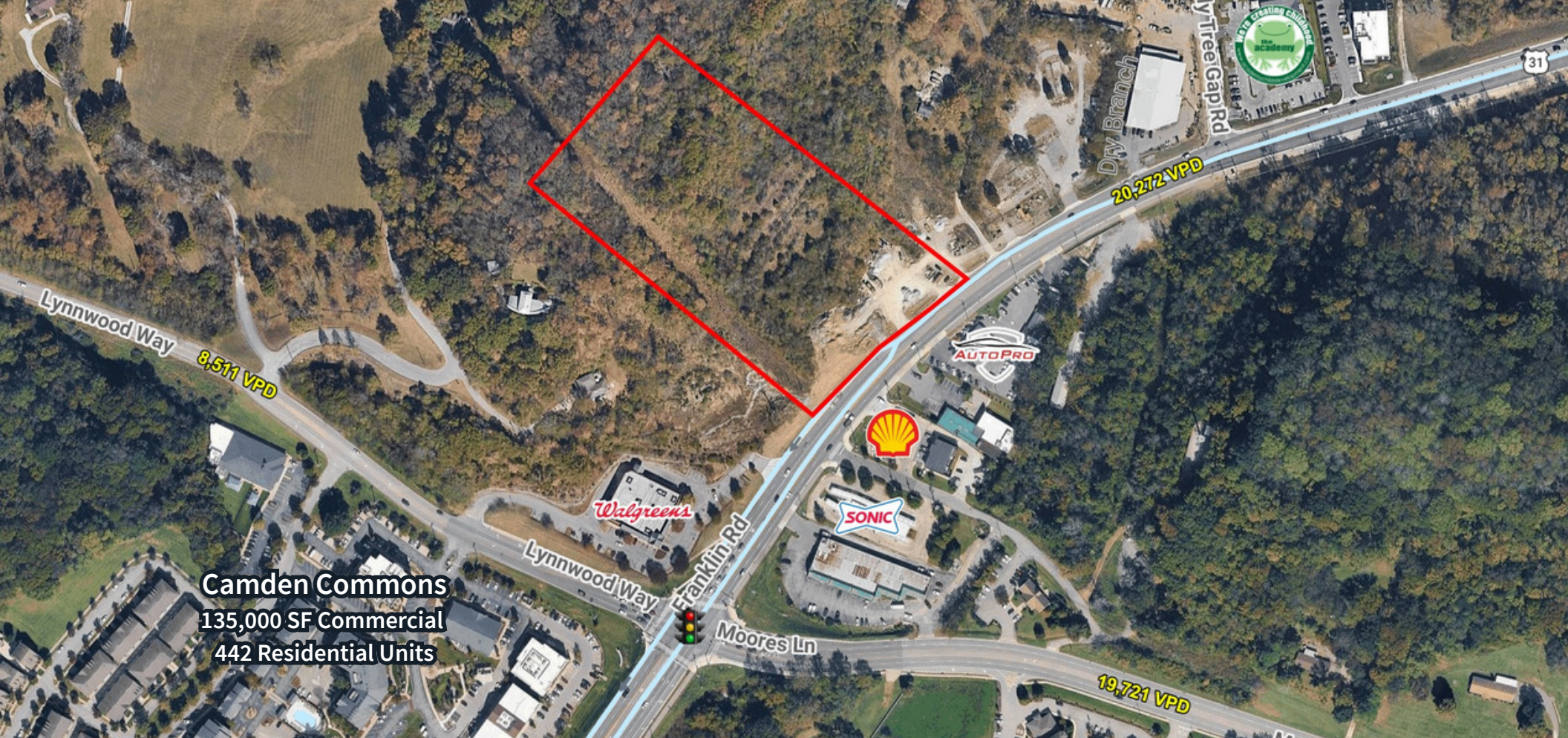




6 AC Development Site for Sale

1615 Franklin Rd, Brentwood TN

Gary Shanks

gary.shanks@jll.com

615 928 5323

Miller Fitts

miller.fitts@jll.com

615 928 5324

For Sale

Property Overview

Located in the highly sought after Brentwood submarket, this site presents a rare development opportunity in Tennessee's most affluent county (Williamson County). Situated 15 miles south of Nashville and minutes away from the super-regional Cool Springs trade area, this property offers unparalleled opportunity for an owner/user or developer with flexible zoning.

