

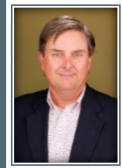
UNION DEPOT

Highway 70 & Stage Rd | Bartlett, Tennessee



GILL
PROPERTIES

6815 Poplar Ave., Suite 110
Germantown, TN 38138
901.758.1100

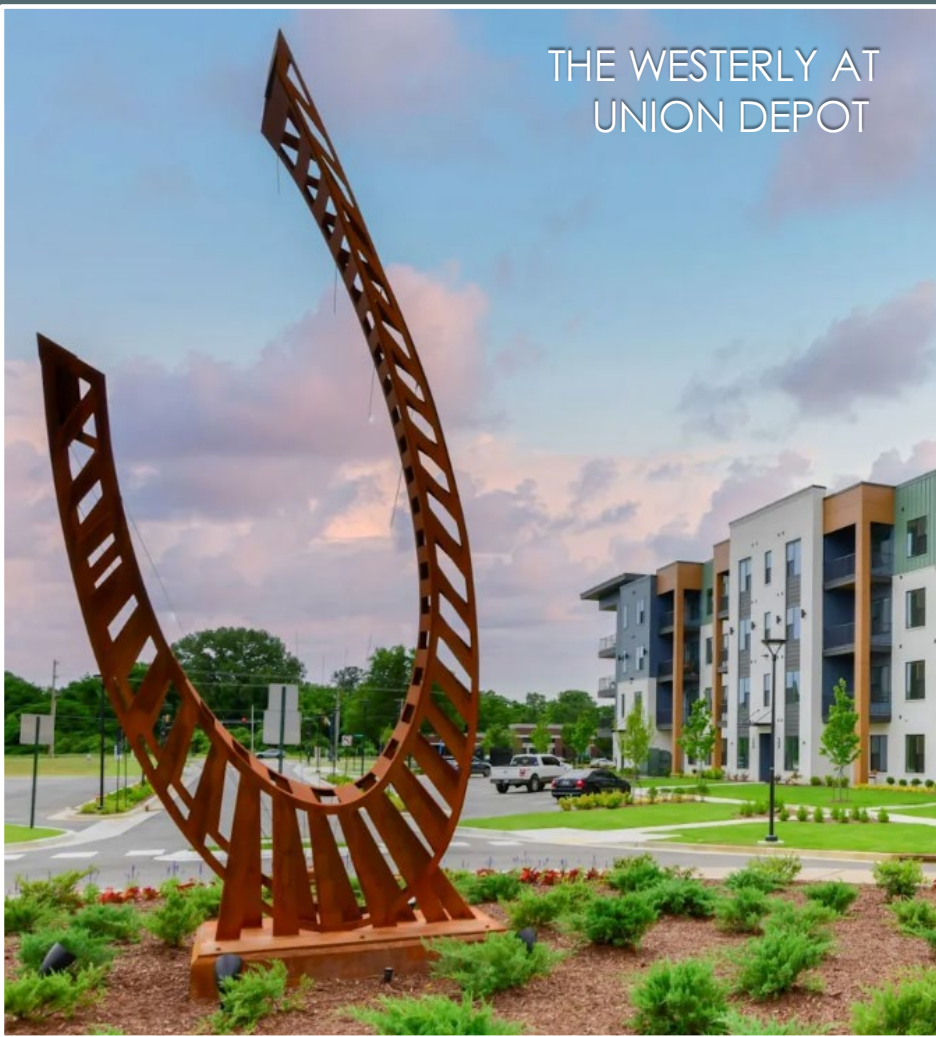


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THE WESTERLY AT
UNION DEPOT



RESIDENTIAL

- “EXCITING” NEW MIXED-USE DEVELOPMENT IN THE HEART OF BARTLETT ON 78 ACRES
- LOCATED STEPS from the Corner of Stage Rd & Highway 70
- 337 Apartment Units *116 Units Presently Leased or Occupied
- 70 Townhomes | 80 Apartment Lofts | 150 Single Family Homes

PROPERTY HIGHLIGHTS



STATION LOFTS

*DECEMBER 2026

COMMERCIAL

- **THREE OUTPARCELS FOR SALE**
Fronting Hwy 70
1 AC – 2.63 AC | \$14-\$16 PSF
- **8 RETAIL/OFFICE SUITES FOR LEASE**
Ground-Level at Station Lofts
\$35(+/-) PSF | NNN EST \$8.00 PSF

From the moment you enter Union Depot, you'll be captivated by this masterfully planned community in Bartlett, TN, where modern living meets timeless charm. Spanning nearly 75 acres, this thoughtfully designed neighborhood blends beautiful new single-family homes, stylish townhomes, and upscale commercial spaces—creating a true live-work-play environment.

