



LEGACY POINTE

@ GOLDEN BEAR

WORK... PLAY... STAY ALL DAY

another development by:



AGILITAS

TRANSPORTATION: At the front door of the newly developed Golden Bear Parkway, Legacy point offers introduction to international commerce. Neighboring establishments such as Amazon, FedEx, and Under Armor offer credibility to the area.

- a. Direct access to Interstate 40
- b. 15 minutes to Downtown Nashville, 10 minutes to Nashville International Airport, 5 minutes to Music City Star Train Station
- c. 3 proposed traffic lights along Golden Bear Parkway provide great access to the development

In addition to Legacy Pointe's very own retail amenities, one can find many popular restaurants, hotels, and shoppes with just a 5-minute commute to the [Providence Marketplace](#) and The Paddocks.





Approximate site as seen heading east on Interstate 40



LEGACY POINTE

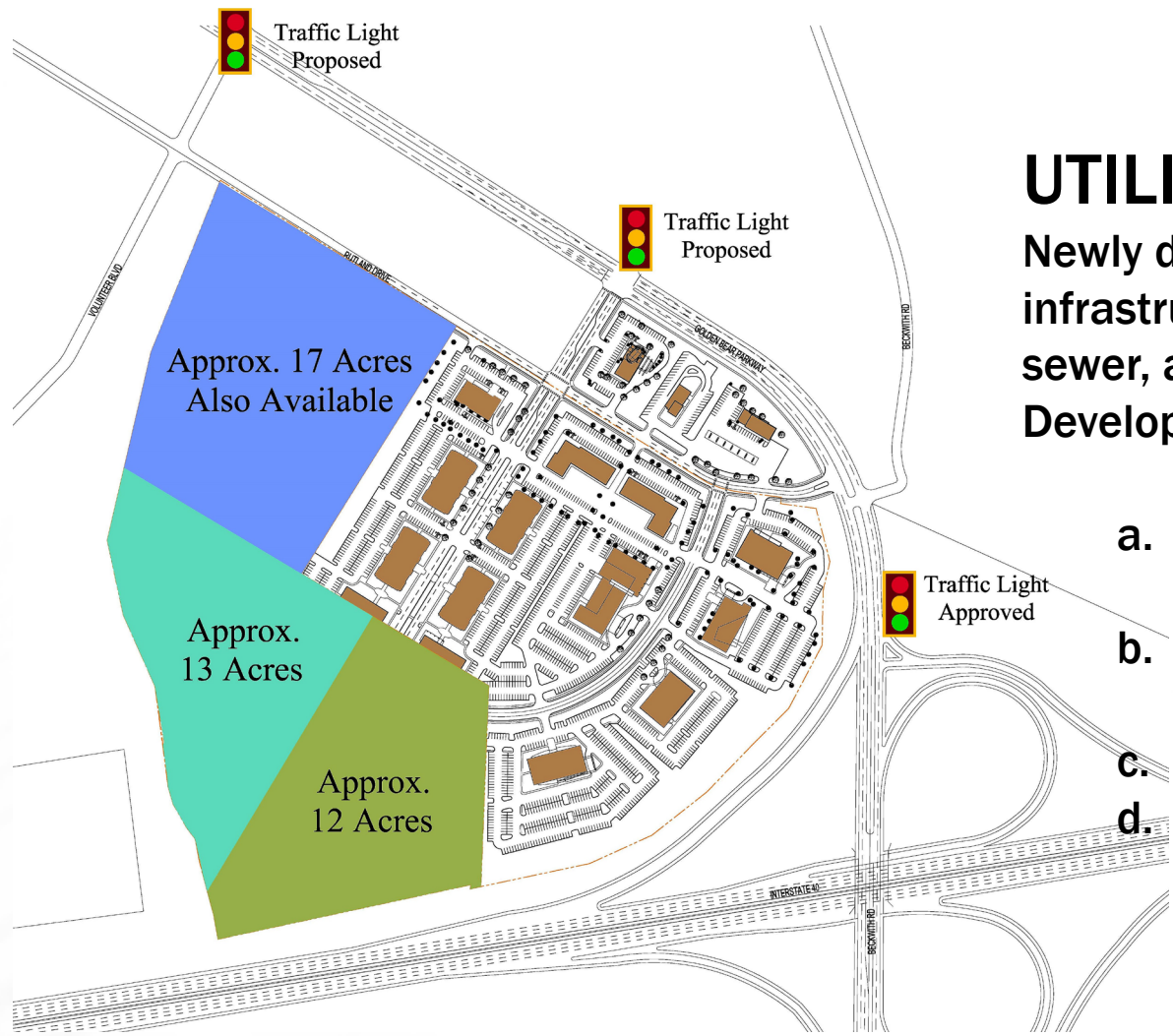
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UTILITY INFRASTRUCTURE EXTENSIONS:

Newly developed Interstate Exit with more than adequate infrastructure for our 85-acre development. Electrical substation, sewer, and road improvements all approved with the Amazon Development to be complete Fall 2021.

