

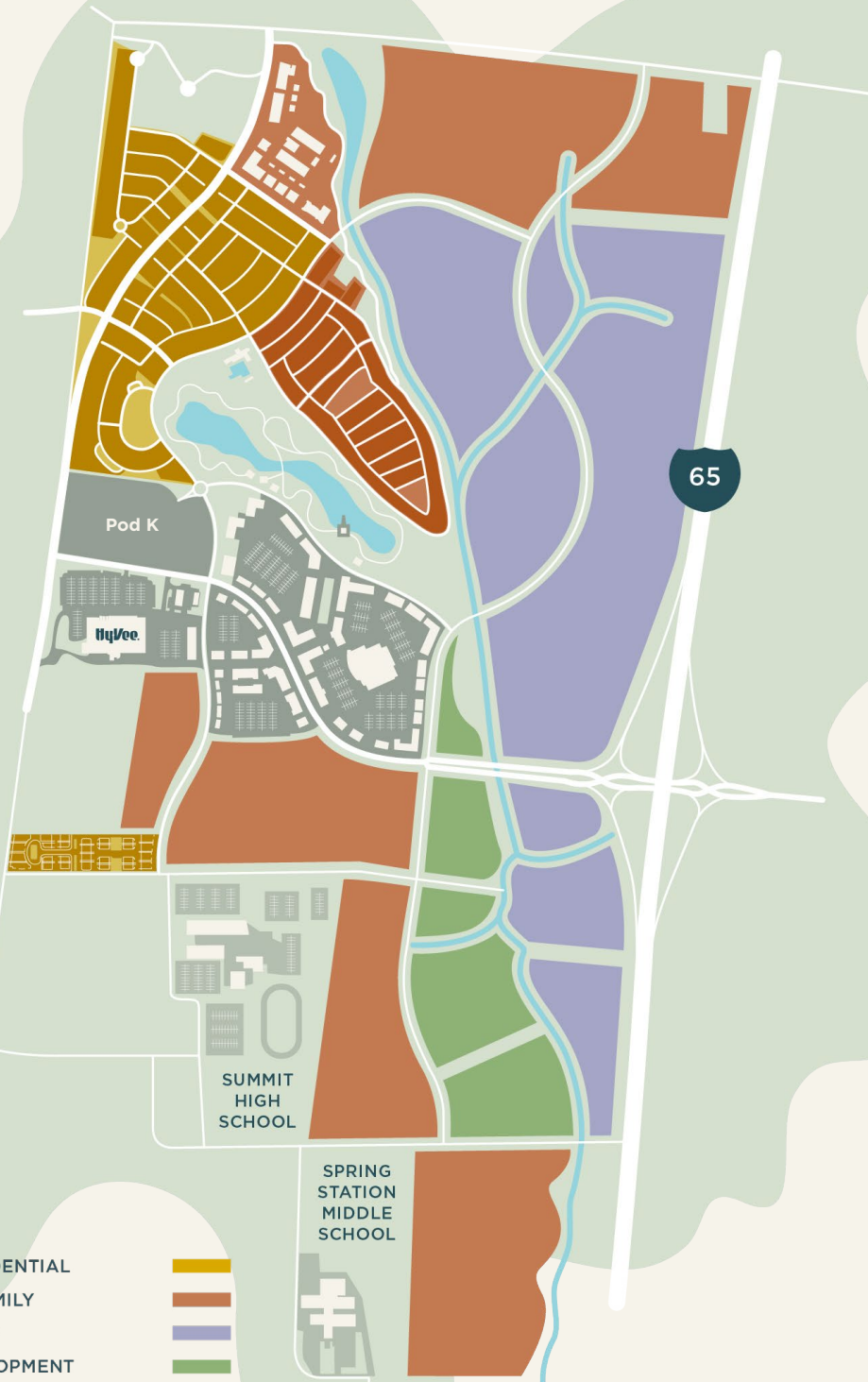
JUNE LAKE®

RETAIL OUTPARCELS FOR SALE

Phase I, Pod K Retail / Across from Hy-Vee on June Lake Boulevard in Spring Hill, Williamson County

Master Plan

June Lake is an expansive and carefully designed 775-acre master plan offering a diverse range of residential and commercial opportunities. Centered around an 11-acre lake and linked by an inviting 2-mile greenway, June Lake provides several opportunities to be a part of a unique and integrated community.



