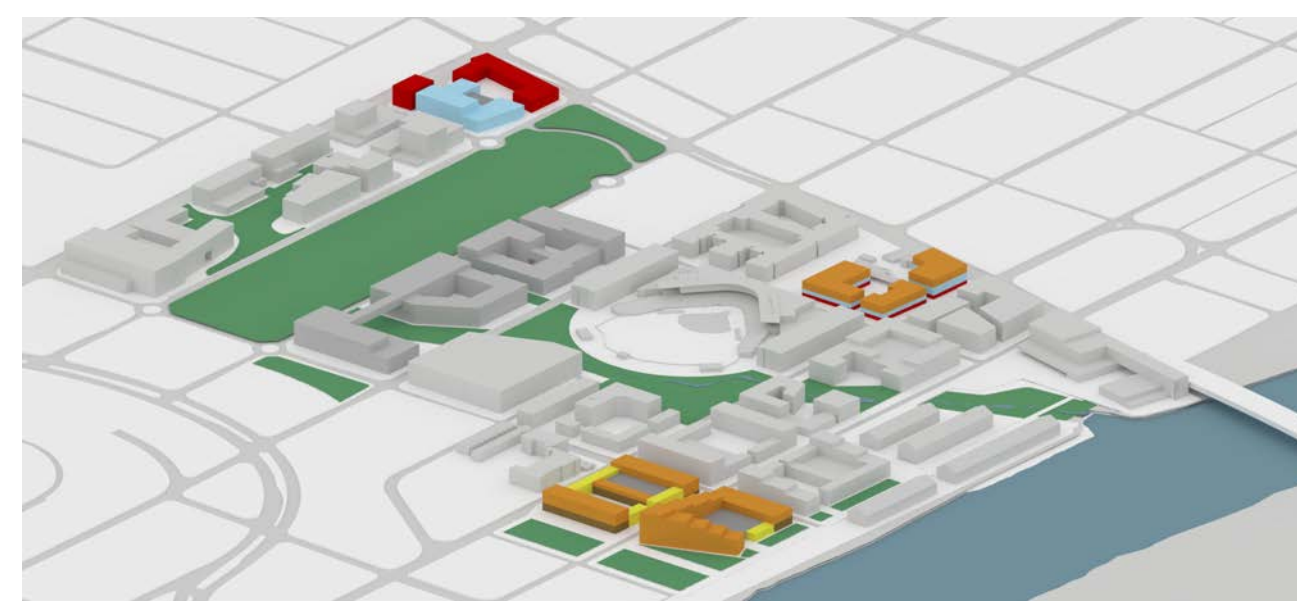
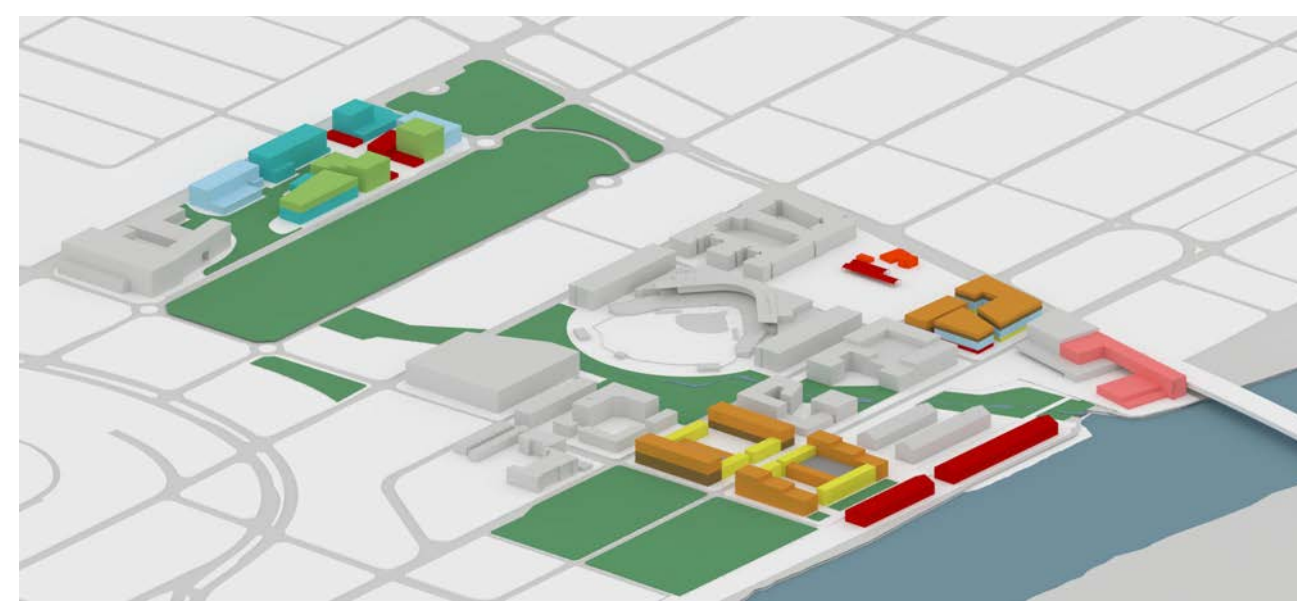