Property Highlights

- Fully entitled & zoned for a 3-story building +/- 46,000 SF—retail and office
- Prime location on highly trafficked Franklin Rd corridor (20,272 vehicles per day)
- Close proximity to the signalized intersection of Moores Lane which averages 19,721 VPD
- Convenient access to I-65
- Excellent visibility with over 360 feet of frontage
- Zoning: C-2 (suitable for a wide range of retail, office, service, and institutional uses)

Price

Contact brokers for pricing

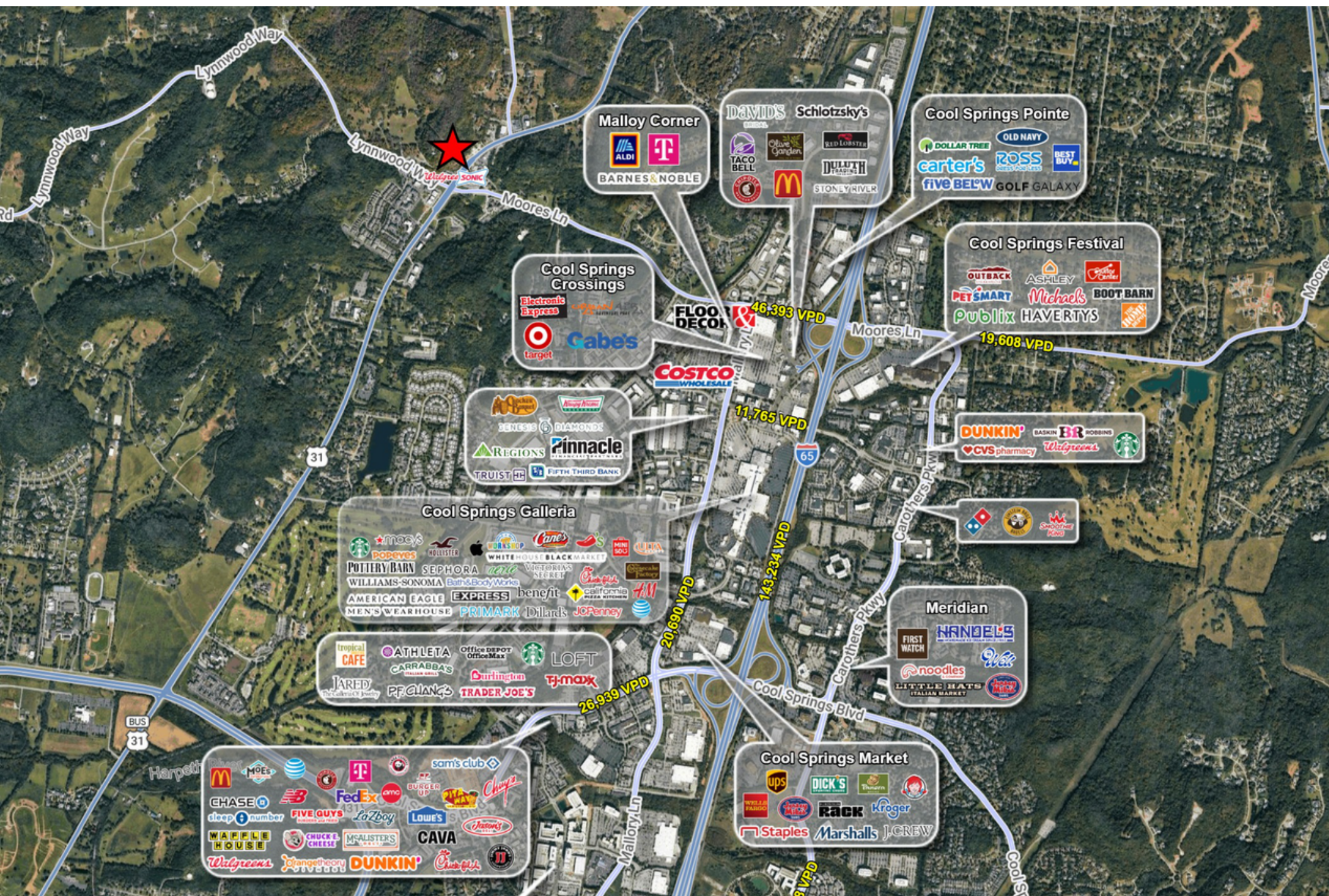


Building Rendering



Rear Building Elevation

