



BERRY FARMS

A BOYLE DEVELOPMENT

FRANKLIN, TN (NASHVILLE)



BOYLE INVESTMENT CO
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BERRY FARMS

FRANKLIN, TENN



Welcome to BERRY FARMS

The Berry Farms district is one of the fastest growing submarkets in the greater Nashville region and a new economic engine for the City of Franklin. This 600-acre master planned, mixed-use project is a unique, landmark district that serves as the southern gateway to Franklin.

BERRYFARMSTN.COM



BERRY FARMS

FRANKLIN, TENN

MASTER PLAN

3,000,000 SF Class A Office

1,800,000 SF Retail

1,100 Residential Units

The Berry Farms master planned development contains

3 distinct commercial districts:

Town Center

Chadwell

Reams-Fleming

***Entitlements equate to 80%
of the original Cool Springs.***



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BERRY FARMS

FRANKLIN, TENN

COMMUNITY



RESIDENTIAL



RETAIL



OFFICE



BERRY FARMS



600-ACRE MIXED-USE COMMUNITY



BERRY FARMS



1,100 RESIDENTIAL UNITS

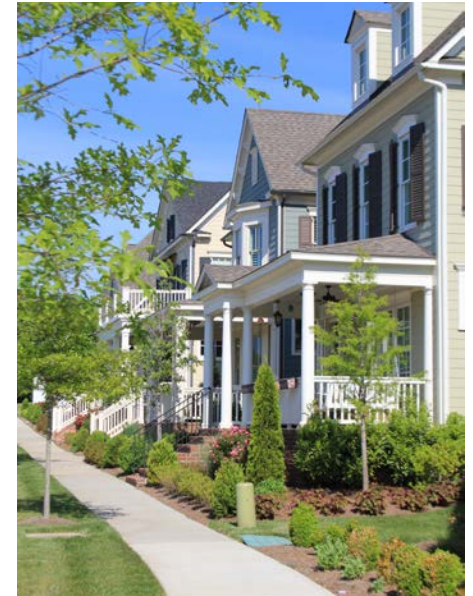




BERRY FARMS

FRANKLIN, TENN

RESIDENTIAL - 1,100 RESIDENTIAL UNITS



BERRY FARMS



1.8 M SF RETAIL & RESTAURANTS





BERRY FARMS

FRANKLIN, TENN

RETAIL - 1.8 MILLION SF





BERRY FARMS

FRANKLIN, TENN

RETAIL - 1.8 MILLION SF



TOWN CENTER

585,000 SF of Retail

CHADWELL

393,500 SF of Retail

REAMS-FLEMING

847,600 SF of Retail



BERRY FARMS



3 M SF CLASS A OFFICE





BERRY FARMS

FRANKLIN, TENN

OFFICE - 3 MILLION SF

MULTI-TENANT



SINGLE BUILDING



CAMPUS / HQ





BERRY FARMS

FRANKLIN, TENN

OFFICE - 3 MILLION SF



TOWN CENTER

549,587 SF Class A Office

CHADWELL

1,169,500 SF Class A Office

REAMS-FLEMING

1,365,100 SF Class A Office



BERRY FARMS

TOWN CENTER



TMB
Tennessee Baptist
MISSION BOARD

Trexis
Insurance

LEE
COMPANY

INTERSTATE
65

H
Holiday Inn
Express
& Suites

Residence
Inn
Marriott

Hampton
Inn & Suites

Chick-fil-e

P
Publix

FIRST FARMERS
TRUST & FINANCIAL MANAGEMENT

McDonald's

PANDA EXPRESS
SINCE 1983

SONIC

LEWISBURG PIKE

GOOSE CREEK BYPASS

BERRY FARMS

TOWN CENTER MASTER PLAN

RETAIL & RESTAURANTS

- | | |
|-------------------------------|------------------------------------|
| Artistry Salon South | McDonalds |
| Benchmark Sports Pub & Eatery | No. 1 Chinese |
| Berry Farms Animal Hospital | Panda Express |
| Berry Farms Chiropractic | Physicians Urgent Care |
| Berry Farms Dental | Sonic |
| Berry Farms Eyecare | SoulShine Pizza Factory |
| Berry Farms Wine & Spirits | State Farm Insurance |
| Chick Fil A | The Barre at Berry Farms |
| Coffee & Coconuts | The Goddard School |
| Crossfit Goose Creek | The Look Facial Aesthetic Boutique |
| DSA Master Crafted Doors | The Nail Parlor |
| Fantastic Sams | The Tutoring Center |
| Farm Bureau | Tito's Mexican Restaurant |
| First Farmers Bank | Twice Daily |
| For Every Child | Umi Japanese Restaurant |
| Franklin Synergy Bank | Whit's Frozen Custard |
| Lucas Orthodontics | |