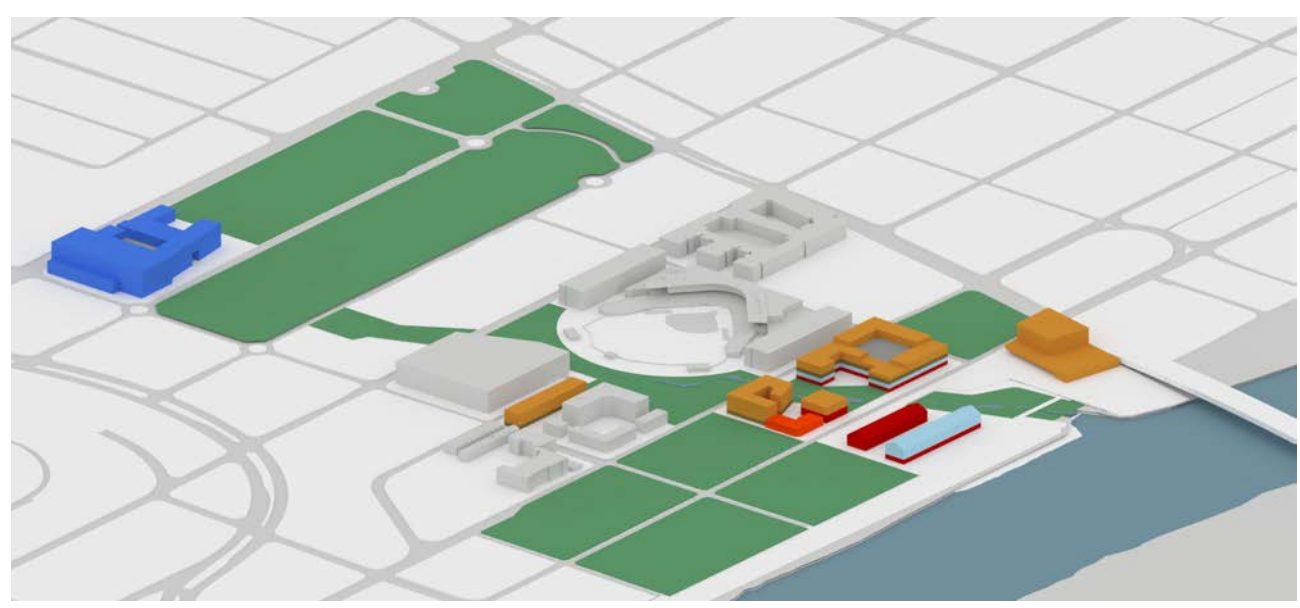
## CONCEPTUAL FRAMEWORK