- a. Electrical design for Legacy Pointe in progress and will be available to all sites
- b. 1.5 MW available and Dual Feeds available with new substation
- c. Waste and Water already available
- d. Telecom already available to site

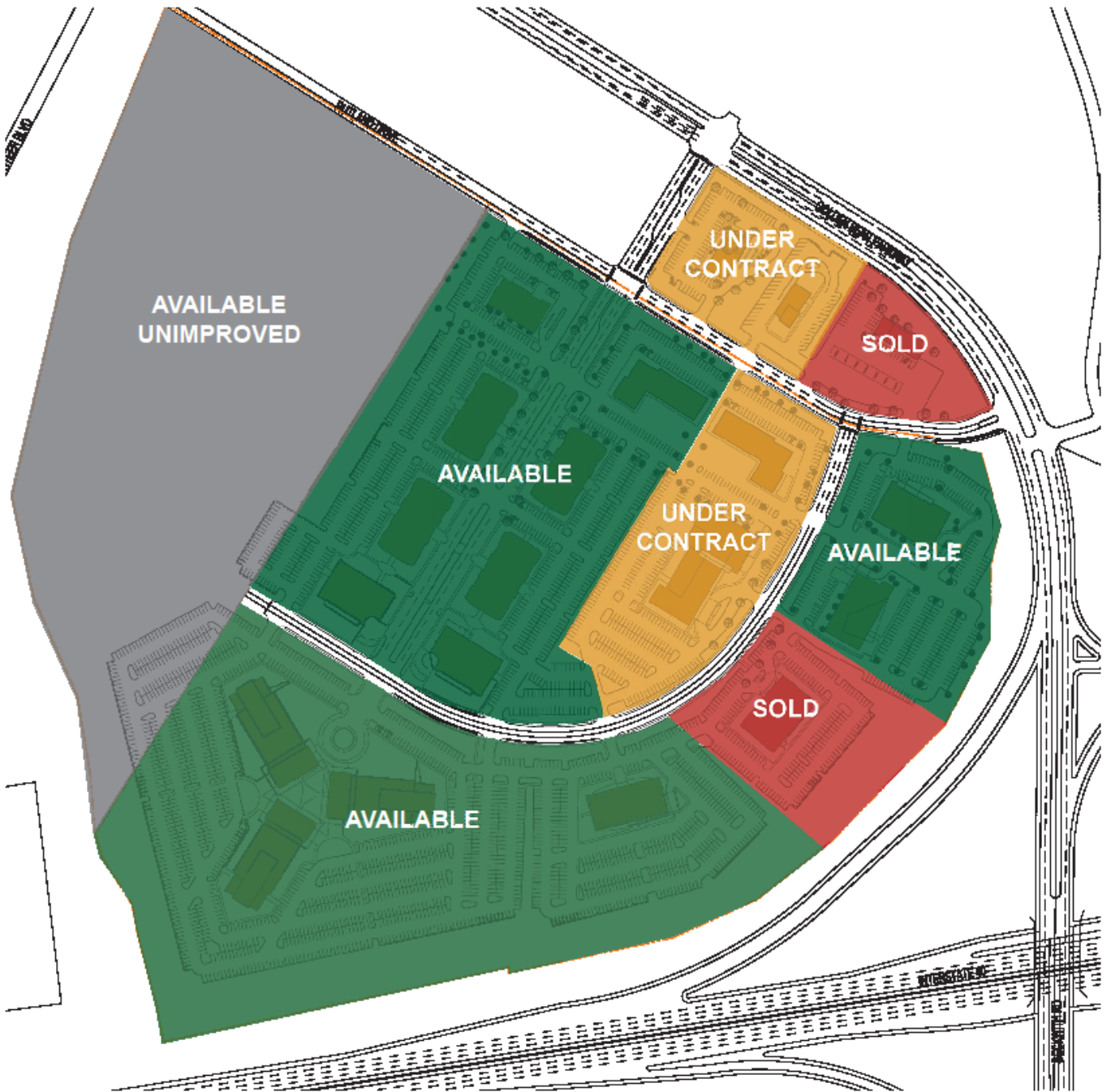




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A Class-A Office, Medical, and Retail Community designed to accentuate the natural work environment by incorporating walk paths and inviting greenspace for those times you just really need a break...

Focused on you

- Pedestrian friendly walk paths and sidewalks
- Outdoor seating/gathering areas throughout Legacy Pointe
- Connector to the local community greenway plan

Connection and Convenience

- Visibility from Interstate 40; 81,000/cars per day
- Proposed full-service traffic light off of Golden Bear Pkwy
- Minutes from shopping/dining/hotels in Providence Marketplace and The Paddocks
- Campus Wi-Fi provided by local licensed provider
- On-Site hospitality by a hotel (TBD)



-Hayden- Architecture & Interiors, LLC

March 1, 2021



PARA DESIGN, LLC



plan • analyze • review • adapt

