

**SE Airline Rd. &
Milton Wilson Blvd.**

Experience the limitless opportunities presented by this impressive mixed-use development strategically positioned at the intersection of Airline Road and Milton Wilton Boulevard in Arlington, Tennessee.

- 45 Acres
- Residential Lofts
- Single Family
- Retail
- Restaurants
- Hotel
- Office
- Medical
- Curated Open Spaces

GILL **CONTACT US:**
PROPERTIES

Get in touch today 901.758.1100
brown@gillprop.com
emily@gillprop.com





Arlington, Tennessee is a dynamic community that has experienced unprecedented growth, boasting a remarkable 400% increase since 2000. As one of the fastest-growing areas in the state, it serves as a fertile ground for businesses to flourish.

Arlington is poised to continue to grow as it is the closest city and easy commute to Ford's Blue Oval City manufacturing plant which is projected to employ more than 6,000 people. In addition, Arlington is home to the largest high school in the state of Tennessee and brand new Baptist Medical Campus.

Currently, eight separate housing communities are under construction in Arlington. As a result of this very strong population growth, the opportunity for the establishment of new businesses is exceedingly positive.



Demographics	3 mi	5 mi	7 mi
Population	17,394	27,403	53,627
Annual Pop Growth	0.19%	0.30%	0.06%
Med. HH Income	\$142,900	\$146,547	\$131,640
Med. Home Value	\$303,705	\$323,911	\$313,416

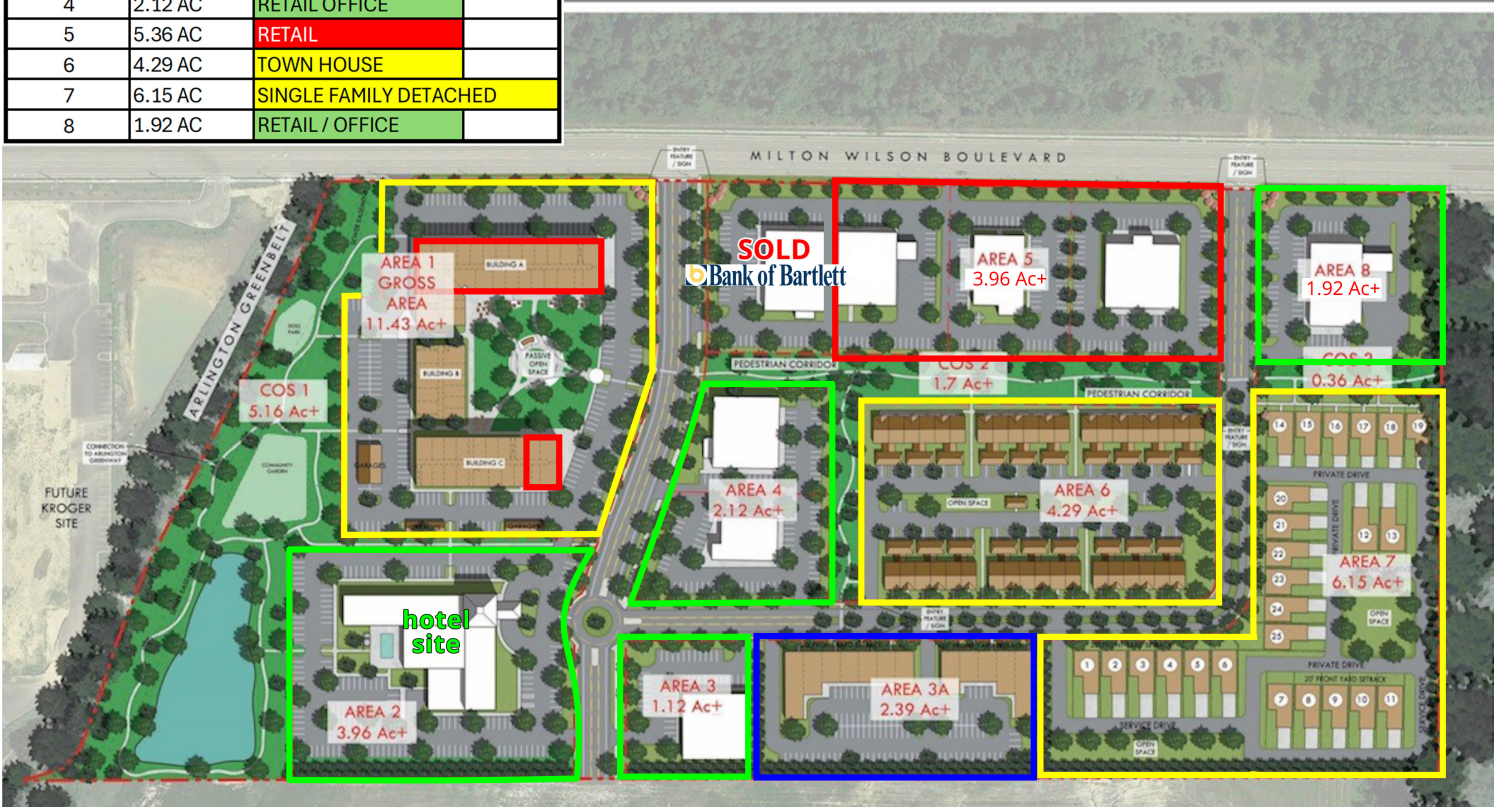
Traffic Counts

- I-40 44,490 VPD
- Airline Rd. 15,000 VPD
- Milton Wilson Blvd. 7,400 VPD

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PLAN DATA			
AREA	SIZE	USE	
1	11.43 AC	MIXED-USE	
Bldg. A		RESIDENTIAL LOFTS	RETAIL
Bldg. B		RESIDENTIAL LOFTS	
Bldg. C		RESIDENTIAL LOFTS	RETAIL
2	3.96 AC	HOTEL SITE / RETAIL / OFFICE	
3	1.12 AC	RETAIL / OFFICE	
3A	2.39 AC	OFFICE	
4	2.12 AC	RETAIL OFFICE	
5	5.36 AC	RETAIL	
6	4.29 AC	TOWN HOUSE	
7	6.15 AC	SINGLE FAMILY DETACHED	
8	1.92 AC	RETAIL / OFFICE	

PROVIDENCE — PLACE —





Area 1 - Bldg. A

Ground Floor Retail

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Brown Gill
VP of Development
901.483.9974
brown@gillprop.com



Emily Vanasek
Affiliate Broker
901.355.4822
emily@gillprop.com