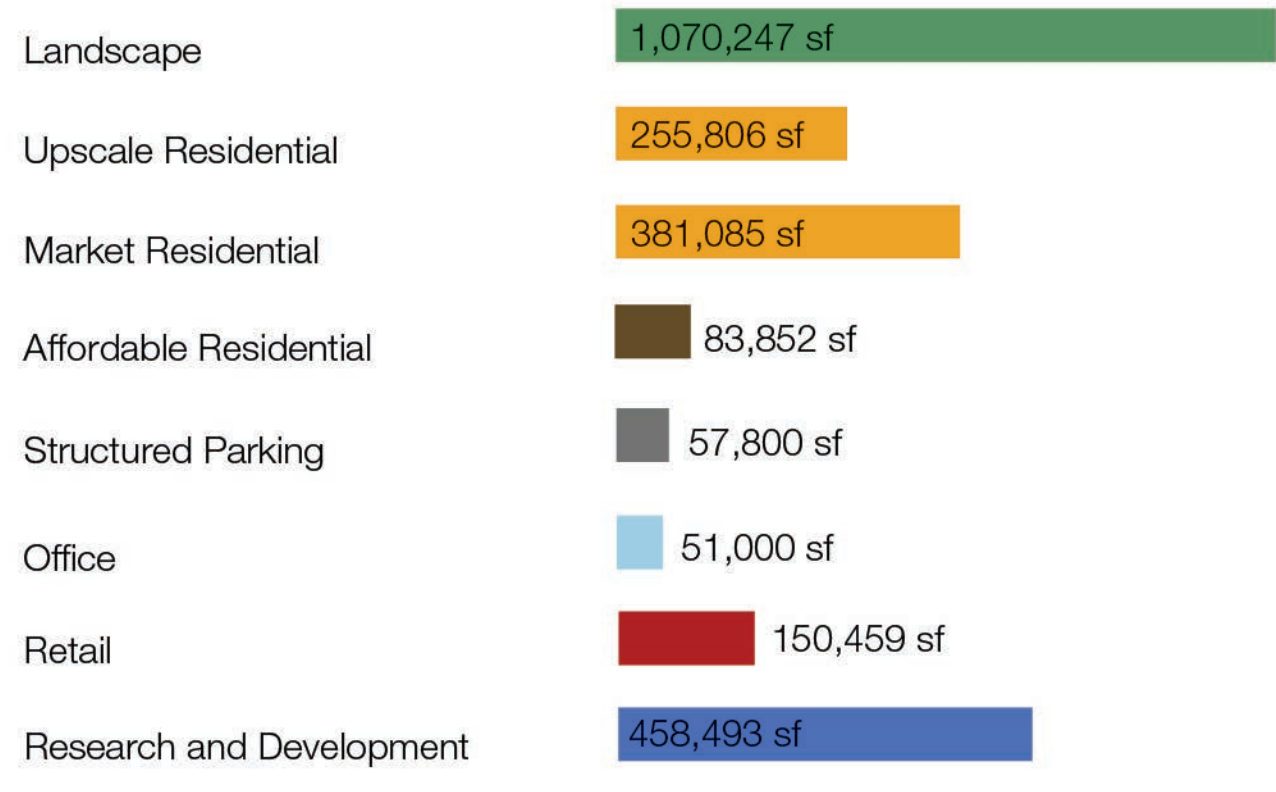
## STORMWATER MANAGEMENT AND PEDESTRIAN / TRANSIT-ORIENTED STRATEGIES



## NEIGHBORHOOD CONTEXT

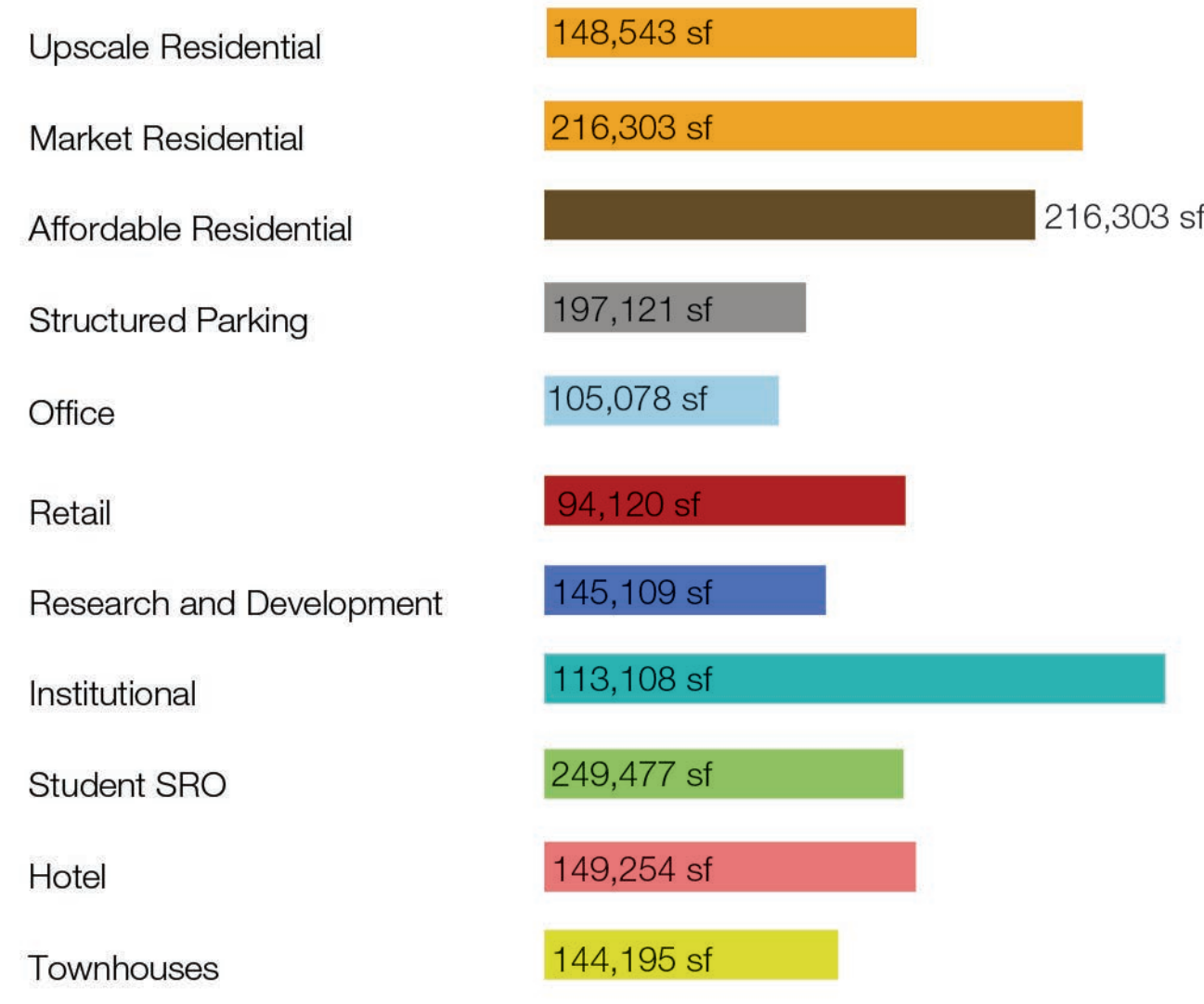


