

EXCLUSIVE OFFERING | +/- 2.7 ACRE SELF-STORAGE PROPERTY IN BARTON VILLAGE | LEBANON, TENNESSEE

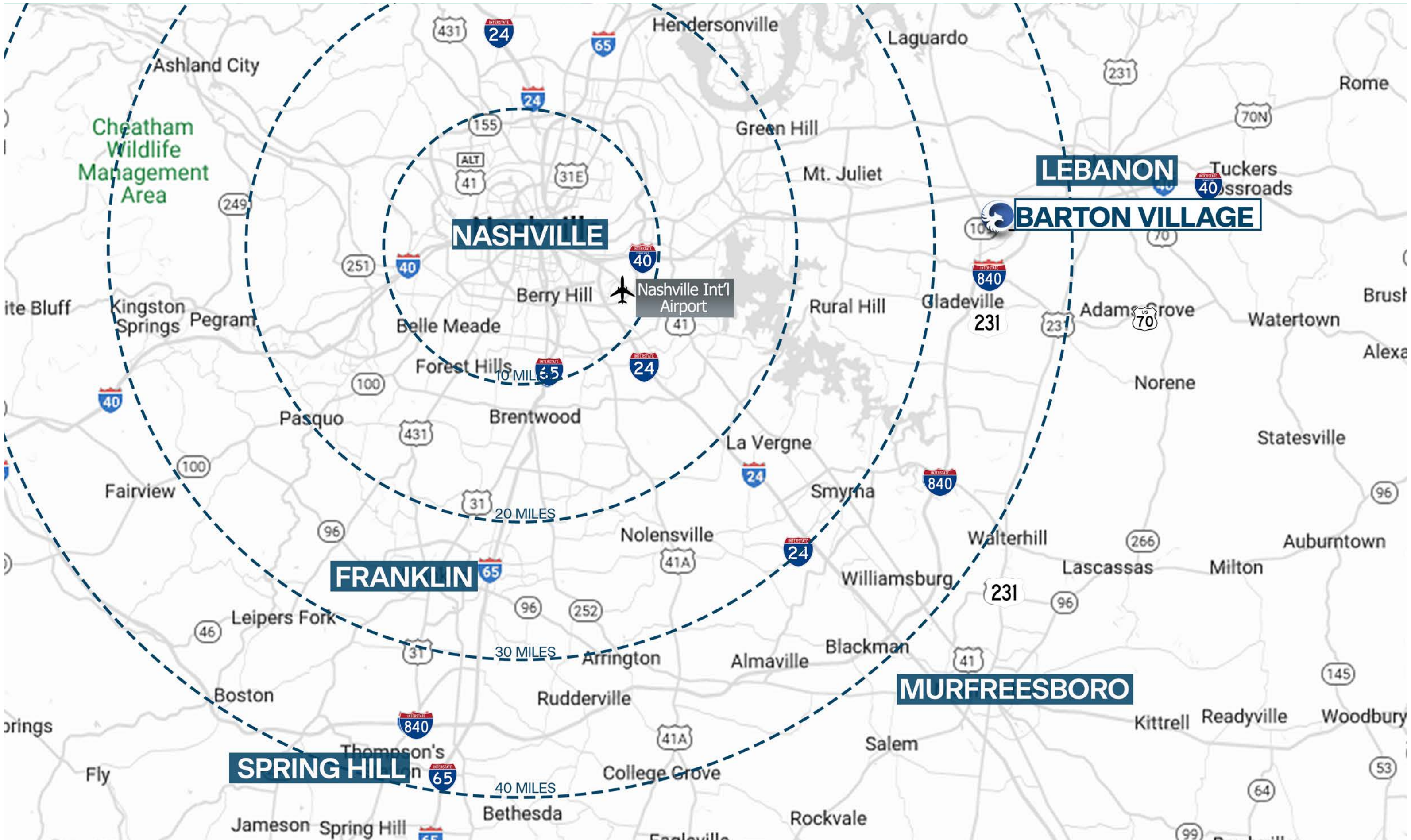


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 **BARTON VILLAGE**

BARTONVILLAGE.COM
SUNCRESTREAL.COM







OFFERING GUIDANCE

STATUS The Subject property is approved with SP zoning for climate controlled self-storage facility

PRICE

LINK TO SP	ACREAGE	SELF STORAGE DEVELOPMENT POTENTIAL	PRICING
APPROVED SP	+/- 2.7	+/- 36,000 SF GROUND FLOOR 3 STORIES / 40 FT. MAX HEIGHT	\$ SUBMIT

