



± 14.12 Acres

S. Hartmann Drive, Lebanon, TN



FOR SALE OR GROUND LEASE

CBRE

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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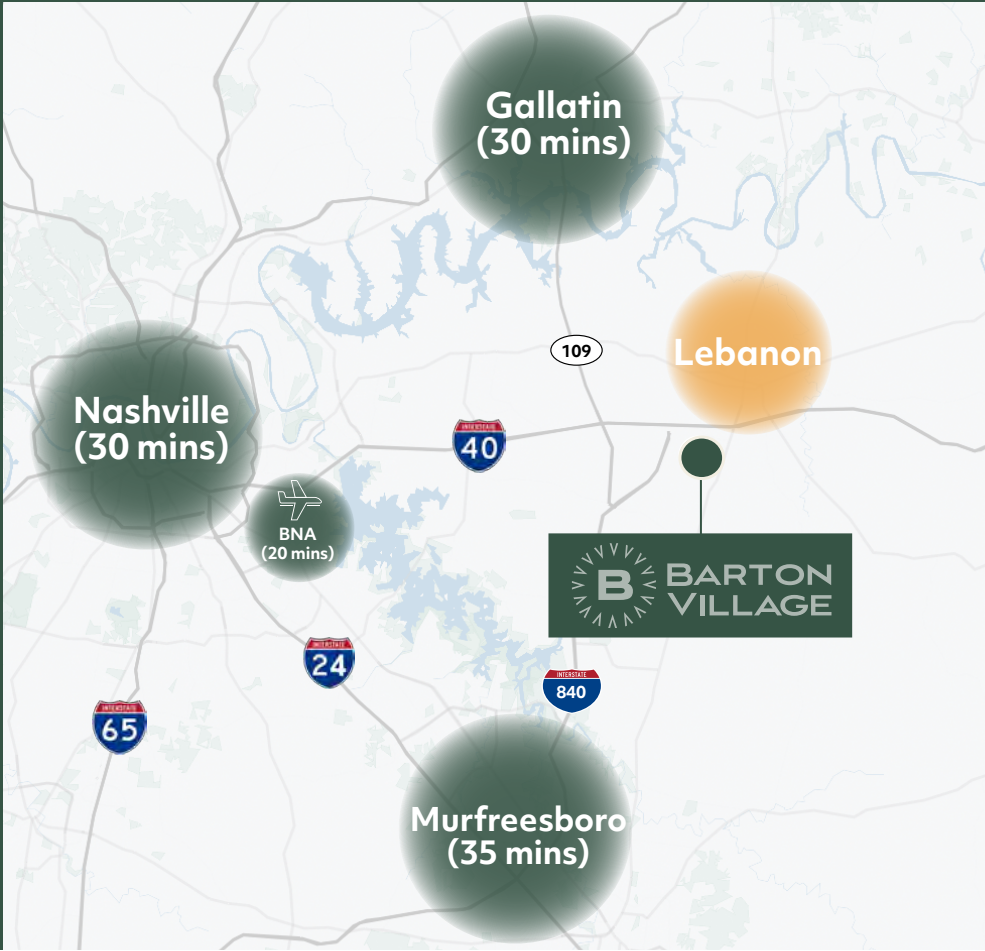
EXECUTIVE SUMMARY

CBRE is pleased to offer for sale or ground lease, all or portions of ± 14.12 subdivisable acres of commercial land located in one of the fastest growing communities in the U.S., and a part of Barton Village, a 365-acre master planned community.

Barton Village is set within Lebanon, Tennessee’s South Hartmann Gateway district, just outside of greater Nashville, and will offer a walkable town center environment consisting of a resort-style single family residential community, townhomes, apartments and a collection of shopping, dining, medical, office, and outdoor recreation amenities.