**PHASE I : CATALYZE** 2,508,691 SF

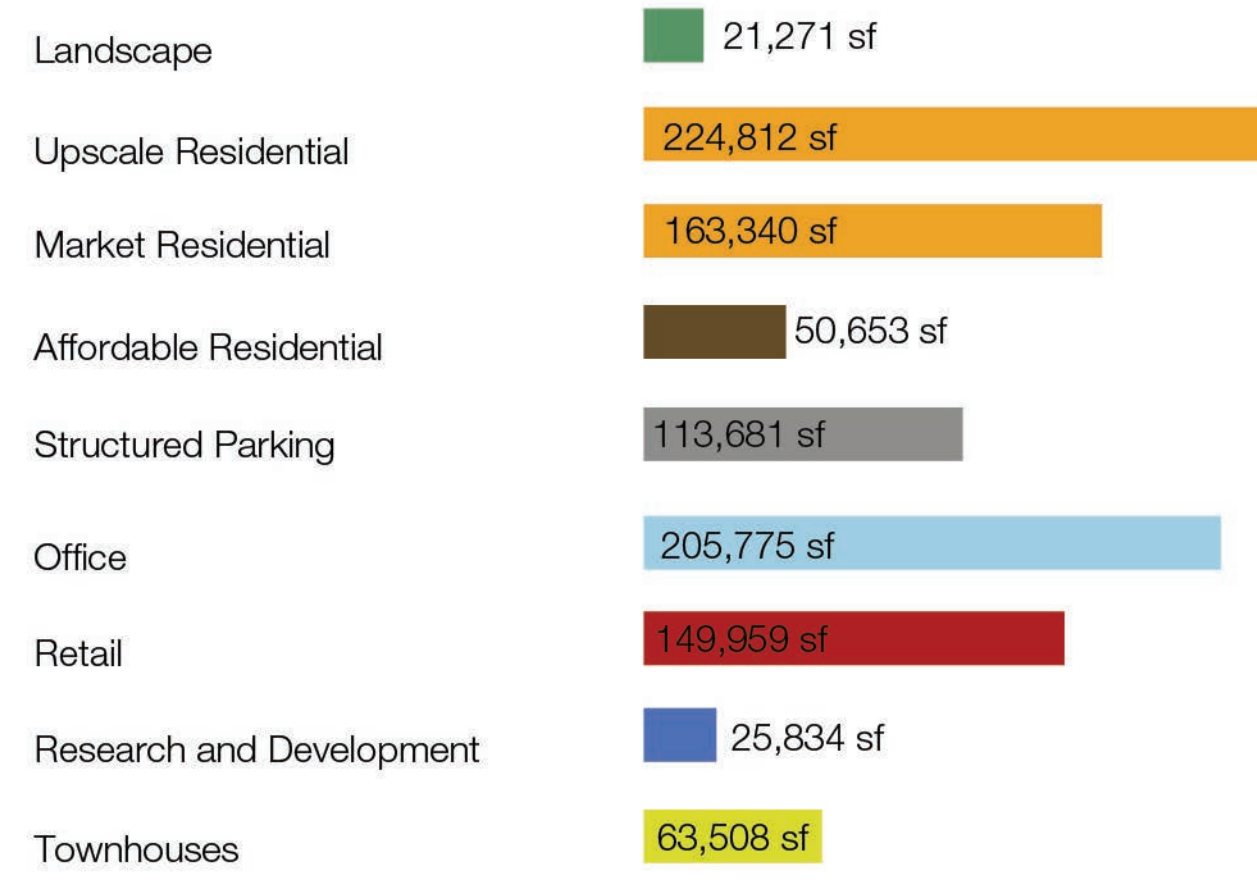


**Unlevered IRR 13%**  
**Levered IRR 24%**  
**Project NPV \$178,730,209**

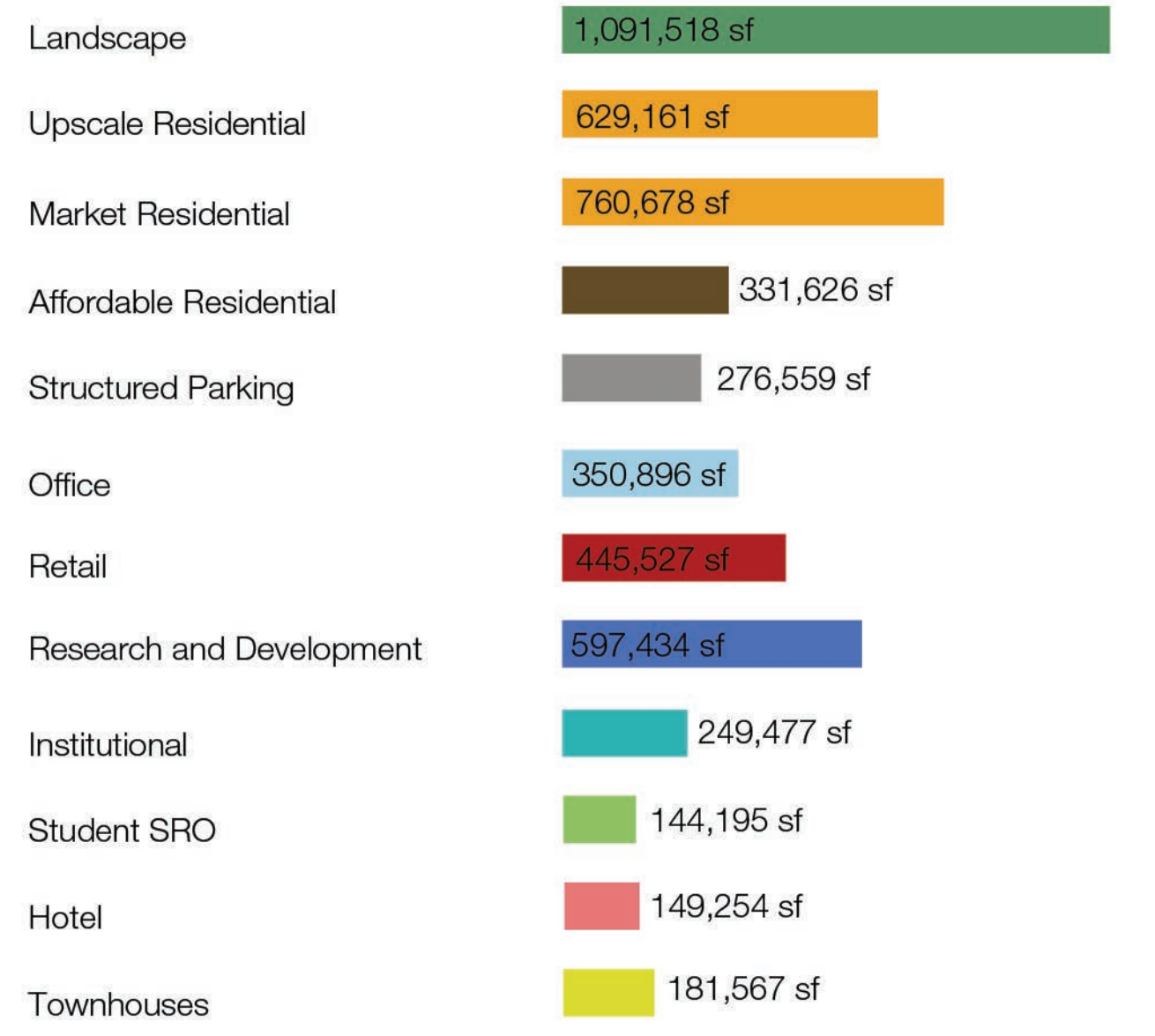