Entitled For

3.9 Mil SF of Commercial Office

1.3 Mil SF of Retail/Restaurant

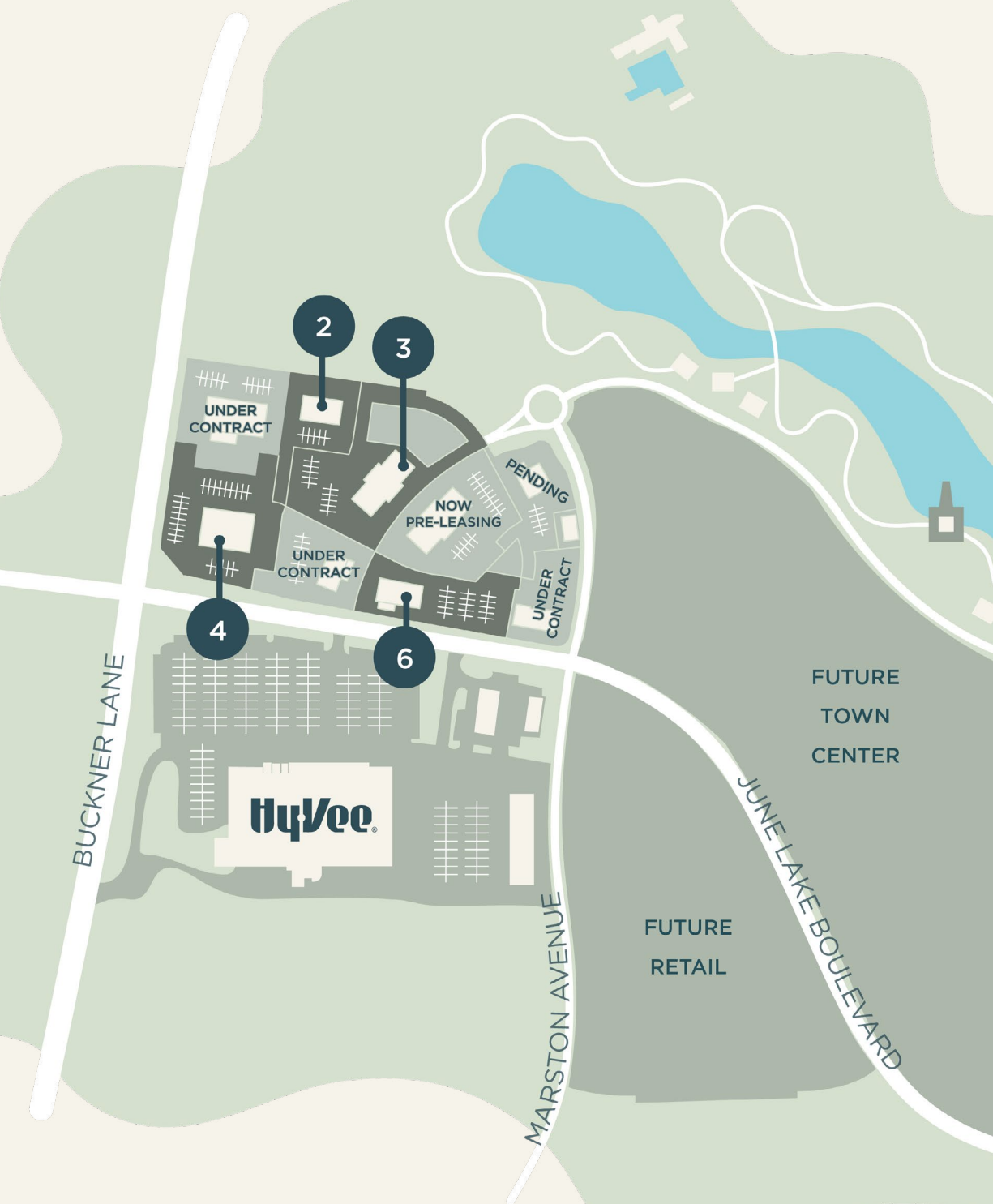
2,900 Homes

400 Hotel Rooms

SINGLE FAMILY RESIDENTIAL
MIXED USE/MULTIFAMILY
COMMERCIAL OFFICE
FUTURE FLEX DEVELOPMENT



Pod K Outparcel Opportunities



4 RETAIL OUTPARCELS AVAILABLE	Lot 2	.95 Acres
	Lot 3	2.2 Acres
	Lot 4	2.0 Acres
	Lot 6	1.3 Acres

Development Preparation All pads will be rough-graded with utilities at each site.