INVESTMENT HIGHLIGHTS

- Master-Planned Community
- Interstate Adjacent/Regional Access
- Rapidly Growing Submarket
- Flexible Parcel Sizes
- Wilson County Advantage



PROPERTY OVERVIEW

ADDRESS	S. Hartmann Drive Lebanon, TN 37090
SITE SIZE	±14.12 acres with flexible sizes and configurations available
ZONING	Specific Plan (SP): Allowing town center mixed-use residential and commercial
UTILITIES	Gas, sewer, water, and electric available along Hartmann Drive.
STORMWATER	Shared detention and water quality ponds installed and available.
ACCESS	Two, full movement signalized entrances with right turn decel lanes and dedicated left turn lanes.
3 MILE DEMOGRAPHICS	2024 Population - 17,834 Annual % Population Growth -1.47% Avg. Household Income - \$89,907 Avg. Home Value - \$362,326
TRAFFIC COUNTS	S. Hartmann Drive - 15,394 AADT I-40 - 93,116 AADT Murfreesboro Rd - 11,554 AADT



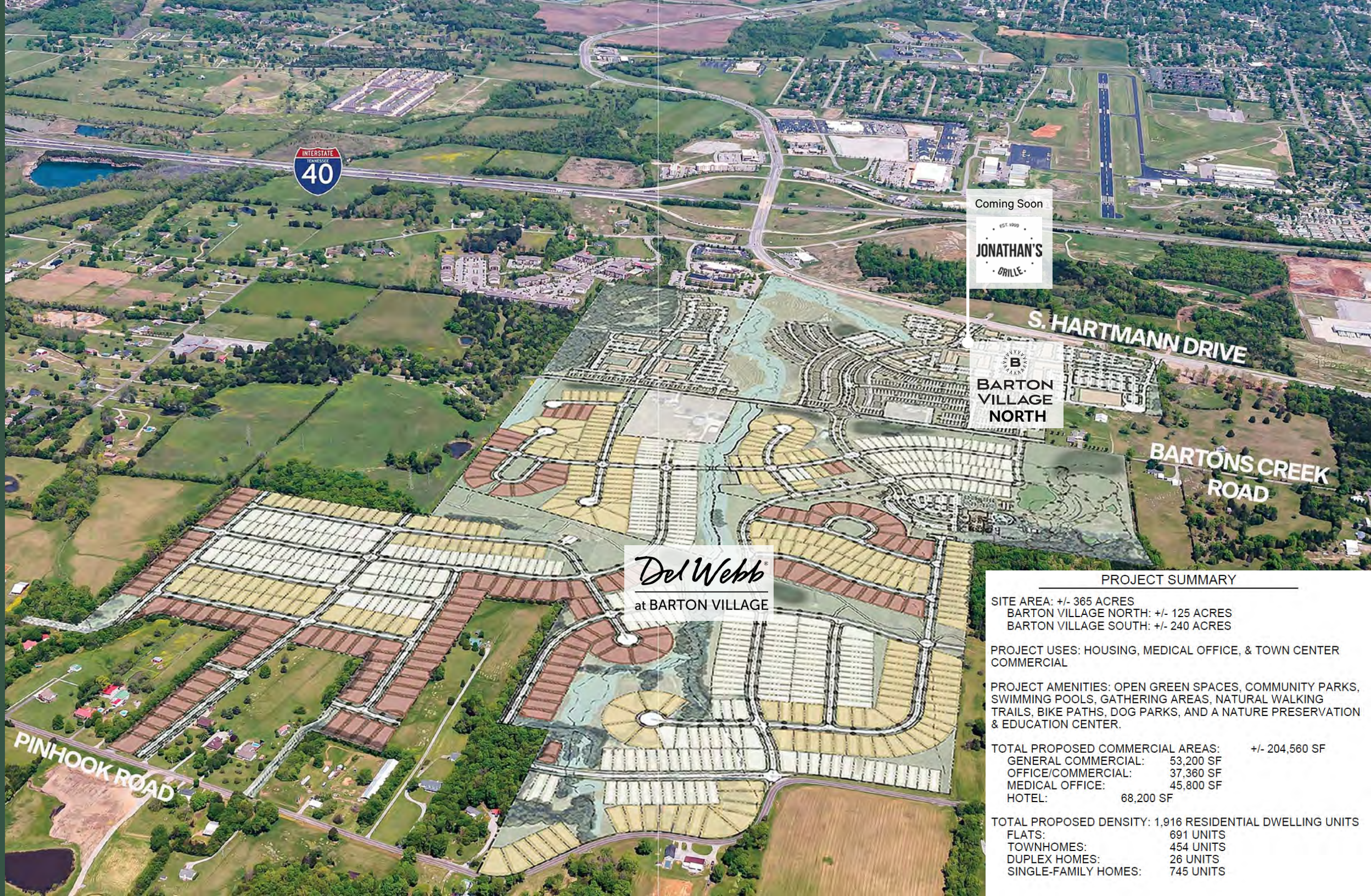
Master-Planned Community

 [Click to Learn More](#)

Barton Village is located within Lebanon’s South Hartmann gateway district just outside of greater Nashville. The 365-acre, master planned development will blend suburban town center charm with a vibrant and active urban core. Thoughtfully designed to be a walkable and connected lifestyle destination, Barton Village will offer a collection of dining, shopping, office, medical, outdoor recreation and residential lifestyle options, all cohesively collected in one place.

When completed, Barton Village will provide over 1,900 dwelling units and approximately 200,000 Sf of commercial space.

Del Webb at Barton Village, a 240-acre resort-style senior living community is underway and will offer 700 single-family homes ranging from 1,345 to 2,712 SF, as well as a clubhouse, outdoor amphitheater, indoor and outdoor pools, pickle-ball and bocce ball courts, and a dog park.