TIMING & DEPOSITS

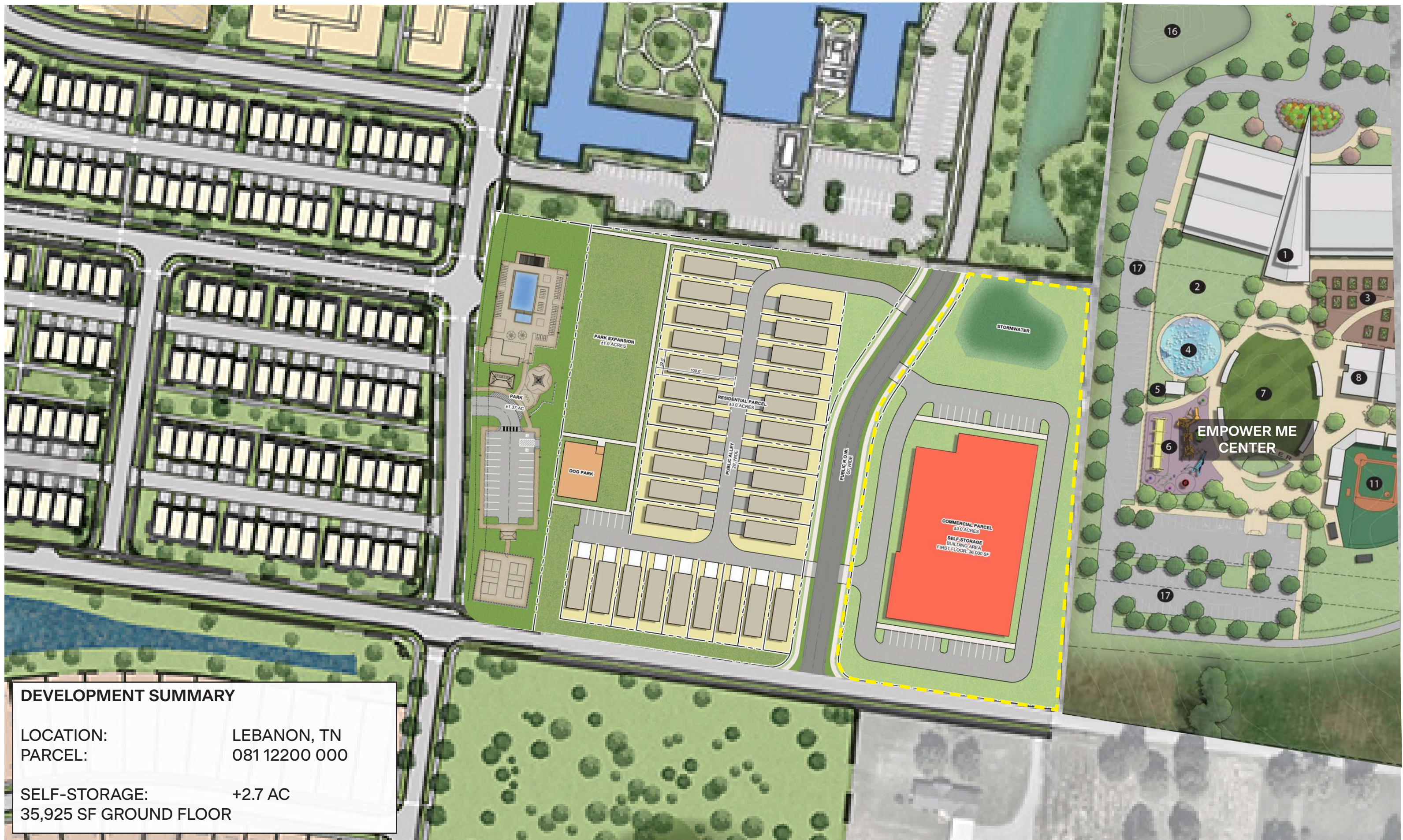
- Feasibility: 60 days from Effective Contract date (Seller to provide all DD Reports including: Phase 1 ESA, Geo-tech, Survey, TDEC, CAD Files)
- Initial Deposit of \$25,000 at effective PSA date
- Additional Deposit of \$275,000
- Deposits released with deed of trust
- Title and Escrow: First American Title Company

IMPROVEMENTS

- Purchase includes the following improvements:
 - Public dedicated right-of-way
 - Development of turn lane of Bartons Creek Road (if required).
 - Development of main north/south road (Water Oak).
 - Property to be mass graded by Suncrest
 - Suncrest to provide stub-services for storm, sewer, water.

CLOSING DATE

- Q3 2027 at the completion of above improvements



DEVELOPMENT SUMMARY

LOCATION: LEBANON, TN
 PARCEL: 081 12200 000

SELF-STORAGE: +2.7 AC
 35,925 SF GROUND FLOOR



NEW OR UPCOMING
 IN N OUT BURGER
 HCA MEDICAL
 TARGET
 SAMS CLUB

COMMUNITY	BUILDER/DEVELOPER	ACRES	UNITS
MEADOWSIDE	RICHLAND COMMUNITIES	100	567
LC- LEBANON	LIFESTYLE COMMUNITIES	50	591
REVERE AT BARTONS RUN	GROSS RESIDENTIAL	30	420
THE FITZROY	GREYSTAR	17	240
CHANDLER GROVE	D.R. HORTON	102	667
BARTON VILLAGE	SUNCREST, DEL WEBB, RICHMOND AMERICAN	381	1,949
HAWTHORNE AT SOUTH HARTMANN	KLEIN ENTERPRISES	18	264
HARTMANN LANDING	BRIGHTLAND HOMES	6.5	65
ONE LEBANON PLACE	LENNAR HOMES	39	398+
TOTAL RESIDENTIAL			5,161+ UNITS



WHY SELF-STORAGE HERE?

- Built-in Demand: Barton Village's Del Webb 55+ community, townhomes, and apartments generate immediate downsizing-driven storage needs
- 5,161+ Residential Units planned or under construction within the South Hartmann corridor
- Lebanon is the 12th fastest growing City in the US. Population growth consistently outpaces the Nashville MSA average, expanding the per-capita storage demand base
- National average of 5–7 SF of storage per capita — Lebanon's rapid household formation signals significant unmet demand
- SP Zoning Approved — Entitlement risk eliminated; shovel-ready land at close.



BARTON VILLAGE



OFFERS TO GO THROUGH BEAL PROPERTIES

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