

# UNION DEPOT

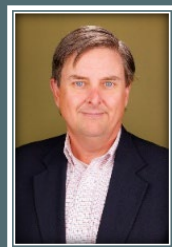
6896 Highway 70 | Bartlett, TN | 38133

**COMPLETION DATE: SUMMER 2025**

**GILL**  
PROPERTIES

8130 Macon Station, Suite 114  
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EXCLUSIVELY LISTED BY:



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# PROPERTY HIGHLIGHTS



## UNION DEPOT

### Conceptual Renderings



- **NEW MIXED-USE DEVELOPMENT IN THE HEART OF BARTLETT**
- **Located near the corner of Stage Road and Highway 70**
- **70 Townhomes | 55 Flats | 166 Single Family Homes | 337 Apartment Lofts**
- **AVAILABLE: Three OUTPARCELS fronting Hwy 70 | 1 AC – 2.63 AC**
- **AVAILABLE: Seven RETAIL/OFFICE SPACES | Ground-level | 977 SF to 1,338 SF**

**GILL**  
PROPERTIES

# SITE LAYOUT

**KIRBY WHITTEN RD**

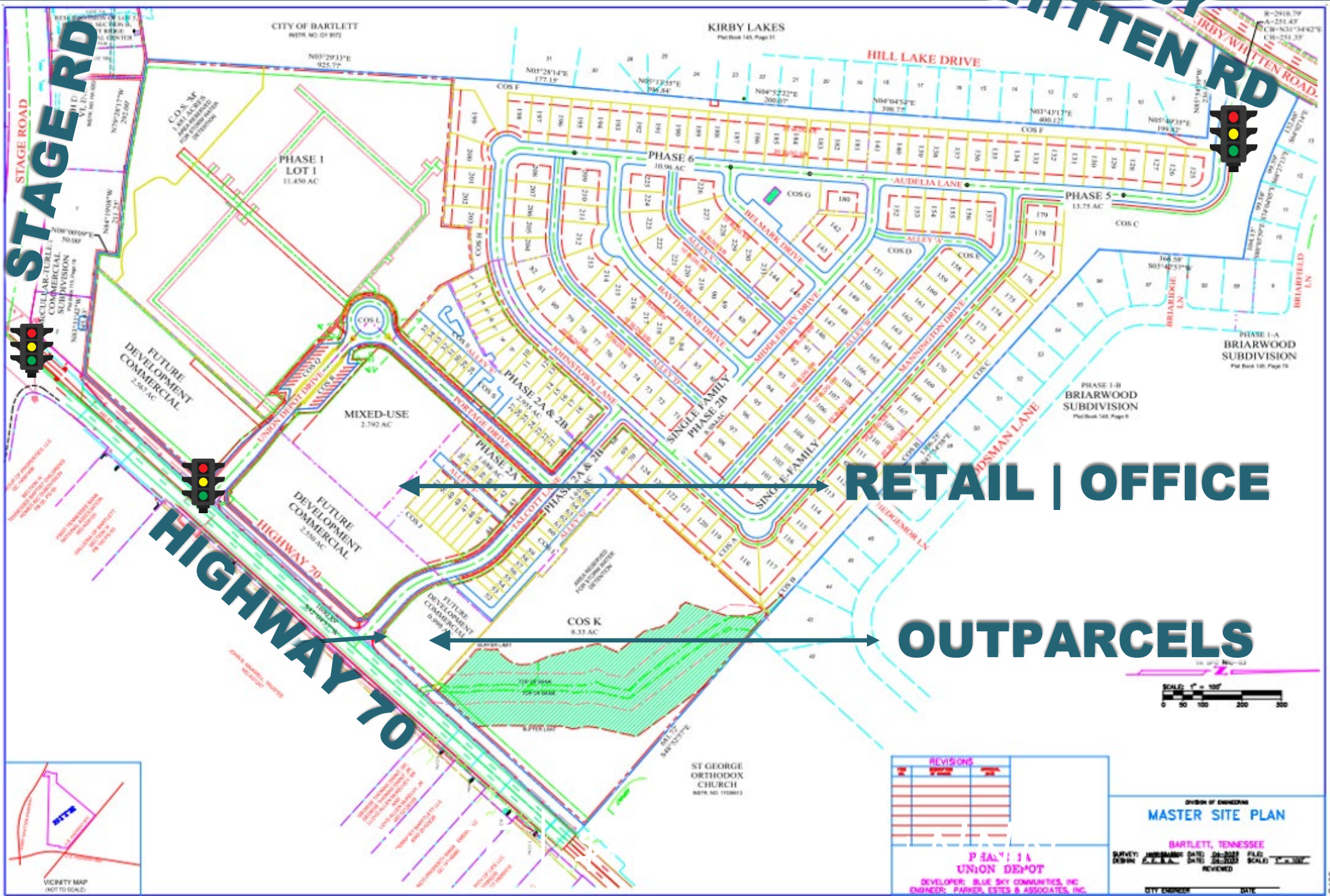
**STAGE RD**



**HIGHWAY 70**

**RETAIL | OFFICE**

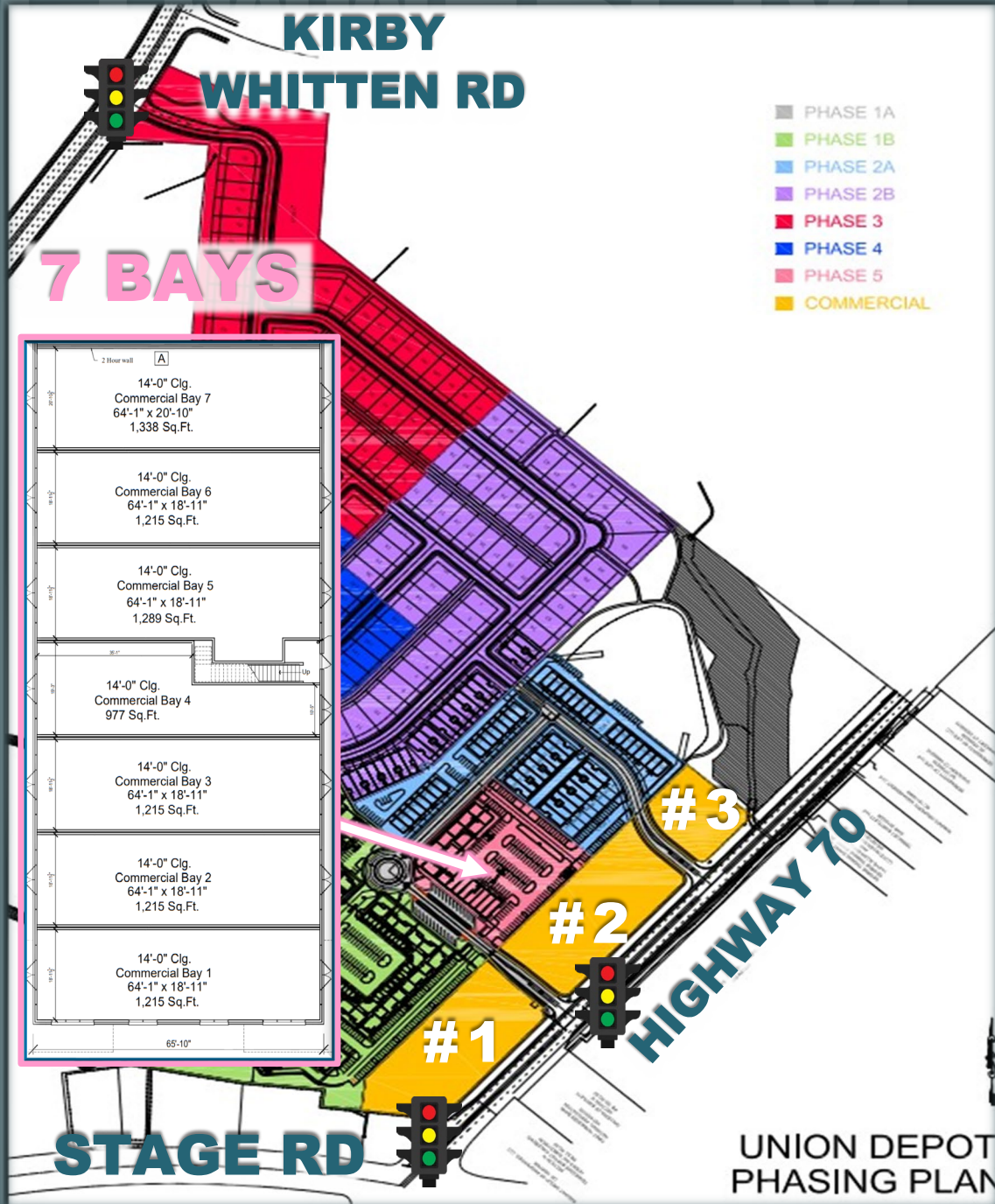
**OUTPARCELS**



REVISIONS	