Area Overview



ZONE C2



WATERFORD PLACE RETAIL_{FOR}

VASTLAND COMPANIES

CITY OF BRENTWOOD, WILLIAMSON COUNTY, TENNESSEE

Scale: 1"=20'

Date: NOVEMBER 1, 2024

Approved By: M. LACKEY

Revisions:

— *Journal of the American Medical Association*, 1997

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DrawingTitle:

ENLARGED SITE

EXTOT PLAN

Drawing No.

Ch. 1

Denimethin

24-0204

4

4

Conceptual Building Renderings



Demographics

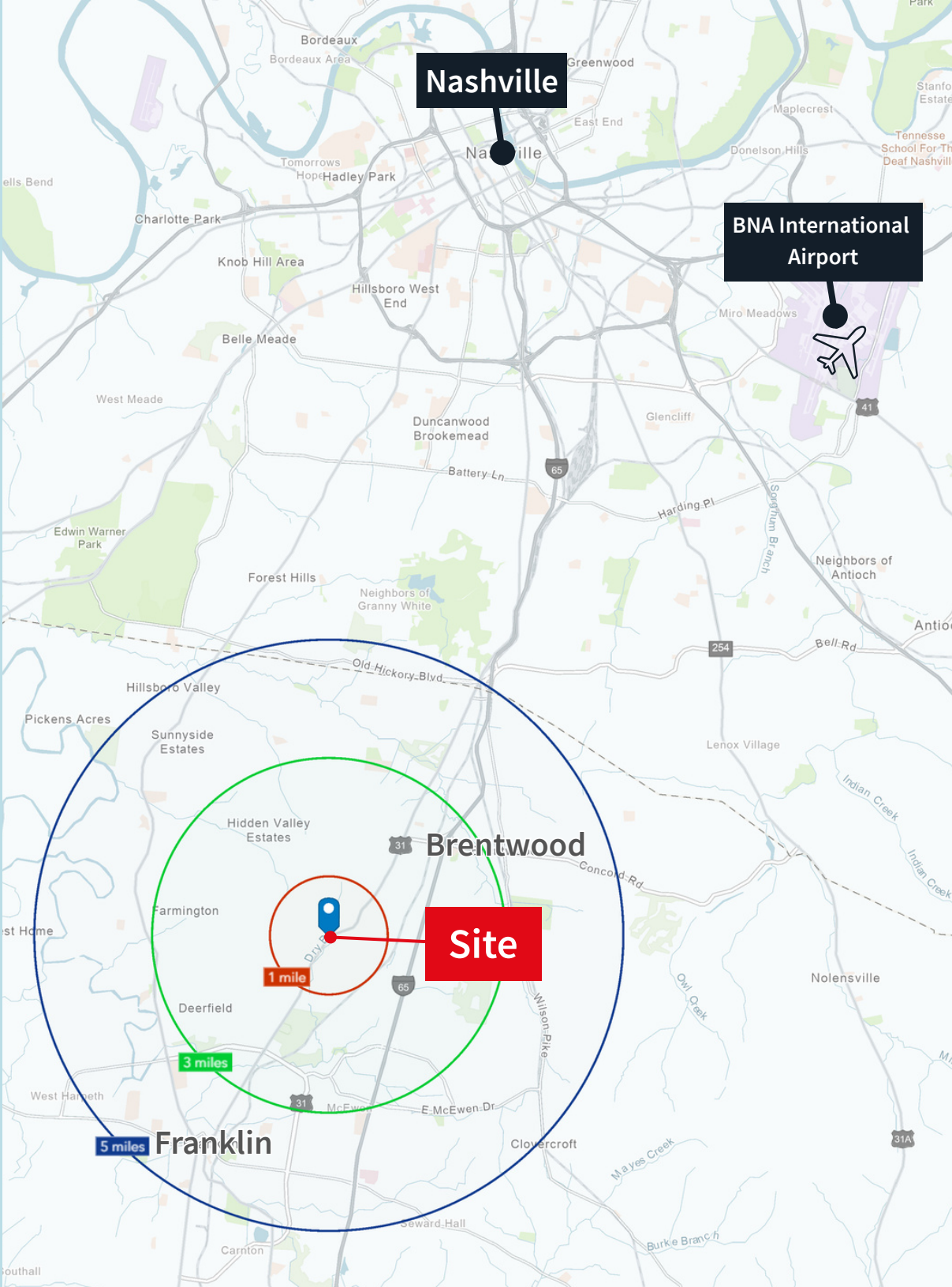
2026 Total Population		
4,654	29,812	96,360
1-mile	3-mile	5-mile