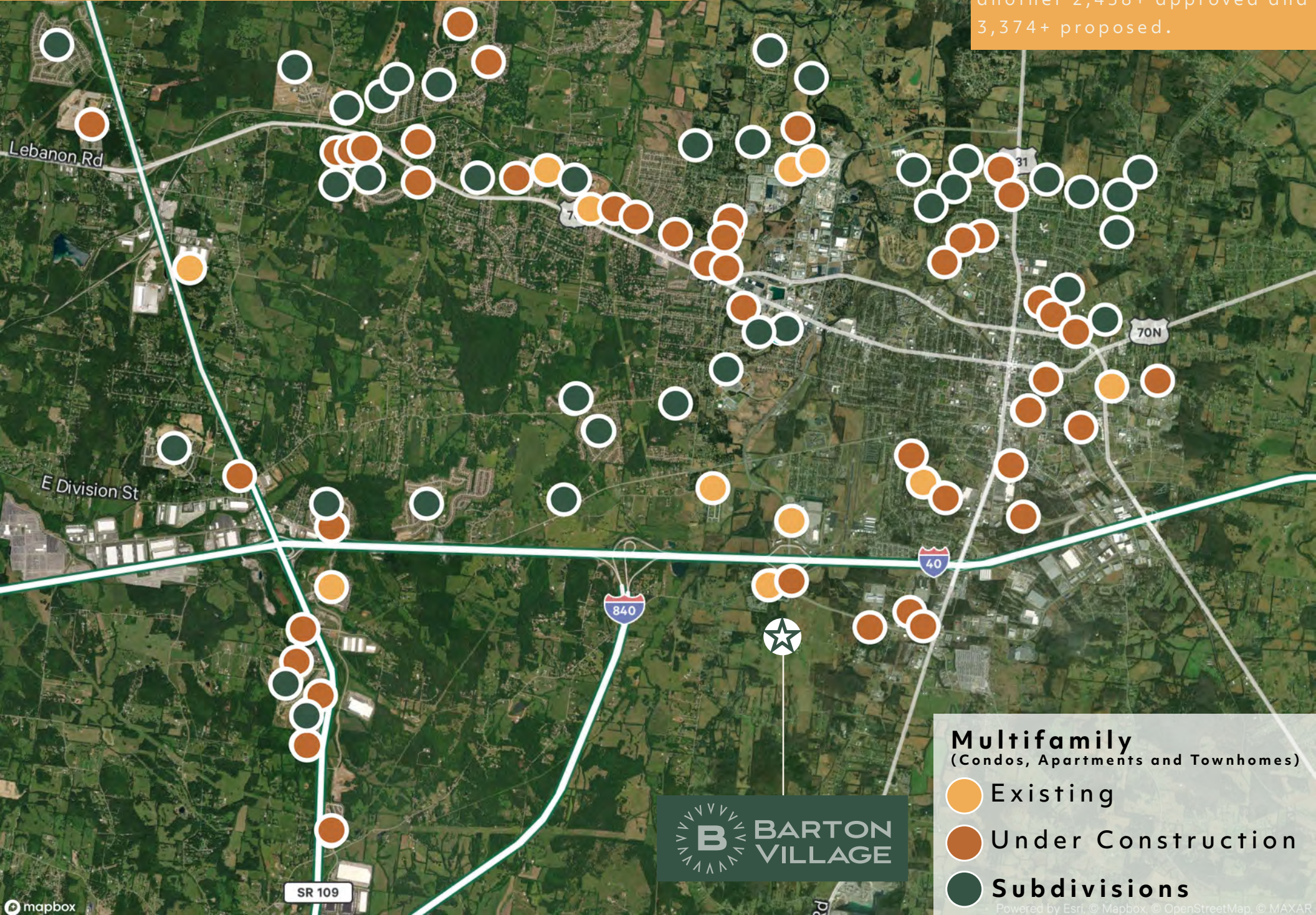


PROJECT SUMMARY	
SITE AREA: +/- 365 ACRES	
BARTON VILLAGE NORTH: +/- 125 ACRES	
BARTON VILLAGE SOUTH: +/- 240 ACRES	
PROJECT USES: HOUSING, MEDICAL OFFICE, & TOWN CENTER COMMERCIAL	
PROJECT AMENITIES: OPEN GREEN SPACES, COMMUNITY PARKS, SWIMMING POOLS, GATHERING AREAS, NATURAL WALKING TRAILS, BIKE PATHS, DOG PARKS, AND A NATURE PRESERVATION & EDUCATION CENTER.	
TOTAL PROPOSED COMMERCIAL AREAS:	+/- 204,560 SF
GENERAL COMMERCIAL:	53,200 SF
OFFICE/COMMERCIAL:	37,360 SF
MEDICAL OFFICE:	45,800 SF
HOTEL:	68,200 SF
TOTAL PROPOSED DENSITY: 1,916 RESIDENTIAL DWELLING UNITS	
FLATS:	691 UNITS
TOWNHOMES:	454 UNITS
DUPLEX HOMES:	26 UNITS
SINGLE-FAMILY HOMES:	745 UNITS

