

An aerial photograph showing a large, undeveloped green field in the foreground, bordered by a multi-lane highway on the left. In the background, there is a dense urban area with various buildings, including modern glass-fronted structures and older commercial buildings. The field is marked with white dashed lines, possibly indicating property boundaries or future development plans.

FRANKLIN SUMMIT

FOR SALE | ±30.16 ACRES | MIXED USE DEVELOPMENT

FOUNDRY
COMMERCIAL

THE OPPORTUNITY

Foundry Commercial is pleased to present to qualified investors or developers the opportunity to acquire a fee-simple interest in a high-profile, commercially-zoned property located in the heart of Cool Springs. Franklin Summit (the "Property") is comprised of 30.16 acres and prominently positioned in the prime commercial corridor in what is becoming Franklin's new CBD. No other development tract has the profile or visibility along I-65 anywhere close to Franklin Summit. The land is zoned (GC) General Commercial District and entitled for over 1.0 MM SF suitable for a variety of commercial uses such as office, retail and hospitality. Multi-family is another likely use, but would require PUD approval through the city of Franklin.

The site has substantial development potential for a walkable "Best of Class" suburban project with easy access directly to I-65 off of the McEwen exit. The Cool Springs Submarket, has traditionally been the most active and largest suburban market in the Nashville MSA. Williamson County is consistently ranked among the top 20 wealthiest per capita in the U.S. and a top choice for site selectors, entrepreneurs and talented workers. The county's schools, recreational facilities and housing options are among the best in the nation. The business-friendly atmosphere and large pool of well-educated employees have lured some recognizable corporate headquarters like Nissan North America, Mars and Verizon and most recently Mitsubishi. 12 of the top 25 largest publicly traded companies in the Nashville region call Williamson County home.

Cool Springs historically low vacancy makes this one of Nashville's most prestigious office, retail and hotel addresses while commanding some of the highest office and retail suburban retail rates in the Nashville MSA. Current zoning allows for high density development and taller buildings towards I-65 where infrastructure can support a thriving regional economy comprised of a balanced mix of uses and multiple options for a mixed-use / multi-use project. This high visibility tract has been entitled to build up to 12 stories with a height limitation based upon elevation.

Franklin Summit. Clearly above it all.

For further information about the Property or to schedule a property or market tour, please contact Don Albright at (615) 771-0772 or Rick Helton at (615) 324-0785.

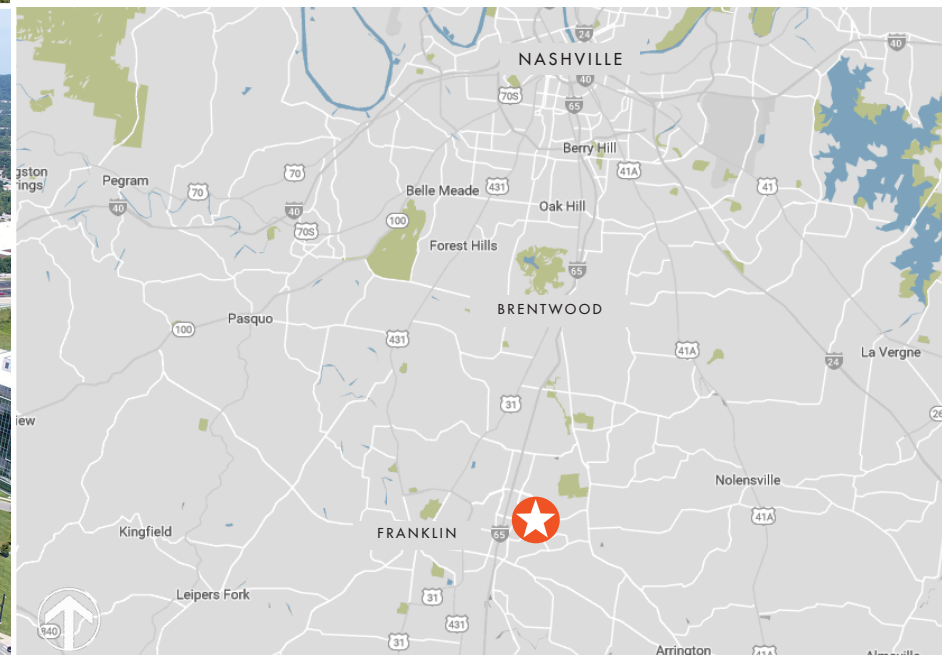


PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

- +/- 30.16 Acres
- Zoned General Commercial
- Unparalleled visibility and access to/from I-65
- ADTC for I-65: 106,642
- ADTC for McEwen Dr: 38,200 (projected)
- Best undeveloped site in the Nashville MSA
- All zoning and entitlements in place for up to 12 stories of commercial product
- Enhanced height and density site profile



SITE PLAN



DEVELOPMENT OPPORTUNITIES



View from West:

Conceptual rendering with a view from the west of the intersection of I-65 and McEwen Dr. interchange showing office, hotel, retail potential along with two structured parking garages.



Conceptual rendering showing urban-style multi-family development as a potential upon PUD approval.