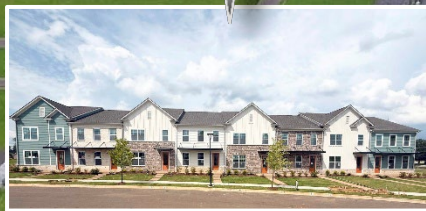
The Westerly
at Union Depot



Station
Lofts



The Towns
of
Union Depot



Union
Depot



LOT #1 | 2.63 AC

LOT #2 | 2.55 AC

LOT #3 | 1AC

SUMMER | HIGHWAY 70

The Towns of Union Depot
70 Elegant Townhomes

Union Depot
161 Single-Family Homes

The Westerly at Union Depot
337 Luxury Apartments

Stations Lofts
75 Lofts & Retail/Office Bays

Premium Outparcels Available

 Banks |  QSRs |  Retail |  Medical

- ✓ Highway frontage
- ✓ Utilities in place
- ✓ \$14 - \$16 PSF

STATION LOFTS

BAY 8 | 1,583 SF

14'-0" Clg.
Commercial Bay 8
65'-0" x 26'-8"

14'-0" Clg.
Commercial
65'-0"

14'-0" Clg.
Commercial Bay 5
65'-0" x 20'-0"

BAY 4 | 995 SF

BAY 3 | 1,300 SF

14'-0" Clg.
Commercial Bay 3
65'-0" x 20'-0"

BAY 2 | 1,300 SF

14'-0" Clg.
Commercial Bay 2
65'-0" x 20'-0"

BAY 1 | 1,300 SF

14'-0" Clg.
Commercial Bay 1
65'-0" x 20'-0"



LEASED

BAYS FOR LEASE

GROUND FLOOR RETAIL/OFFICE SPACE

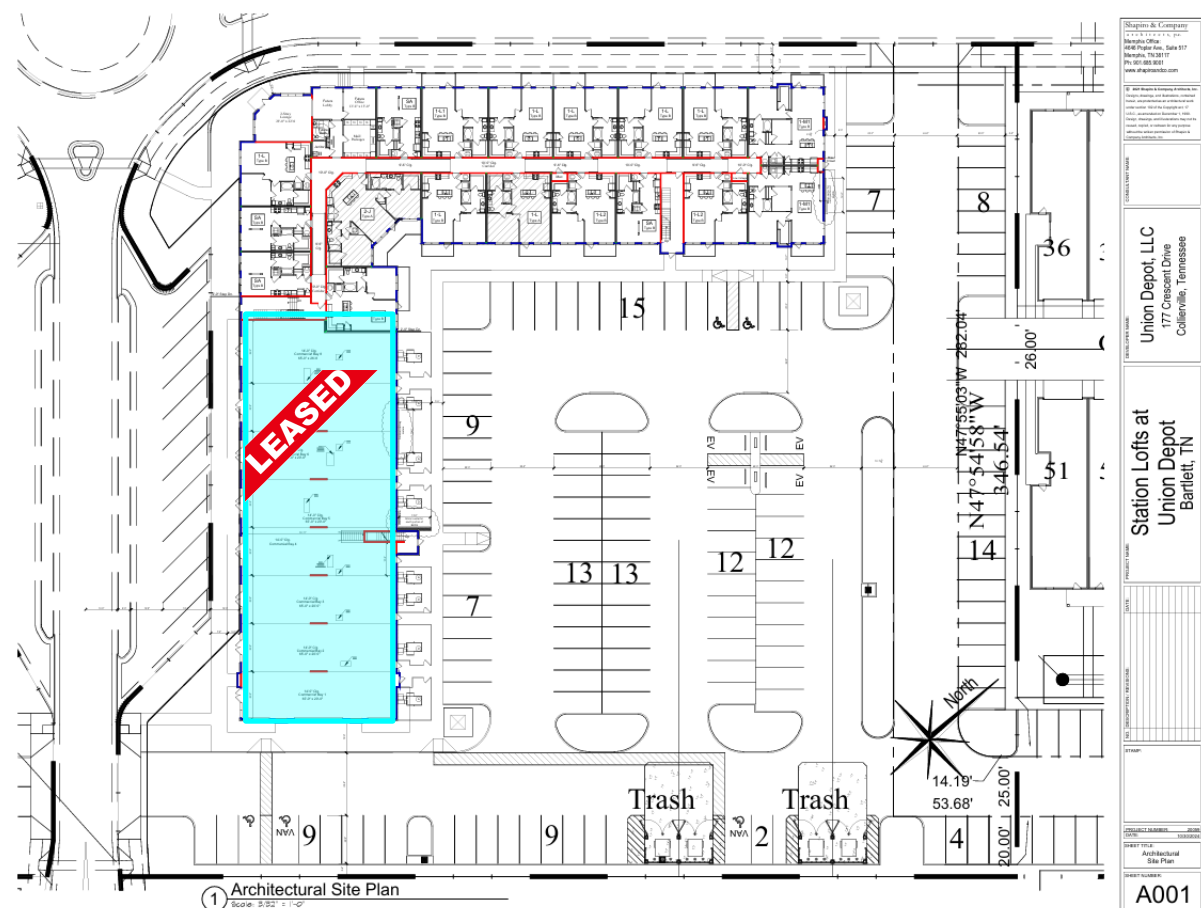
\$35 +/- PSF + NNN



148 Spaces



75 Units



NEW MIXED-USE DEVELOPMENT
By Developer: Grant & Co.

UNION DEPOT

DAILY TRAFFIC

STAGE RD	28,796+
SUMMER AVE	14,159+
US HWY 70	16,485+
KIRBY WHITTEN RD	19,430+

DEMOGRAPHICS

2025	1 MILE	3 MILE	5 MILE
POPULATION	8,692+	66,824+	165,883+
HOUSEHOLDS	3,210	26,908	64,456
HH INCOME	\$84,697	\$95,329	\$99,040

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AERIAL RETAIL



T E N N E S S E E

HOMETOWN PROUD

KIRBY WHITTEN RD.

UNION DEPOT
Bartlett, TN

US Highway 70

6896 US-70



WU"J k j y c{"86

STAGE ROAD

SUMMER AVE



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