**PHASE II : CONSOLIDATE** 1,680,368 SF



**PHASE III : CAPITALIZE** 997,561 SF

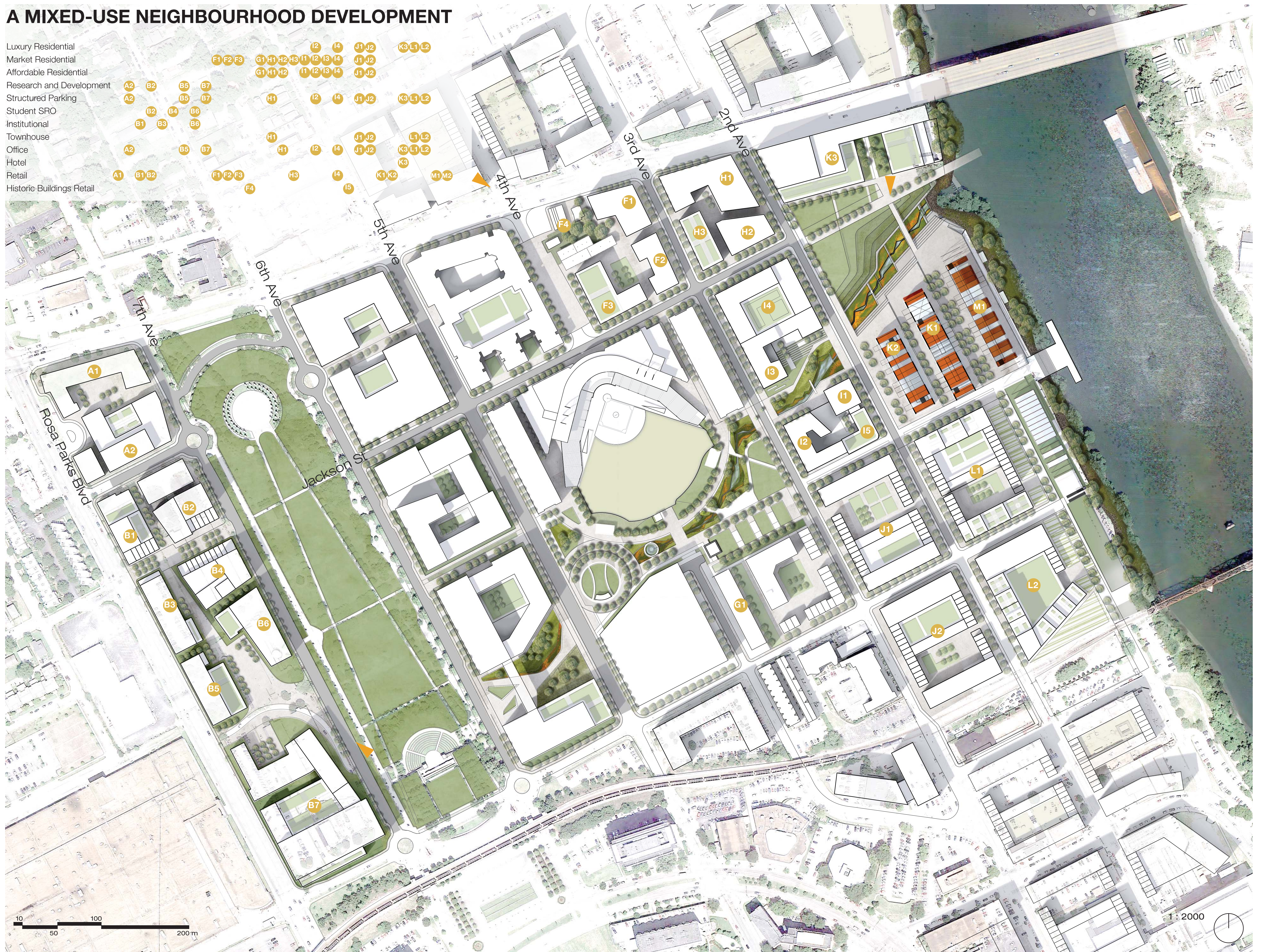


**PHASE IV : FUTURE** 5,186,620 SF



**A MIXED-USE NEIGHBOURHOOD DEVELOPMENT**

- Luxury Residential
- Market Residential
- Affordable Residential
- Research and Development
- Structured Parking
- Student SRO
- Institutional
- Townhouse
- Office
- Hotel
- Retail
- Historic Buildings Retail

