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From the Nashville Business Journal:

<https://www.bizjournals.com/nashville/news/2018/05/01/hotels-just-one-part-of-80m-east-bank-project-by.html>

Hotels just one part of \$80M East Bank project by Topgolf

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A 15-story building featuring two Marriott-branded hotels is just one part of what a Nashville developer is planning in an estimated \$80 million project next to one of Nashville's trendiest entertainment spots.

Jarratt Bell, president of Skyline Hospitality LLC, said in an interview that his group also plans to build a seven-story apartment complex with 250 units. The two buildings, with a motor court in-between, would have about 600 parking spaces combined and a bit of retail, Bell said.



PROVIDED BY JARRATT BELL
Jarratt Bell, president of Nashville-based Skyline Hospitality

Those newly disclosed details paint the full picture of a project we first reported on April 30. Bell said his group is under contract to buy the property at 306 Cowan St., next door to the buzzy Topgolf high-tech driving range and entertainment complex. On that range, golfers look out over the immense 105-acre site dubbed River North, where Chicago's Monroe Investment Partners is pursuing a wide-ranging development in buildings that zoning allows to be nearly 40 stories.

"To be next to Topgolf and to be on the edge of the River North development, this area will be a gem for the city," Bell said. "We've got views of Nashville to the south, sunsets to the west, and East Nashville and the vibe it has. River North gives us another skyline to look at. We'll really be in the heart of things.

"If you'd asked me 15 or 20 years ago about the foot of the Jefferson Street bridge having great views, I'd have said, 'I'm not sure that'll be the best,'" Bell added.

Bell said preliminary designs are ongoing, a stage at which a developer typically does not have full financing solidified for a project of this scale. A Marriott (Nasdaq: MAR) official told the NBJ that the planned Courtyard by Marriott and Fairfield Inn & Suites could be open by the end of 2020.

"There aren't really any top-notch hotel brands, certainly Marriotts or Hiltons, on the east side of the Cumberland River," Bell said.

The investors in Skyline Hospitality include Houston architect Don Meeks and Joe Owen, CEO of Brentwood-based health care company The Guardian Group. Meeks and Owen are investors in the CityLights condo building under construction in SoBro and the Poston at the Park condo building near Centennial Park. Meeks designed the two buildings, which have a combined 98 high-end condos.

Also involved in Skyline Hospitality is Glenn Higdon, who is founder, chairman and CEO of LinGate Hospitality in Owensboro, Ky. LinGate will operate the two hotels in the East Bank project, adding to the portfolio of the 32-year-old company.

"We've got a group of experienced people ... over 42 hotels that have been developed around the U.S. and thousands of multifamily units," Bell said.

Bell said he and his group formed Skyline about two-and-a-half years ago. Their first project is under construction, a \$21 million development near the entrance to TriStar Skyline Medical Center, off Dickerson Pike. That project involves a 126-room Hampton Inn & Suites and the first Nashville location for Rock'n Dough Pizza Co., which is based in West Tennessee.

Bell remains managing broker at Rochford Bell Real Estate, which is a brokerage firm run in partnership with longtime Green Hills developer John Rochford.

Skyline Hospitality has hired Biscan Construction to build the 15-story hotel building. A contractor hasn't been tapped yet for the apartment building, Bell said.

Skyline has other projects in the works in the Southeast, including a suburban Nashville hotel, Bell added.

Skyline is buying the East Bank land from an entity involving Sequatchie Concrete Service Inc. and LoJac Inc. In an earlier deal, those two companies leased another part of their land to Topgolf.

Brentwood-based Browning Development Solutions marketed the property for Cowan Street Properties, which is the entity involving Sequatchie and LoJac. The Browning firm will oversee whatever retail that Skyline Hospitality incorporates into its development, Bell said.

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