

PROJECT JOLENE | OUTPARCELS AVAILABLE | Mt. Juliet, TN (Nashville MSA)

PROPERTY HIGHLIGHTS:

- ❖ Build-to-Suit or Ground Lease
- ❖ Interstate Locations with Exposure to over 71K AADT
- ❖ Strong Avg HH Income
- ❖ Several New Developments in Immediate Area
- ❖ 500,000±SF Industrial Development next to 2M± SF Amazon Distribution Center



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PROJECT JOLENE

NWC @ Golden Bear Gateway & Athletes Way, Mt. Juliet TN



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DEMOGRAPHICS	3-MILE	5-MILE	7-MILE	Scan for More Info
Population (2021)	16,114	47,614	87,187	
Average HH Income (2021)	\$106,623	\$111,746	\$112,435	
Households (2021)	6,298	17,584	32,104	

PROJECT JOLENE SURROUNDING RETAIL



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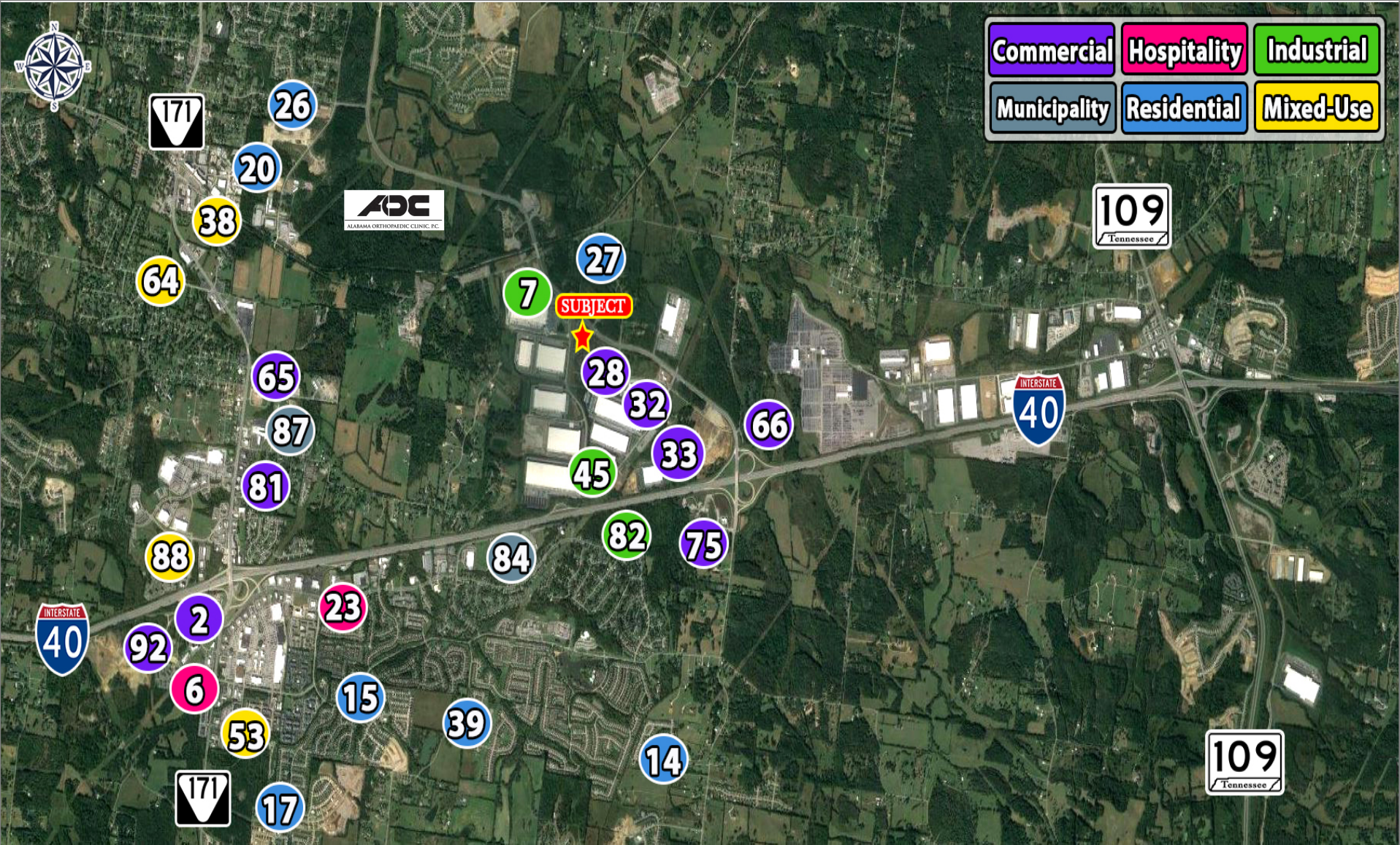


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NEW PLANNED DEVELOPMENTS







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PLANNED DEVELOPMENTS - PROJECT DETAILS CONTINUED ON FOLLOWING PAGE

Information is deemed to be reliable but without representation or warranty as to its accuracy and without obligation to update. Unless otherwise stated, prices and terms are subject to change without notice.