20 MILES TO DOWNTOWN NASHVILLE



TRAIL SYSTEM
 - - - - - EXISTING
 - - - - - TBD

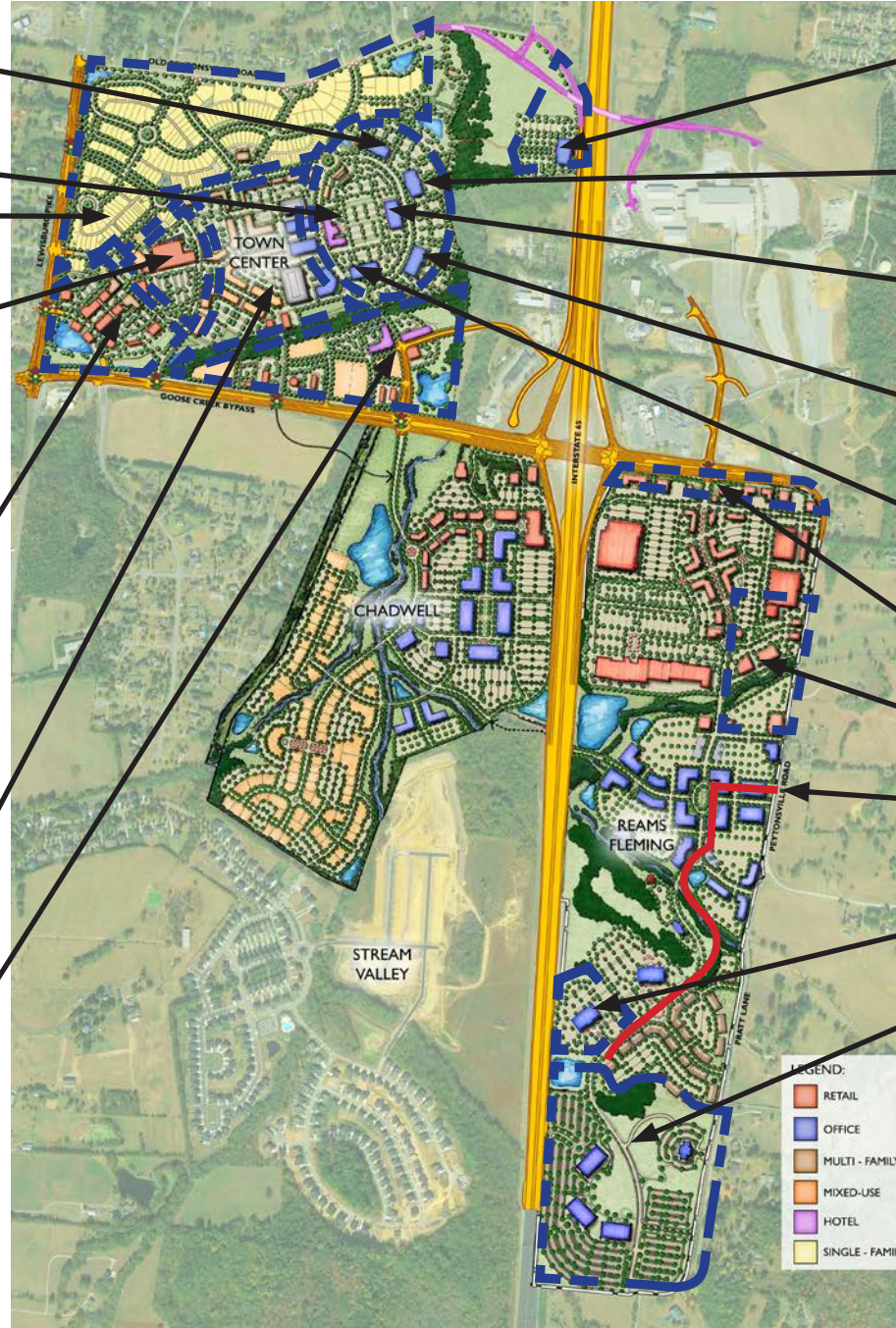
BERRY FARMS
TOWN CENTER
 MASTER PLAN

- LEGEND:**
- RETAIL
 - OFFICE
 - MULTI-FAMILY
 - MIXED-USE
 - HOTEL
 - SINGLE-FAMILY

Certain architectural elements, community facilities and amenities described herein are in the planning stages, and some are not yet in development and are subject to change. The community plan depicted herein is conceptual. Parts of the community plan have been filed with the City of Franklin.

BERRY FARMS

CURRENT COMMERCIAL ACTIVITY



40K CORPORATE OFFICE (OPEN)
TENN. BAPTIST MISSION BOARD

118-KEY **RESIDENCE INN** (2020)

OPEN - 259 RESIDENTIAL LOTS
28 MULTI-FAMILY CONDOS

VILLAGE SHOPS

OPEN - 66K RETAIL/RESTAURANTS
46K **PUBLIX**
ARTISTRY SALON
PHYSICIANS URGENT CARE
BENCHMARK SPORTS PUB + EATERY

HUGHES CROSSING

OPEN - 40K SHOPS/RESTAURANTS
SOULSHINE PIZZA FACTORY
TITO'S MEXICAN RESTAURANT
THE GODDARD SCHOOL
FRANKLIN SYNERGY BANK
SONIC
48 MULTI-FAMILY CONDOS

SECTION 11

316 MULTI-FAMILY APARTMENTS
89K RETAIL/RESTAURANTS
248K OFFICE / MEDICAL OFFICE