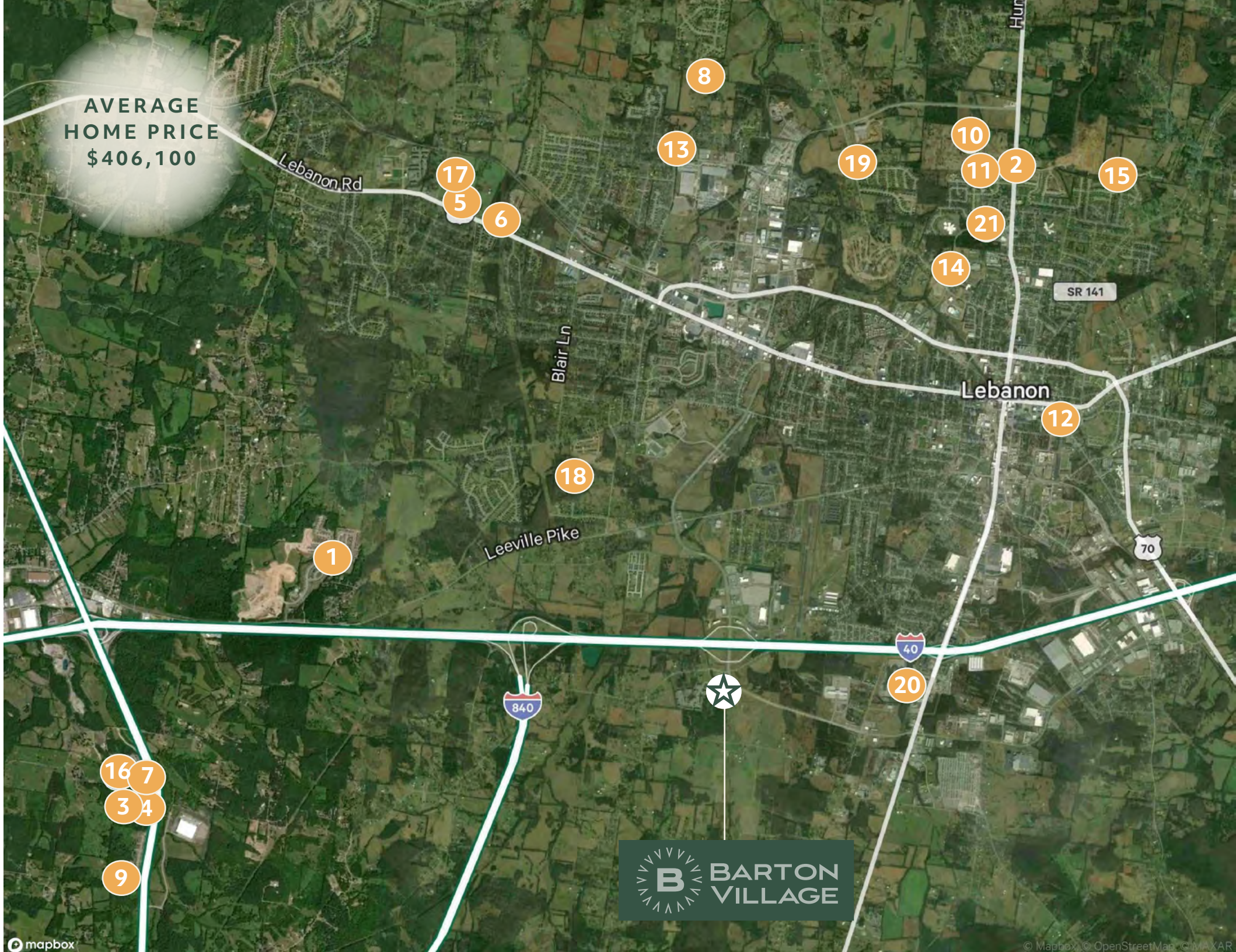
Interstate Adjacent/Regional Access



Rapidly Growing Submarket



MAP NO.	PROJECT NAME	BUILDER	TOTAL UNITS PLANNED	TOTAL UNITS SOLD	TOTAL UNITS REMAINING	AVG. LIST PRICE
1	Stone Bridge/Villas	Goodall Homes	285	284	1	\$484,475
2	Vineyard Grove/Classic	Lennar	160	152	8	\$479,990
3	Woodbridge Glen/SF	D.R. Horton	674	170	504	\$457,590
4	Woodbridge Glen/TH	D.R. Horton	275	201	74	\$333,323
5	Stratford Station	Smith Douglas Homes	247	52	195	\$408,561
6	West End Station	Meritage Homes	338	334	4	\$347,990
7	Woodbridge Glen	Celebration Homes	10	8	2	\$489,900
8	Carver Creek	Century Communities	145	113	32	\$434,190
9	Cedar Ridge at Woodall	Ryan Homes	214	167	47	\$264,990
10	Vineyard Grove/Grandview	Lennar	88	43	45	\$402,657
11	Vineyard Grove/Cambridge	Lennar	119	111	8	\$409,657
12	Village Square	Ryan Homes	95	42	53	\$232,990
13	Hawks Landing	M/I Homes	32	27	5	\$566,240
14	Campbell Place	D.R. Horton	225	114	111	\$312,323
15	Hartmann Crossing	D.R. Horton	92	66	26	\$392,990
16	Addison Park	D.R. Horton	126	62	64	\$344,990
17	Stratford Towns	Smith Douglas Homes	30	19	11	\$324,990
18	Knoll Creek	Lennar	49	19	30	\$629,157
19	Averitt Landing	Century Communities	51	4	47	\$479,990
20	One Lebanon Place	Lennar	84	0	84	\$411,323
21	Sweetbriar Place	Smith Douglas Homes	72	1	71	\$320,990
TOTALS/AVERAGE			3,411	1,989	1,422	\$406,157



Flexible Parcel Sizes



East Parcels: ±7.76 AC
Potential Uses: Hotel, Multi-Tenant, Restaurant, Outparcel Retail, Service Station, Office, Specialty Grocery