Project #	Project Name	Status	Rendering	Description	Category	Links	Use	Count(s)
7	Amazon Distribution Center	Completed		89-Acres: 3.6 million SF distribution hub / fulfillment center.	Industrial	https://www.tennessean.com/story/news/local/wilson/mt-juliet/2021/07/01/amazon-mt-juliet-look-inside-and-what-employees-can-expect/7533029002/	Industrial	Commercial 9
28	7-Eleven Gas Station PUD	Under Construction		Plan calls for a Gas station w/ convenience store.	Commercial	https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71	Commercial	Industrial 3
32	Legacy Point @ Golden Bear	Under Construction		85-AC: Class-A Office/Medical/Retail Community designed to accentuate the natural work environment by incorporating walk paths and inviting greenspace	Commercial	https://www.apdinc.us/legacy-pointe	Commercial	Hospitality 2
33	A.O.S. Medical Office BLDG - Lot 6	Approved - 09/2021		Lot 6 of Legacy Pointe - 85-AC: Class-A Office/Medical/Retail Community designed to accentuate the natural work environment by incorporating walk paths and inviting greenspace	Commercial	https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71	Commercial	Residential 5

45	Beckwith Farms - Lot 9	Under Construction		Beckwith Farms is a +/-330 acre institutional quality industrial park currently improved with 8 buildings totaling over 3.5 million square feet. The site for buildings 7 & 8 is +/- 133 acres. All utilities and roads are in place and available to the site(s).	Industrial	http://www.beckwithfarms.com/	Industrial	Multifamily	2
66	Golden Bear Retail Center	Approved - 11/2020		Plan will feature a gas station, potential restaurant and retail space and also nearly 10K SF of office space	Commercial	https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71	Commercial	Mixed-Use	4
75	Beckwith Station	Approved - 05/21		Plans consists of a convenience store, eight gas pumps, two restaurants and professional offices.	Commercial	https://www.lebanondemocrat.com/lebanon/news/beckwith-station-development-comes-into-focus/article_58057e25-b79b-5f08-9106-eeb5db18b2df.html	Commercial	Municipality	2
84	Mundy Park Improvement Plan	Approved - 10/2021		Additional parking, pickleball courts, tennis courts, additional phases to park will be added at a later date	Municipality	https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71	Municipality		
								Total	27

82 Beckwith Point

Approved - 09/2021



Project will mainly consist of Class A warehouses.

Industrial

<https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71>

Industrial

6 Hilton Garden Inn

Completed



Plan calls for a newly constructed 172-room, five-story hotel

Hospitality

<https://www.tennessean.com/story/news/local/wilson/2019/05/07/nashville-airport-growth-bna-brings-hotel-plan-mt-juliet/1121430001/>

Hospitality

15 Baird Farm Subdivision

Under Construction



Plan calls for Upscale residential subdivision priced from \$539,900.

Residential

<https://livejones.com/communities/baird-farms-at-providence/>

Residential

20 Lynwood Station

Under Construction



66-Acres: Plac calls for 120 Single family Homes and 233 Townhome Residential Development

Residential

<https://www.tennessean.com/story/news/local/wilson/2018/09/17/lynwood-station-mt-juliet-development/1338548002/#:~:text=A%20new%20neighborhood%20with%20120,streets%2C%20according%20to%20planning%20documents.>

Residential

26	Hibbett Station	Under Construction	<p>Amenity Center/Multi-Purpose Room</p> <p>Hibbett Station</p>	60 townhome units, three-bedroom, two and a half bath, two stall garages. The development will have a dog park, and club house along with additional amenities.	MultiFamily	https://hibbett-station.com/	Residential
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38	Everette Downs (phase 1)	Currently mass grading for construction	<p>South Elevation</p> <p>Everette Downs- Phase 1</p>	Everette Downs starts grading: Site work has started on a 12-acre property named Everette Downs where an 18,000-square-foot commercial building was approved by Mt. Juliet's planning commission several years ago. The master plan for the site includes several other buildings that will still need city approvals. The plan includes a larger building that could be around 40,000 square feet to attract an anchor tenant, Robinson said.	Mixed-Use	https://www.tennessean.com/story/news/local/wilson/2018/04/25/north-mt-juliet-road-building-projects-move-forward/532144002/	Mixed-Use
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64	The District (Mt. Juliet)	Approved - 01/20 - goes to planning for two readings	<p>Kimley-Horn</p>	Mixed-Use plan calls for 78 upscale townhomes with rooftop decks and a 7,000±SF indoor dog daycare with open space. Proposed amenities include a bocce ball court, putting green, multi-use path, greenway, a pool and pool clubhouse. A passive park and open space are also proposed .	Mixed-Use	https://www.tennessean.com/story/news/local/wilson/2020/01/29/mt-juliet-development-78-townhome-units-proposed-stoney-creek-road/4590560002/	Mixed-Use
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65	Cedar Center	Approved at Planning Commission w/ condition 01/20	<p>CONSORTIUM</p>	47.4-AC: Plan consists of Office & Retail complex - Eight buildings total - five office buildings, a restaurant and retail/office space.	Commercial	https://www.thechronicleofmtjuliet.com/mt-juliet-city-commission-approves-new-cedar-center-project/	Commercial
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87 Clearview Station / Volunteer Bank Approved w/ conditions at Planning Commission 10/21

