

BILTMORE RIDGE

±1,100 ACRES • HIGH DENSITY COMMERCIAL & RESIDENTIAL LAND

NASHVILLE



SITE

HIGHLIGHTS

Approximately 1,100 acres of high density commercial & residential land

Entitled for 650,000 SF of commercial space and more than 1,300 residential units

Direct access to I-40 from exit 192 McCrory Lane

1.4 miles of I-40 frontage

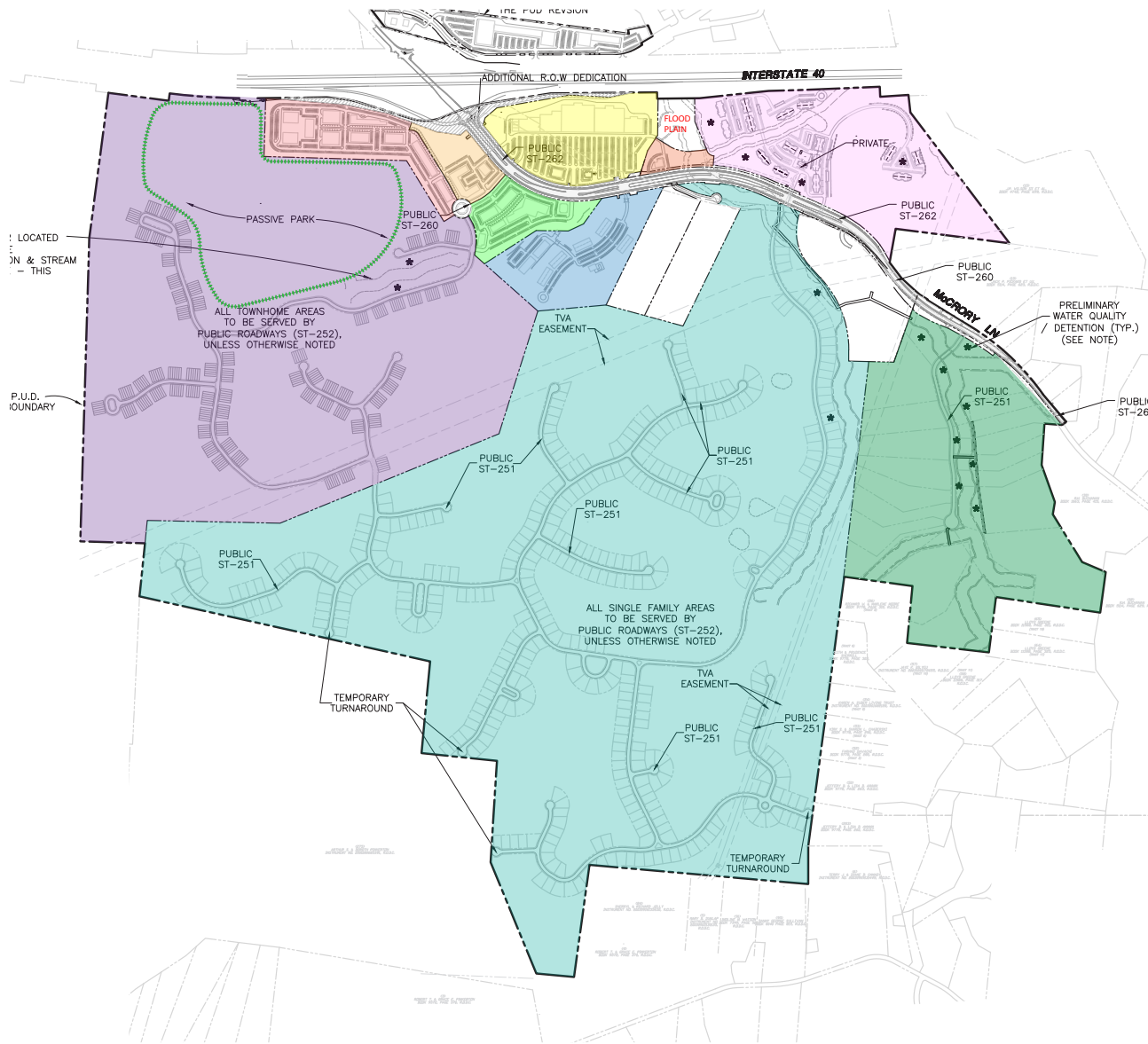
20 minutes from downtown Nashville

6 minutes from One Bellevue Place



SOUTHEAST VENTURE
REAL ESTATE • DESIGN • DEVELOPMENT

ENTITLEMENTS



RESIDENTIAL 1,397 total units; 1,021 total acres
 441 single-family units
 372 townhomes
 584 multi-family units