DIVISION OF ENGINEERING  
**MASTER SITE PLAN**  
BARTLETT, TENNESSEE  
SURVEY: JUNE 2023 DATE: 01-2023 FILED  
DRAWN: A.L.L. DATE: 01-2023 SCALE: 1"=100'  
REVIEWED: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

# COMMERCIAL OPTIONS



## AVAILABLE

### OUTPARCELS

For Sale | Ground Lease

**\$14 - \$16 PSF**

- #1 | 2.63 Acres
- #2 | 2.55 Acres
- #3 | 1 Acre

### RETAIL | OFFICE BAYS

For Lease

- #1 | 1,338 SF
- #2 | 1,215 SF
- #3 | 1,289 SF
- #4 | 977 SF
- #5 | 1,215 SF
- #6 | 1,215 SF
- #7 | 1,215 SF

# SITE 2024 | TRAFFIC

## UNION DEPOT PROGRESS

**KIRBY WHITTEN**  
**ADDT: 24,175**

**CLUBHOUSE**

**PORTAGE DR.**

**TALCOTT LANE**

**FLATS**

**UNION DEPOT DR**

**OUTPARCELS**

**HIGHWAY 70**  
**ADDT: 13,432**



**STAGE RD**

**ADDT: 39,480**



# AERIAL RETAIL



KIRBY WHITTEN RD.

**UNION DEPOT**  
Bartlett, TN

US Highway 70

6896 US-70

STAGE ROAD

SUMMER AVE

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