Central Parcels: ±2.63 AC
Potential Uses: Restaurant, Retail Shops, Personal Services

West Parcels: ±3.73 AC
Potential Uses: Personal Services, Fitness, Hotel, Multi-Tenant, Office, Multi-Family





“When Lebanon was recently recognized by the U.S. Census as one of the fastest-growing cities in the country, our belief about the appeal of the area was confirmed. ” - Jason Demuth, president of PulteGroup’s Tennessee Division

WILSON COUNTY ADVANTAGE LEBANON, TN

Lebanon, the county seat of Wilson County, Tennessee, is approximately 25 miles east of downtown Nashville. and part of the Nashville MSA. Sitting at the convergence of several major interstates, I-40, I-840 and I-65, Lebanon’s strategic location is unrivaled. Its central location is also within a one-day trucking distance to 75% of the United States’ markets. Lebanon residents and employees also have transportation access to downtown Nashville via the Music City Star, a commuter rail service.

The city is home to Cumberland University, a small, private four-year liberal arts institution, the Nashville Superspeedway, which hosts NASCAR and IndyCar races and home to some of the top companies such as Amazon, Cracker Barrel headquarters, REI, Lochinvar Corporation, and more. Most recently, Vanderbilt Hospital opened a campus in Lebanon.

**#2 of 96
Wealthiest
Counties in TN**
-SmartAsset

**Ranked one of
the best places
to live**
-Money Magazine

**12th Fastest
Growing City in
the U.S.**

**#37 of 115
(68th Percentile)
School District
Ranking**

Lebanon is a proud home to:

