



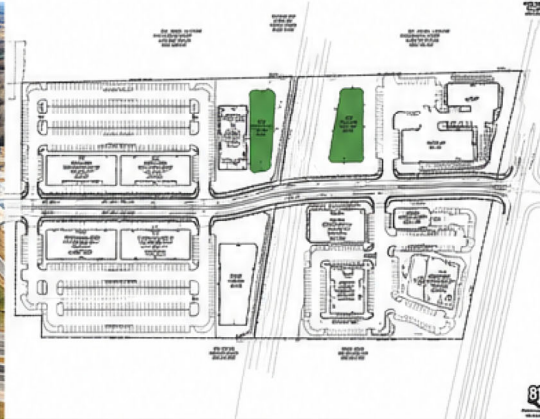
CAPITAL REALTY GROUP

A Limited Liability Company

CRITZ CROSSING

25.22 ACRES | COMMERCIAL ZONING (CC)

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY IN THOMPSON'S STATION, TENNESSEE



OFFERING PRICE
\$10,800,000

.7 MILES SOUTH OF I-840
3+/- MILES TO I-65
LIGHTED INTERSECTION
COLUMBIA PIKE & CRITZ LANE
THOMPSON'S STATION
WILLIAMSON COUNTY, TN

25+ Prime Commercial Acres at a lighted intersection just south of I-840 on Columbia Pike in the Town of Thompson's Station, Williamson County, Tennessee.

Featuring the only two automotive-entitled sites in the corridor, this rare development opportunity sits at the center of one of Middle Tennessee's fastest-growing commercial and retail markets, surrounded by significant residential growth and expanding consumer demand. Thompson's Station is about to see an explosion of growth in this section of the Columbia Pike corridor.

PROPERTY HIGHLIGHTS

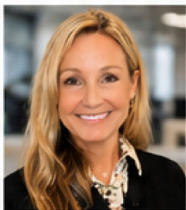
- Prime commercial development opportunity in the heart of Thompson's Station, TN
- Sits just .7 miles south of I-840 and 3+/- miles to I-65
- Highly visible location at the signalized intersection of Columbia Pike and Critz Lane
- Level, rectangular site offering efficient development potential
- Preliminary Plat Approval with 2 amended and approved site plans for Lot 1 and Lot 5
- Site holds the only 2 vested automotive uses (C-Store and Service) per Land Development Ordinance Section 4.8.6
- Adjacent to Nutro Dog Park and backing to Preservation Park
- Walkable setting with direct access to parks, trails, and surrounding amenities
- Ideal for mixed-use, retail, restaurant, office, medical, or destination-oriented development
- Opportunity to create a vibrant, downtown-style environment serving the rapidly growing Thompson's Station market
- Excellent frontage, accessibility, and traffic exposure along Columbia Pike
- Located within one of Middle Tennessee's fastest-growing communities
- Surrounded by expanding residential neighborhoods and strong demographic growth
- Strategic location between Franklin and Spring Hill's established commercial corridor

WORK COMPLETED TO DATE

- Creation of a site plan designed to maximize the property's potential
- Architectural concepts, renderings, and design work
- Preliminary plat approval work
- Plat approval for Lots 1 (C-Store Use) and 5 (Automotive Service) and transferring the auto entitlement from Lot 6 to Lot 5
- Bidding of the mass grading package and selection of a contractor (not yet awarded)
- Traffic studies
- ALTA survey
- Wastewater availability with wastewater reservation in place



25.22 ACRES AT A LIGHTED INTERSECTION



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Prime Location
Just .7 miles south of I-840
& 3+/- miles to I-65



High Visibility
Signalized intersection
with excellent access
and traffic exposure



Rapid Growth
In the heart of one of
Middle Tennessee's
fastest-growing markets



Lifestyle & Amenity Rich
Adjacent to parks,
trails, and community
amenities