Plan calls for a proposed 23,800±SF BLDG 2-story

Municipality

<https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71>

Municipality

81 Velocity Motors Approved w/ conditions at Planning Commission 08/21.

Velocity Motors is a high end car dealership specializing in brands such as BMW, Porsche, Lamborghini, Ferrari, Bentley and more

Commercial

<https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71>

Commercial

2 Sport Ortho of Mt. Juliet Completed

Plan calls for construction of a Specialized Medical office building

Commercial

<https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71>

Commercial

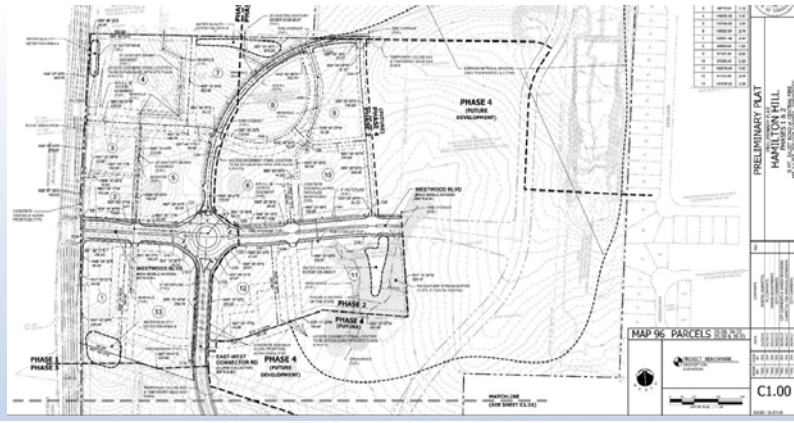
92 BJ's Wholesale Club Approved w/ conditions at Planning Commission 01/22

104,353±SF big box wholesale club, tire store, and 6 pump gas station - one of the first BJ's in TN.

Commercial

<https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71>

Commercial

53	Hamilton Hill Mixed-Use Development	Approved		Hamilton Hill is the working title of the mixed-use development on 125 acres on South Mt. Juliet Road near Central Pike and Providence Parkway with initial plans that propose 457 units in a mix of multifamily, townhomes, flats and assisted living units.	Mixed-Use	https://www.tennessean.com/story/news/local/wilson/mt-juliet/2014/12/02/large-housing-projects-proposed-mt-juliet/19792961/	Mixed-Use
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17	Herrington (Griffin Property Subdivision)	Under Construction		Plan calls for a residential Subdivision	Residential	https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71	Residential
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88	Village @ Pleasant Grove	Approved at Planning Commission w/ conditions 10/21		21 AC: Mixed-use Office, Retail / Restaurant, MultiFamily Residential, Village green, plaza & outdoor and residential amenities	Mixed-Use	https://www.wilsonpost.com/community/mt-juliet-commission-oks-first-steps-for-pleasant-grove-mixed-used-development/article_94945580-4127-11ec-9707-e3386f5436ef.html	Mixed-Use
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39	Waterford Park	Under Construction		72-AC: residential single family home development consisting of 200 homes.	Residential	https://jennifermilele.com/status-of-cawthon-farms/	Residential
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14 Walton's Grove Subdivision Under Construction



Plan calls for a residential subdivision

Residential

<https://www.arcgis.com/apps/MapTour/index.html?appid=df0d1022070d44f1886a9426c6f4ac71>

Residential

23 Holiday Inn/Avid Hotel Under Construction



Plan calls for construction of a new 168-room Dual branded hotel

Hospitality

<https://www.tennessean.com/story/news/local/wilson/2020/02/04/mt-juliet-proposal-holiday-inn-avid-hotels-adds-168-rooms/4648398002/>

Hospitality

27 Bradshaw Farms Under Construction



195-AC: The plan calls for 561 homes - 298 single-family homes and 263 cottages or villas for residents 55-over.

MultiFamily

<https://www.tennessean.com/story/news/local/wilson/2020/01/10/mt-juliet-growth-bradshaw-farms-development-traffic/4418040002/>

Residential

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