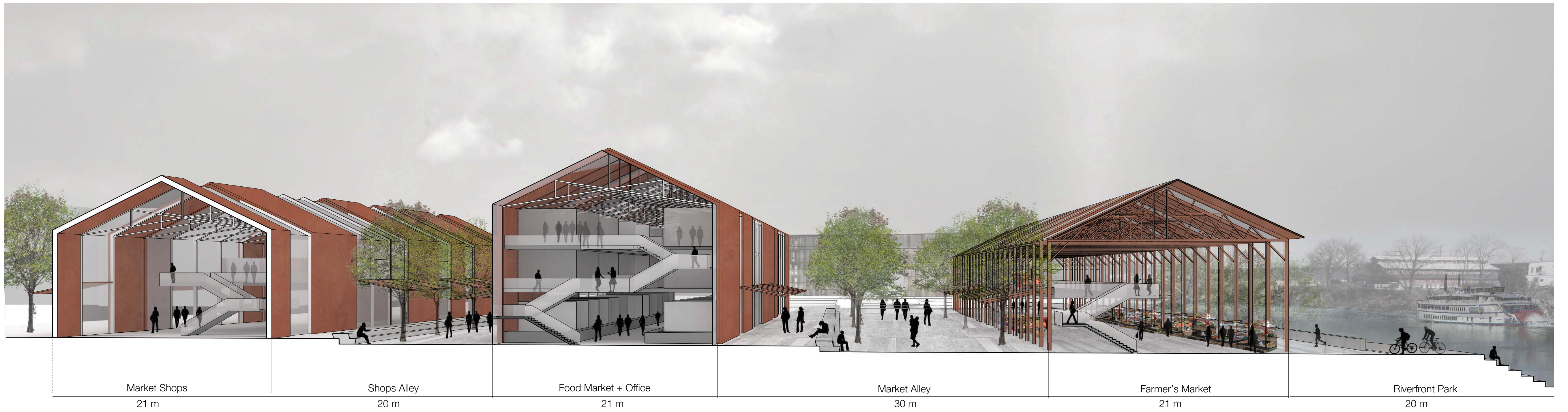
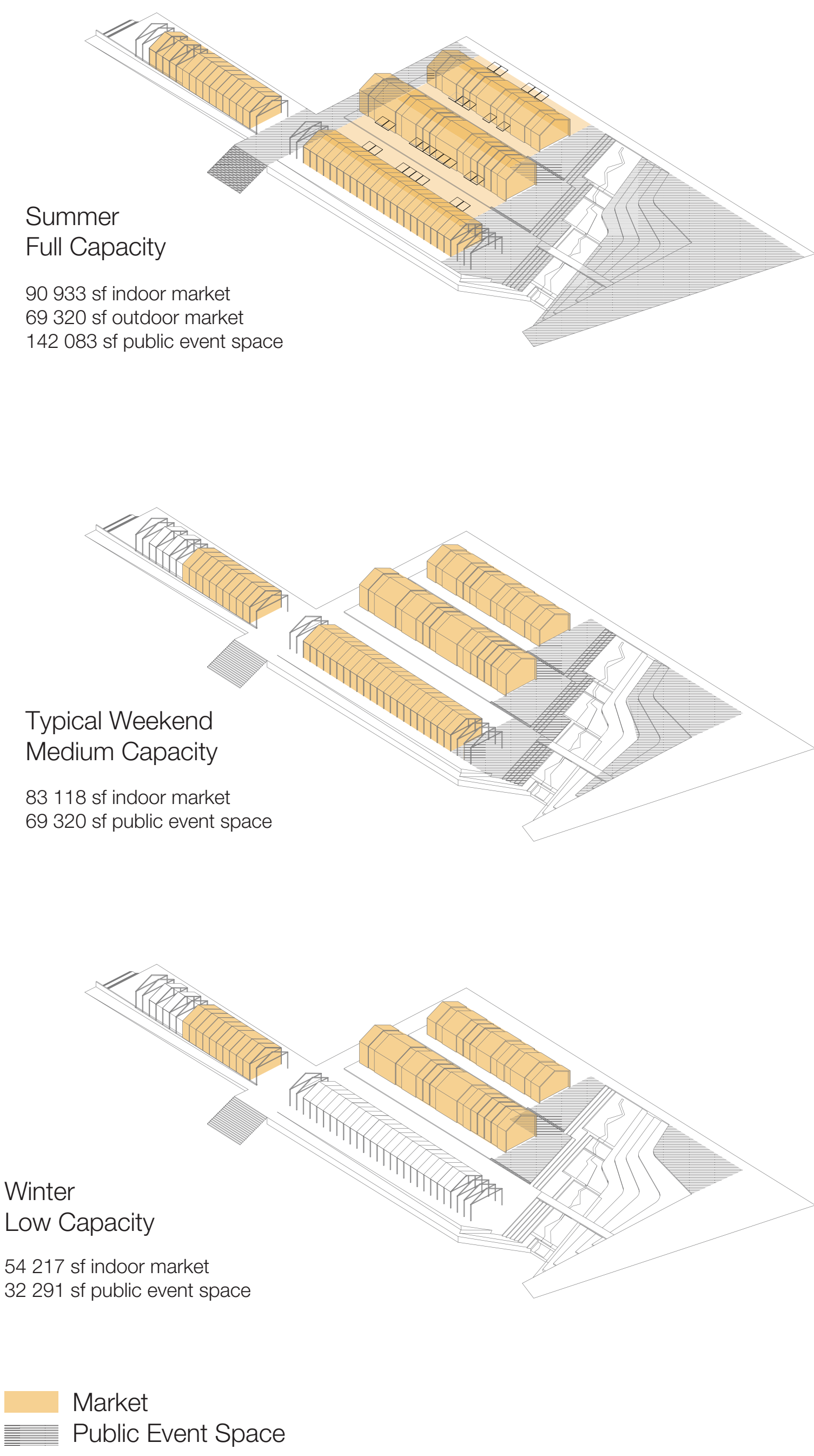


**HEALTHY LIFESTYLE NETWORK**

<p><b>Student</b></p> <ul style="list-style-type: none"> <li>Student Housing and Services</li> <li>Medical Campus and Clinical Education</li> <li>Jackson Street Nightlife and Historical Sites</li> <li>Vanderbilt University via BRT and Bikeway</li> </ul>	<p><b>Active</b></p> <ul style="list-style-type: none"> <li>Fitness Park and Bikeway</li> <li>Community Wellness Center</li> <li>Riverfront Promenade</li> <li>Fitness Center</li> </ul>	<p><b>Entrepreneur</b></p> <ul style="list-style-type: none"> <li>Access to Downtown via BRT</li> <li>Live-Work Residential</li> <li>'Pop-up' and Seasonal Retail at Market Plaza</li> <li>Vibrant, Mixed-income Demographic</li> </ul>	<p><b>Family</b></p> <ul style="list-style-type: none"> <li>Fresh and Local Food at Market Plaza</li> <li>Quality Affordable Healthcare at Clinic</li> <li>Park and Open Space Network</li> <li>Metro-Nashville via BRT and Bikeway</li> </ul>	<p><b>Community</b></p> <ul style="list-style-type: none"> <li>Work-force Housing</li> <li>Community Gardens</li> <li>Festivals and Events at Market Plaza</li> <li>'Aging-in-place'</li> </ul>	<p><b>Advocate</b></p> <ul style="list-style-type: none"> <li>Public and Alternative Transit</li> <li>Access to Local / Organic Food</li> <li>Community Gardens</li> <li>Access to Capitol via BRT</li> </ul>
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## MARKET ADAPTABILITY