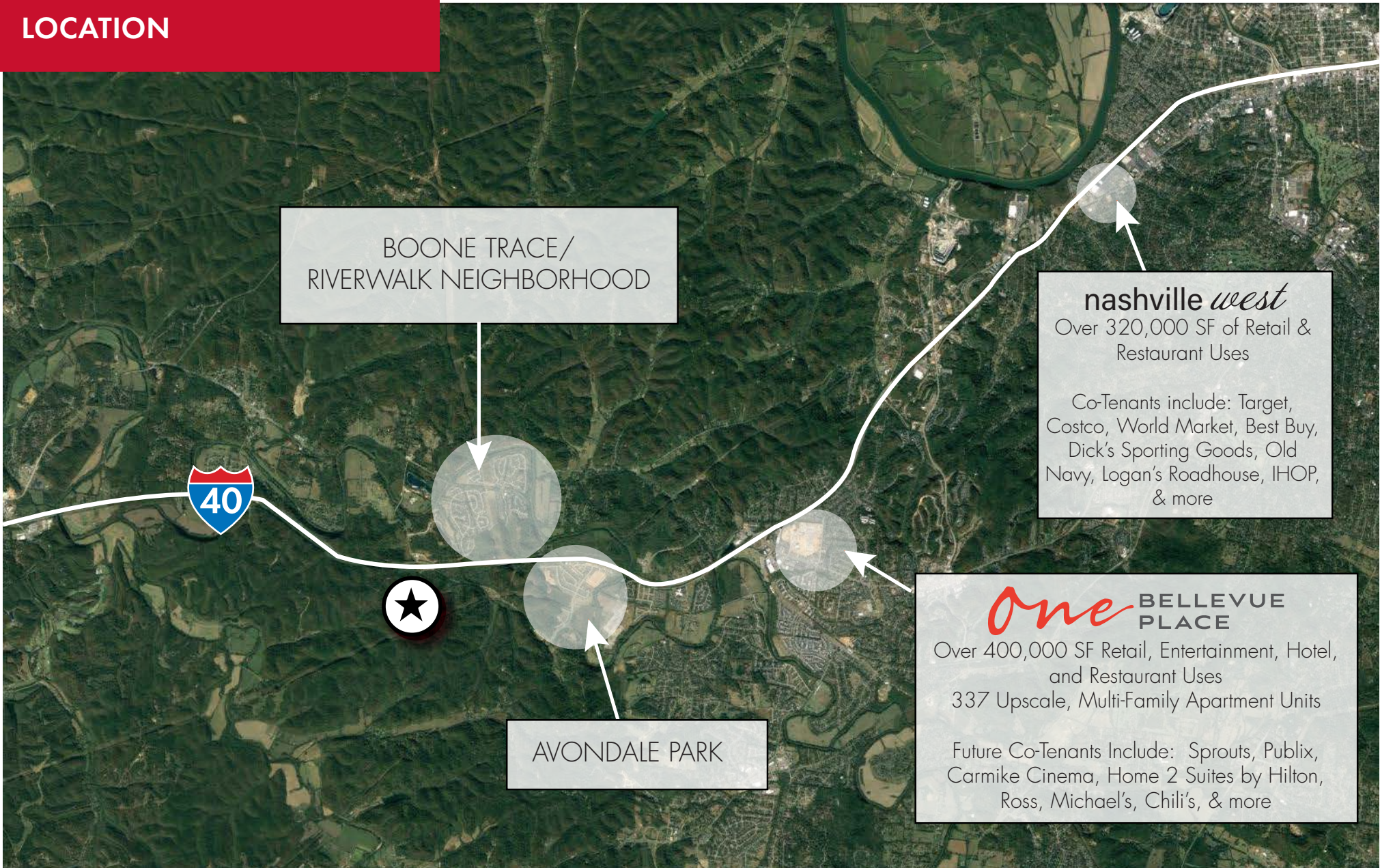
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|---------------|-------------------------|
| MULTI-FAMILY | 404 units; 57.46 acres |
| MULTI-FAMILY | 180 units; 22.36 acres |
| TOWNHOMES | 372 units; 300.95 acres |
| SINGLE FAMILY | 425 units; 530.96 acres |
| SINGLE FAMILY | 16 units; 109.64 acres |

COMMERCIAL 67,900 total SF; 65.76 total acres
 453,900 SF retail
 5,000 SF restaurant
 189,000 SF office

| | |
|-----------------|---|
| RETAIL & OFFICE | 77,300 SF Retail, 180,000 SF Office; 19 acres |
| RETAIL | 37,200 SF; 6.97 acres |
| RETAIL & OFFICE | 91,800 SF Retail, 9,000 SF Office; 9.71 acres |
| RETAIL | 247,600 SF; 26.2 acres |
| RESTAURANT | 5,000 SF; 3.88 acres |



LOCATION



BOONE TRACE/
RIVERWALK NEIGHBORHOOD

nashville *west*
Over 320,000 SF of Retail & Restaurant Uses

Co-Tenants include: Target, Costco, World Market, Best Buy, Dick's Sporting Goods, Old Navy, Logan's Roadhouse, IHOP, & more