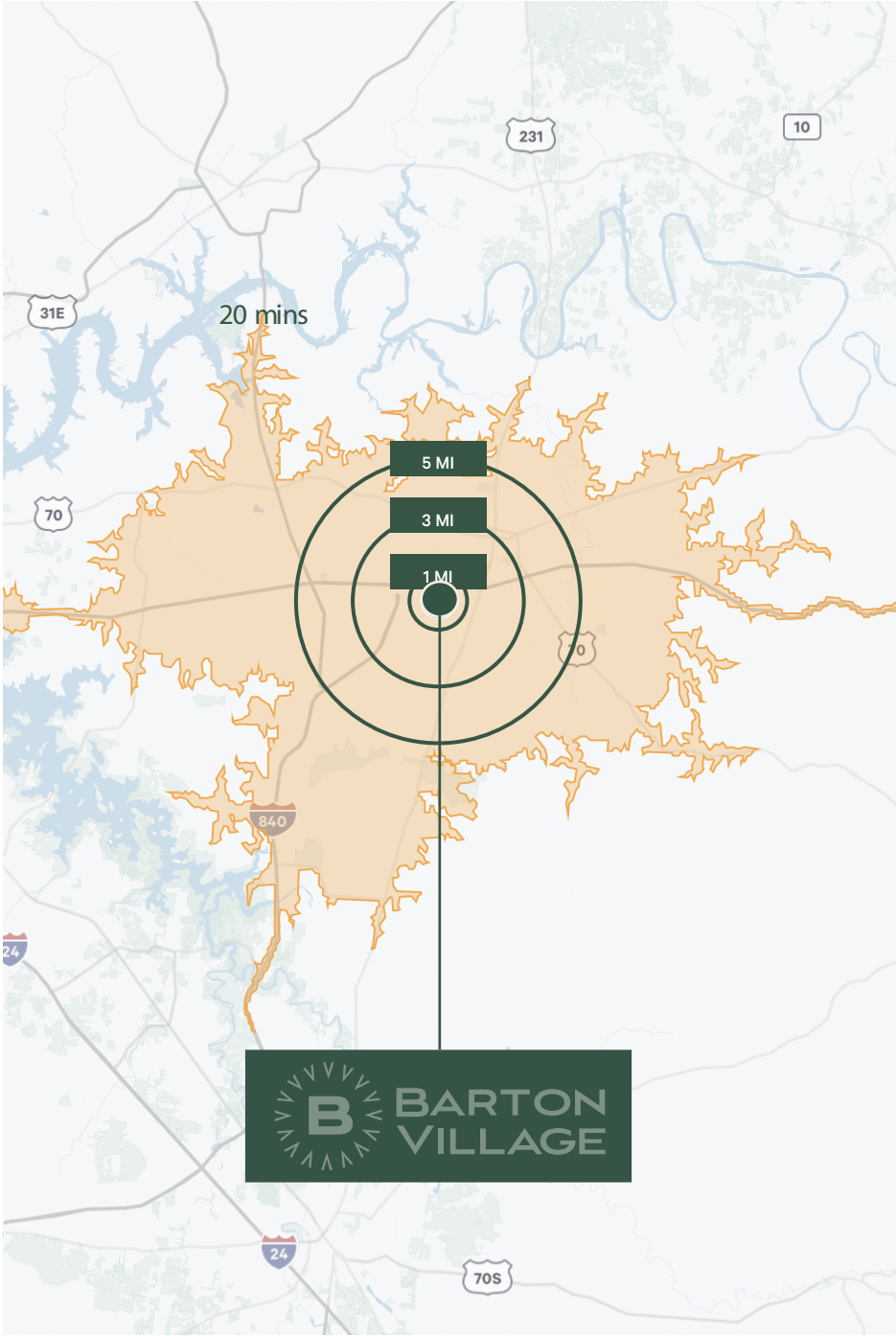






AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	20 MINS
POPULATION				
2024 Population	1,527	17,834	47,513	282,142
2029 Population - 5 Yr. Projection	1,830	19,187	54,626	304,350
2024-2029 Population Growth Rate	3.69%	1.47%	2.83%	1.53%
2024 Daytime Population	2,136	25,178	57,503	243,063
AGE				
2024 Median Age	38	38	39	40
PLACE OF WORK				
2024 Businesses	68	1,013	1,891	6,593
2024 Employees	852	11,900	25,061	76,272
HOUSEHOLDS				
2024 Households	680	7,002	18,528	109,232
2029 Households - 5 Yr. Projection	830	7,588	21,447	118,087
2024-2029 Annual Household Growth Rate	4.07%	1.62%	2.97%	1.57%
2024 Average Household Income	\$86,935	\$89,907	\$94,539	\$111,324
2024 Average Value of Owner Occ. Housing	\$394,122	\$362,326	\$417,861	\$452,010





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