## MARKET COMMONS FLOOD ADAPTABILITY



## NASHVILLE FARMERS' MARKET SECTION



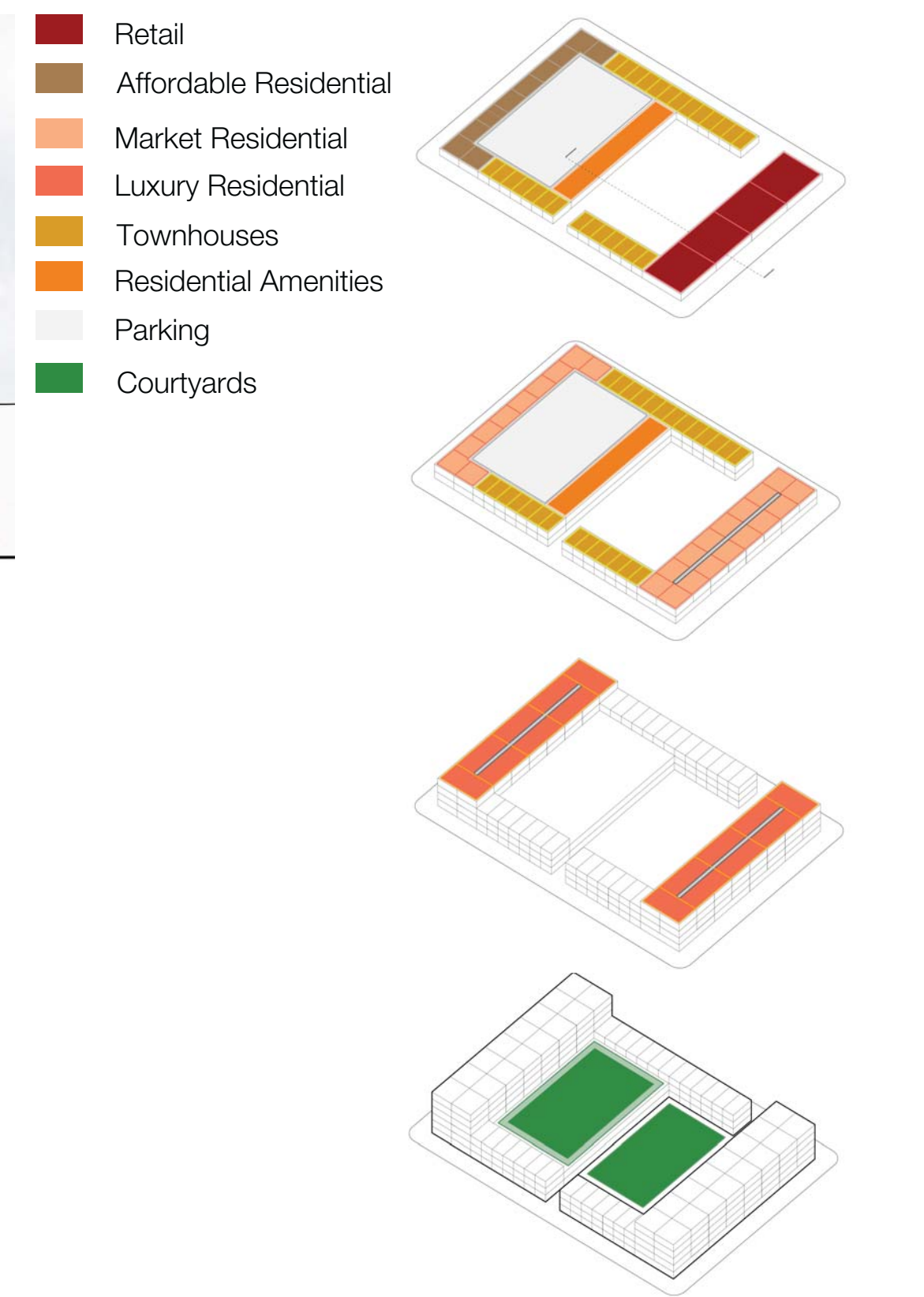
## GAME-DAY PLAZA



**MARKET PLAZA**



**RESIDENTIAL BLOCK SECTION**



**MEDICAL CAMPUS**