PROPOSED RETAIL CONCEPTS



NASHVILLE OVERVIEW



REGIONAL MARKET

The Nashville region is defined by a diverse economy, low cost of living and doing business, a creative culture and a welleducated population. With no major economic sector accounting for more than twenty percent of the employment base, Nashville's economy is not reliant on any one area of business activity. The pro-business environment has not only helped grow industry staples like healthcare, music, education and transportation, but it also has been a catalyst for corporate relocations.

DEMOGRAPHICS



1,903,000
POPULATION



\$60,030
MEDIAN
HOUSEHOLD
INCOME



760,853
HOUSEHOLDS



3.8%
UNEMPLOYMENT
RATE

WILLIAMSON COUNTY OVERVIEW



Williamson County is the fastest growing County in Tennessee, built on a business-friendly atmosphere (lowest county tax in Nashville MSA and no state income tax) and a well-educated population. 12 of the top 25 largest publicly traded companies in the Nashville Region call Williamson County home, including Nissan and Mars.

DEMOGRAPHICS



232,129
POPULATION



\$103,543
MEDIAN
HOUSEHOLD
INCOME



73,160
HOUSEHOLDS

*WILLIAMSON COUNTY CHAMBER OF COMMERCE

REGIONAL JOB GROWTH

(Q1 2014 - Q3 2018)



29%
WILLIAMSON

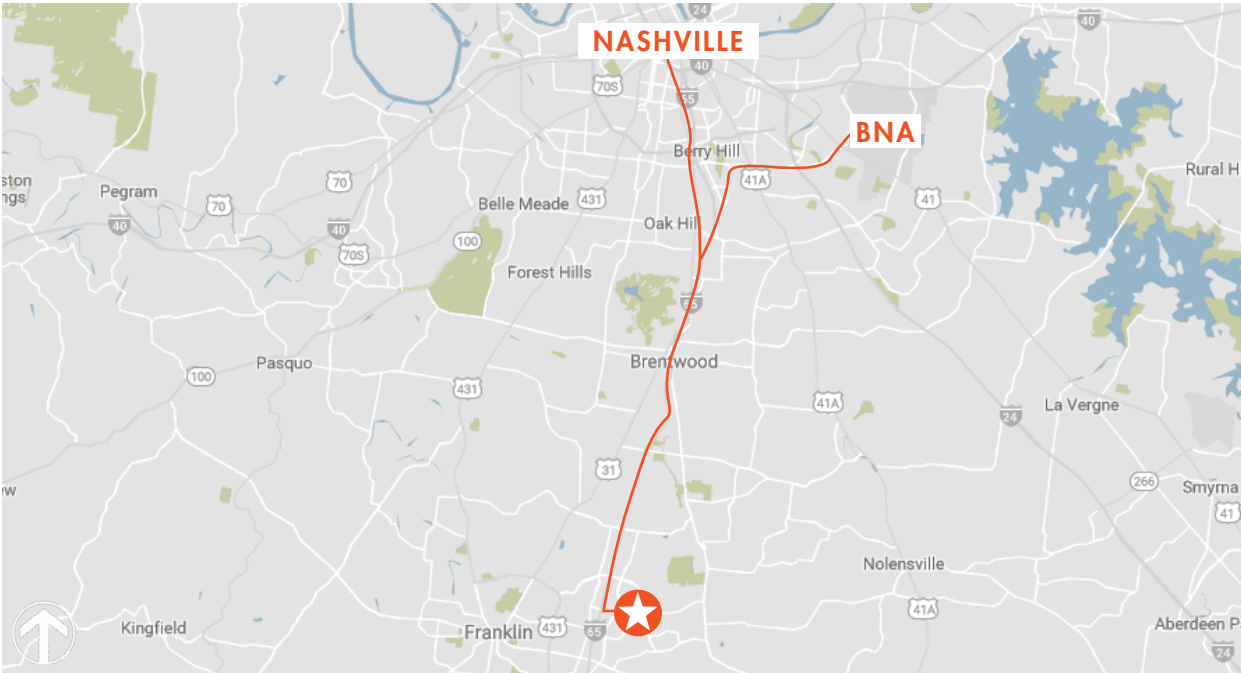


19%
RUTHERFORD



12%
DAVIDSON

COOL SPRINGS MARKET OVERVIEW



SUBMARKET HIGHLIGHTS

- 20 minutes to downtown
- 25 minutes to BNA
- Nashville's premier corporate address
- Highest asset value of any Nashville submarket (\$3.8B)

	OFFICE	RETAIL
Total SF	12.7M SF	13.0M SF
Vacancy Rate	7.9%	1.9%
SF Under Construction	510,000 SF	543,000 SF
New Construction Asking Rate	\$32.00 PSF	–
YTD Absorption	383,571	92,674 SF
Market Rate	\$30.51	\$27.76

HOTEL

- Over 3,000 existing rooms
- Over 1,000 rooms either proposed or under construction