SECTION 4 COMMERCIAL OUTPARCELS

FIRST FARMERS BANK
TWICE DAILY

123-KEY **HAMPTON INN**

CHICK-FIL-A (2019)

MCDONALD'S (2019)

PANDA EXPRESS (2019)

LUCAS ORTHODONTICS (2019)

100-KEY **HOLIDAY INN EXPRESS** (2019)

FUTURE - 100K
CORPORATE OFFICE

105K CORPORATE OFFICE (OPEN)
TREXIS INSURANCE

FUTURE - 100K
CORPORATE OFFICE

100K CORPORATE OFFICE (OPEN)
LEE COMPANY HQ

FUTURE - 100K
CORPORATE OFFICE

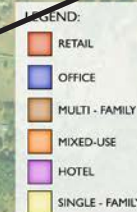
COMMERCIAL OUTPARCELS

PRE-DEVELOPMENT - 225 UNIT
MULTI-FAMILY

SPINE ROAD BUILT
100+ ACRES AVAILABLE FOR
COMMERCIAL DEVELOPMENT

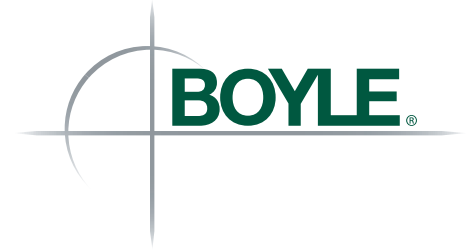
83K BTS CORPORATE OFFICE
(SEPTEMBER OPEN) **AETNA**

RAMSEY SOLUTIONS HQ CAMPUS
200K CORPORATE OFFICE (OPEN)
50K CONFERENCE CENTER (FUTURE)
400K CORPORATE OFFICE (FUTURE)



INSPIRED COMMUNITIES INSPIRE CONNECTION

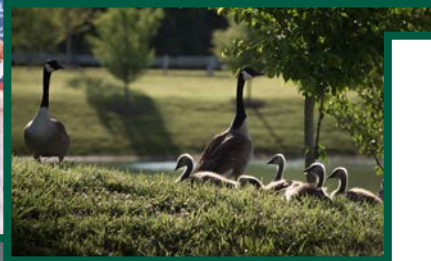
Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability and workability within Middle Tennessee's most desirable locations in Nashville and Williamson County.



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



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