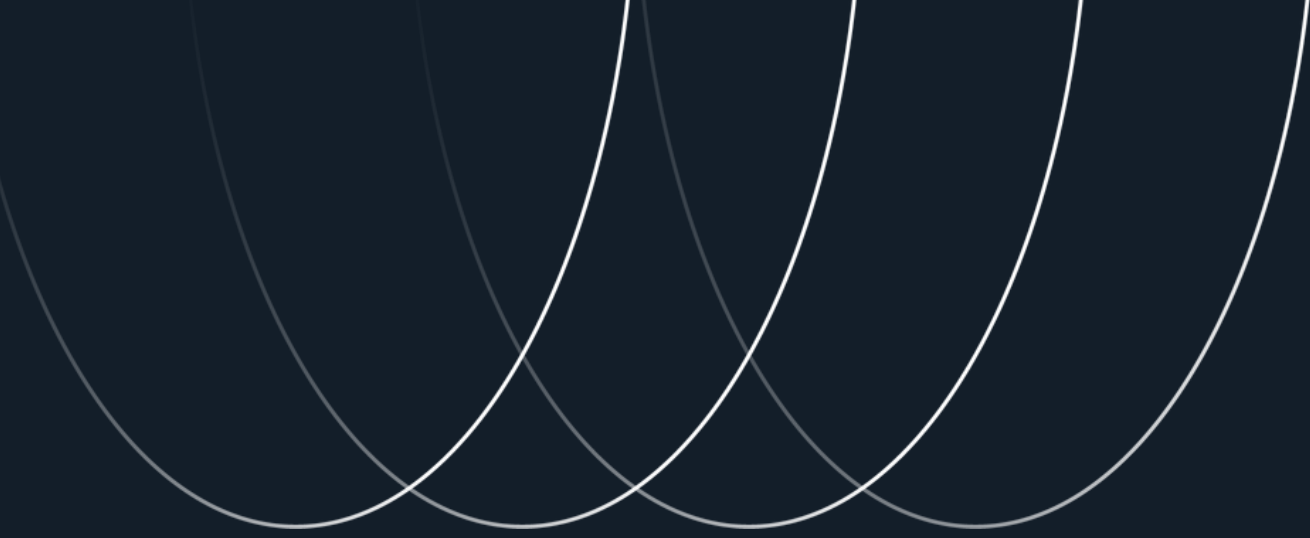
2026 Daytime Population		
3,943	70,057	168,472
1-mile	3-mile	5-mile

2026 Average HH Income		
\$166,020	\$187,219	\$209,310
1-mile	3-mile	5-mile

2026 Median Age		
42.5	40.5	41.9
1-mile	3-mile	5-mile

5-Year Population Growth Rate		
0.76%	1.09%	0.95%
1-mile	3-mile	5-mile





Contact

Gary Shanks

Managing Director

gary.shanks@jll.com

615 928 5323

Miller Fitts

Executive Vice President

miller.fitts@jll.com

615 928 5324

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