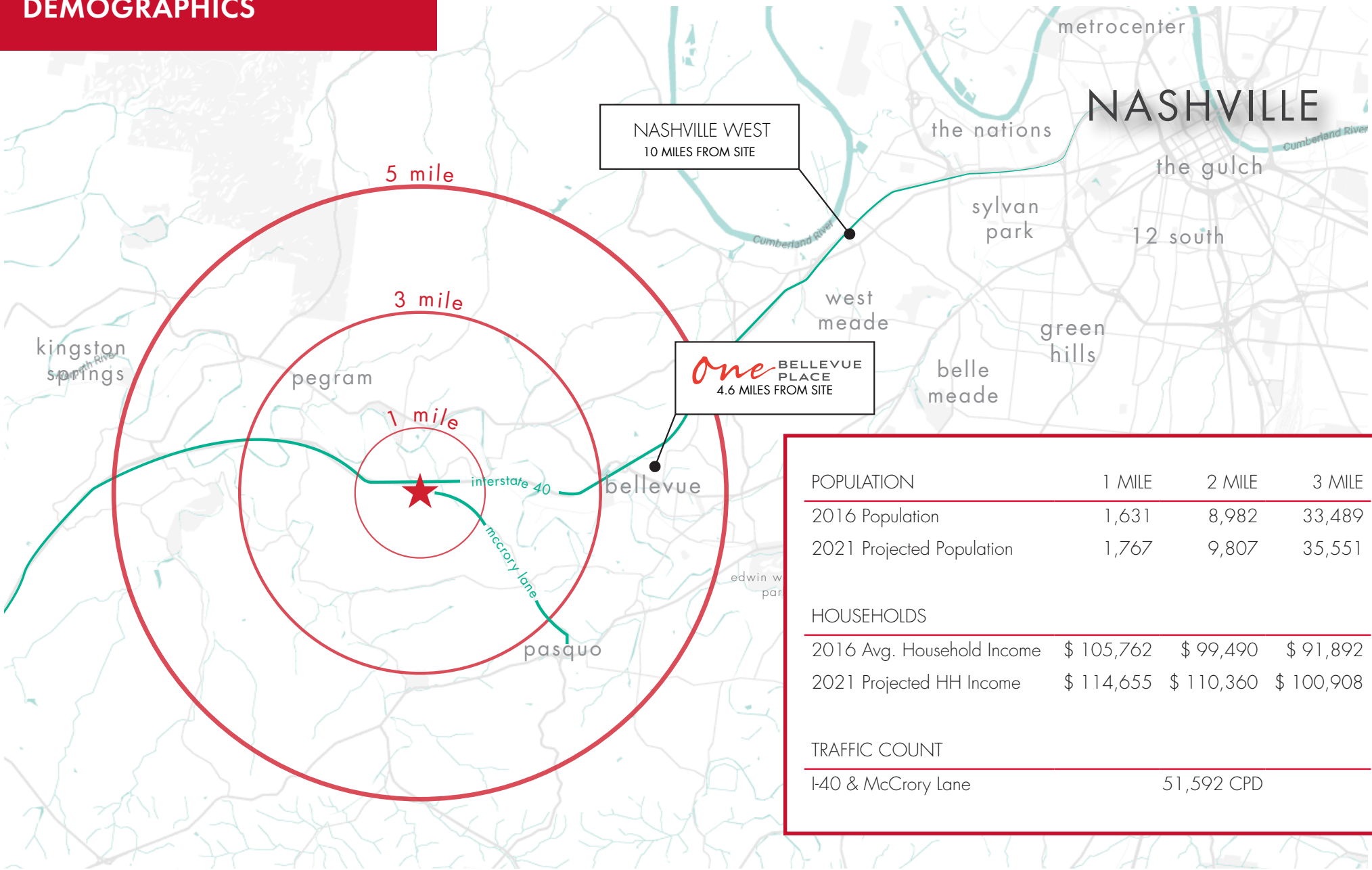
AVONDALE PARK

one BELLEVUE PLACE
Over 400,000 SF Retail, Entertainment, Hotel, and Restaurant Uses
337 Upscale, Multi-Family Apartment Units

Future Co-Tenants Include: Sprouts, Publix, Carmike Cinema, Home 2 Suites by Hilton, Ross, Michael's, Chili's, & more



DEMOGRAPHICS



| POPULATION | 1 MILE | 2 MILE | 3 MILE |
|----------------------------|------------|------------|------------|
| 2016 Population | 1,631 | 8,982 | 33,489 |
| 2021 Projected Population | 1,767 | 9,807 | 35,551 |
| HOUSEHOLDS | | | |
| 2016 Avg. Household Income | \$ 105,762 | \$ 99,490 | \$ 91,892 |
| 2021 Projected HH Income | \$ 114,655 | \$ 110,360 | \$ 100,908 |
| TRAFFIC COUNT | | | |
| I-40 & McCrory Lane | 51,592 CPD | | |





NASHVILLE

FOR MORE INFORMATION, CONTACT

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SITE



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