

Former MLB player Scott Porter launches Nashville real estate firm



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BLUECREST CAPITAL ADVISORS



By [Sophia Young](#) – Reporter, Nashville Business Journal

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A former MLB player launched a new Nashville real estate firm, betting on properties that are often overlooked.

Former Toronto Blue Jays player Scott Porter started Bluecrest Capital Advisors, a Nashville-based investment firm that specializes in light and small bay industrial properties, smaller buildings that are designed for less intensive industrial use.

Porter spent the majority of his real estate career working in [retail](#) but saw an opportunity in the light industrial space when he decided to break off on his own.

“I did a real deep dive into the data in the Southeast markets where there's been massive population growth, and you can't really build small bay [industrial], especially infill. The cost doesn't justify developing it, and, in some cases, it's difficult to obtain that zoning,” Porter told the Business Journal. “In the case of Nashville, a lot of small bay has been taken offline if you think about it. If you think about River North [where [Oracle](#) is planning its campus], Wedgewood-Houston, the Gulch – a lot of the small industrial has been taken offline.”

In the last year, Bluecrest bought its first two light industrial properties, totaling more than \$20 million.

The newly formed firm paid \$12.2 million in August for Royal Parkway I and II, a 145,000-square-foot light industrial facility next to the airport. In October 2024, Bluecrest bought a 61,000-square-foot flex industrial property, called Airport South, for \$7.825 million, according to Metro records.



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Since purchasing Airport South, the firm’s leasing strategy and property rebranding initiative has led rental rates at the property to increase by 60%, according Porter. Bluecrest plans to spend around \$6 million in capital improvements to its newest property in hopes of the achieving similar results.

“When you have massive population growth, a lack of supply and the tenants who need space – we’ve seen rents grow pretty dramatically. I think the backdrop is they’re going to continue to grow in the future,” Porter said. “We’ve obviously gravitated to this space. We hope to add more in Nashville and in other markets that we think have similar characteristics throughout the Southeast.”

Porter, a Florida native, has lived in Nashville for more than eight years, spending the majority of that time as a managing director at [GBT Realty Corp.](#) He’s known for a while that he wanted to launch his own firm, but he didn’t want to be pigeon-holed in retail space for his entire career.

“When you get into commercial real estate, a lot of times you start when you’re young, and you don’t really pick your sector. The sector kind of picks you in a way. And a lot of people have difficulty moving into other product types,” Porter said. “I’d spent a lot of time doing a thesis on where should I go next. I’m more of an entrepreneur at heart, so it just made sense. I think in the cycle where we are, I

know small bay [industrial] is having its day. It was the right time for me to jump into it.”

Nashville’s industrial market proved its stability this quarter. Industrial vacancy held firm at 3.7%, despite the completion of more than 520,000 square feet of new speculative development in Q3 2025, according to [CBRE Nashville research](#). Average direct asking rents clocked in at \$9.68 per-square-foot at the end of the quarter, marking a 5.8% increase in the last year.

“We’d love to add more in Nashville. In my proprietary rankings of markets, Nashville ranks extremely high,” Porter said. “The other marks that are ranked extremely high are in Florida, so we’re starting to branch out now looking at other markets. Our hope is to buy two to three of these deals a year, and, five years from now, own a portfolio of a million or more square feet.”