*COSTAR

AREA DEVELOPMENT

SHOPPING + SERVICES

- 1 Williamson Square Shopping Centre
- 2 Kroger
- 3 At Home
- 4 IHOP
- 5 Starbucks
- 6 Williamson Medical Center
- 7 Steak 'n Shake
- 8 Bargain Hunt
- 9 Breakout Games Nashville
- 10 Tupelo Honey
- 11 Chick-fil-A
- 12 J. Alexander's
- 13 Sonic Drive-In
- 14 Toyota of Cool Springs
- 15 Whole Foods Market
- 16 Walmart
- 17 Kohl's Franklin
- 18 Jackson National Life Insurance
- 19 TEKsystems
- 20 AMC Dine-In Thoroughbred 20
- 21 Lowe's Home Improvement
- 22 Chipotle
- 23 T.J. Maxx

- 24 Starbucks
- 25 Smile Direct Club
- 26 Academy Sports + Outdoors
- 27 DICK'S Sporting Goods
- 28 CoolSprings Galleria
- 29 Cracker Barrel
- 30 Costco Wholesale
- 31 Target
- 32 Publix
- 33 CoolSprings Crossing
- 34 The Home Depot
- 35 Michael's

HOTEL

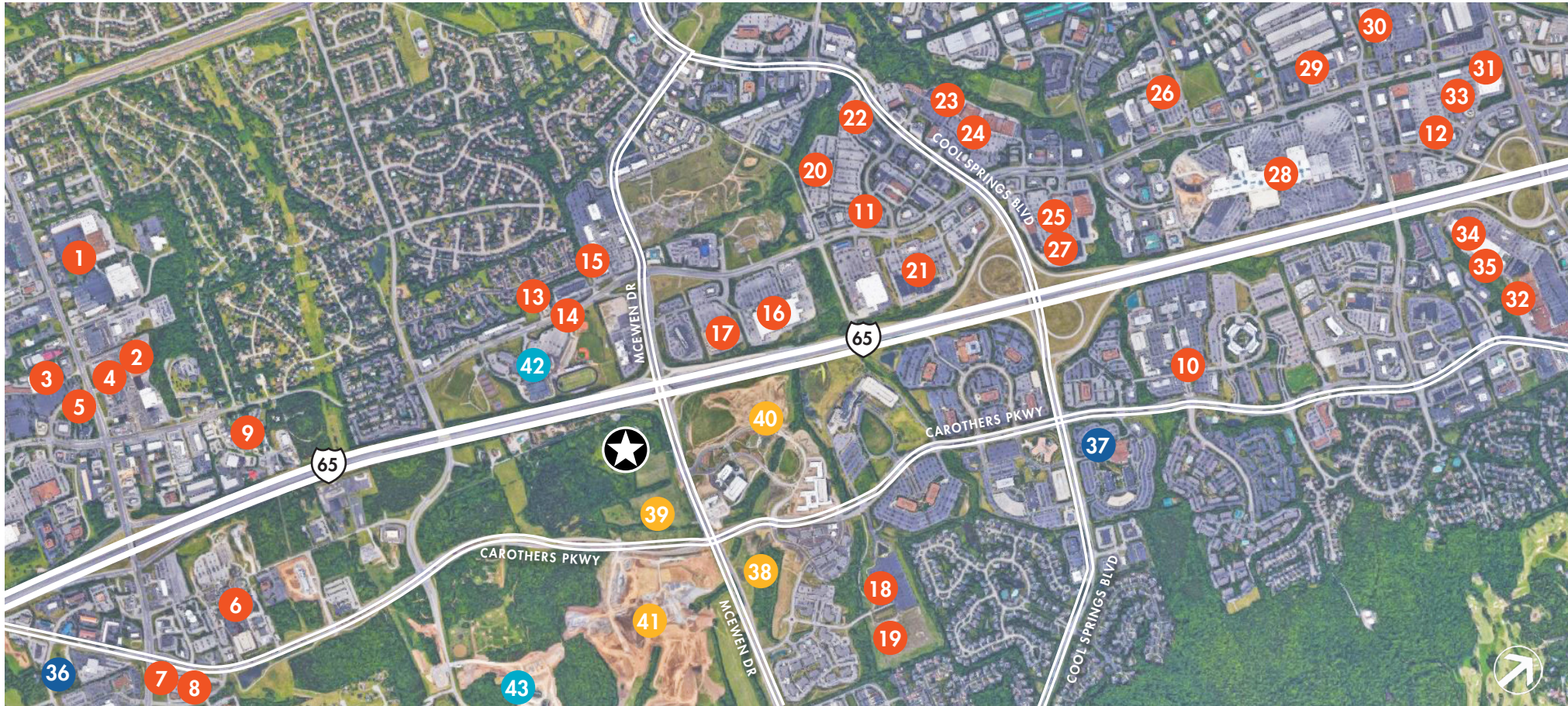
- 36 Ramada by Wyndham
- 37 Franklin Marriott

OTHER DEVELOPMENTS

- 38 Bigby
- 39 Aureum
- 40 Franklin Park
- 41 Ovation

EDUCATION

- 42 Centennial High School
- 43 Columbia State Community College



FRANKLIN SUMMIT
FRANKLIN, TN

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