Efficient Detention Master detention will be provided to all lots, eliminating the need for self-detention solutions.

Prominent Corners Occupying the northeast corner of Buckner Lane / June Lake Blvd, ensuring maximum exposure.

Strategic Location Situated between 630 upcoming homes and the forthcoming Hy-Vee grocery store, this site boasts exceptional visibility and high foot traffic potential.

City-Approved Master Plan Our master site plan has received concept approval from the City.

I-65 Accessibility Immediate access to I-65 via the brand new June Lake Boulevard interchange at exit 55.

Anticipated Pad Delivery Pads ready for building construction the fourth quarter of 2024.



PROJECTED TRAFFIC COUNTS

	UPON ROAD COMPLETION	PROJECTED 2026
June Lake Blvd. at Buckner Lane	17,380 ADT	24,073 ADT
June Lake Blvd. at I-65 Interchange	35,320 ADT	45,503 ADT

ADT - Average Daily Traffic

THE JUNE LAKE[®] VISION



A path to anywhere...

Gateway to Spring Hill Proudly serving as the welcoming gateway to the vibrant Spring Hill area.

Elevated Living Embrace a fresh perspective, offering an elevated alternative to the ordinary.

Retail & Office Excellence A haven for retailers and office users, setting the standard for mixed-use excellence.

Unique Community Vision Committed to a 20-minute walk lifestyle, where every amenity is within easy reach

Tailored Solutions Innovative living and working options for diverse life stages and needs.

Pedestrian Paradise a community designed for easy walking and seamless connectivity.

School Accessibility Convenient access to education with a Williamson County high school and a middle school bordering the community.

Versatility Redefined Explore an array of residential, retail, and office spaces, tailored to varied requirements.

Attracting Opportunities An ideal hub for residents, businesses, and visitors, strategically positioned for success.

Location



In the heart of Middle Tennessee, situated entirely within Williamson County and conveniently within Spring Hill City limits...

This prime location offers exceptional accessibility to key destinations, ensuring that residents, businesses, and visitors alike can easily connect to the region's most sought-after locales.

Effortless Interstate Access June Lake offers immediate and unparalleled access to I-65, a key artery that enhances connectivity throughout the region. This swift access streamlines travel and commerce, positioning June Lake as a central point for efficient movement across Middle Tennessee.

Enhanced Accessibility June Lake Boulevard strategically connects two heavily traveled routes, Columbia Pike (Hwy 31) to Lewisburg Pike (Hwy 431). This linkage facilitates convenient commuting from rural regions to I-65, including College Grove, Arrington, Eagleville, and Chapel Hill.

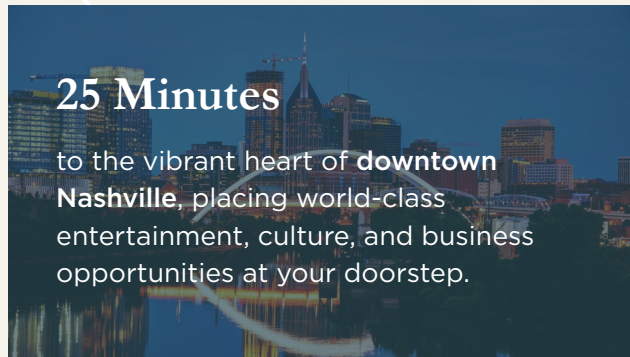
20 Minutes

to the historic town of **Franklin**, renowned for its charm, history, and cultural attractions.



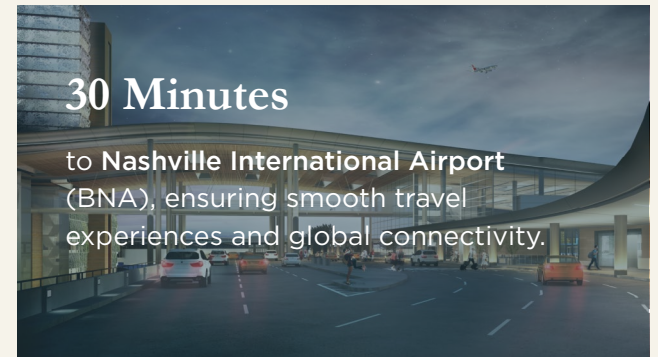
25 Minutes

to the vibrant heart of **downtown Nashville**, placing world-class entertainment, culture, and business opportunities at your doorstep.

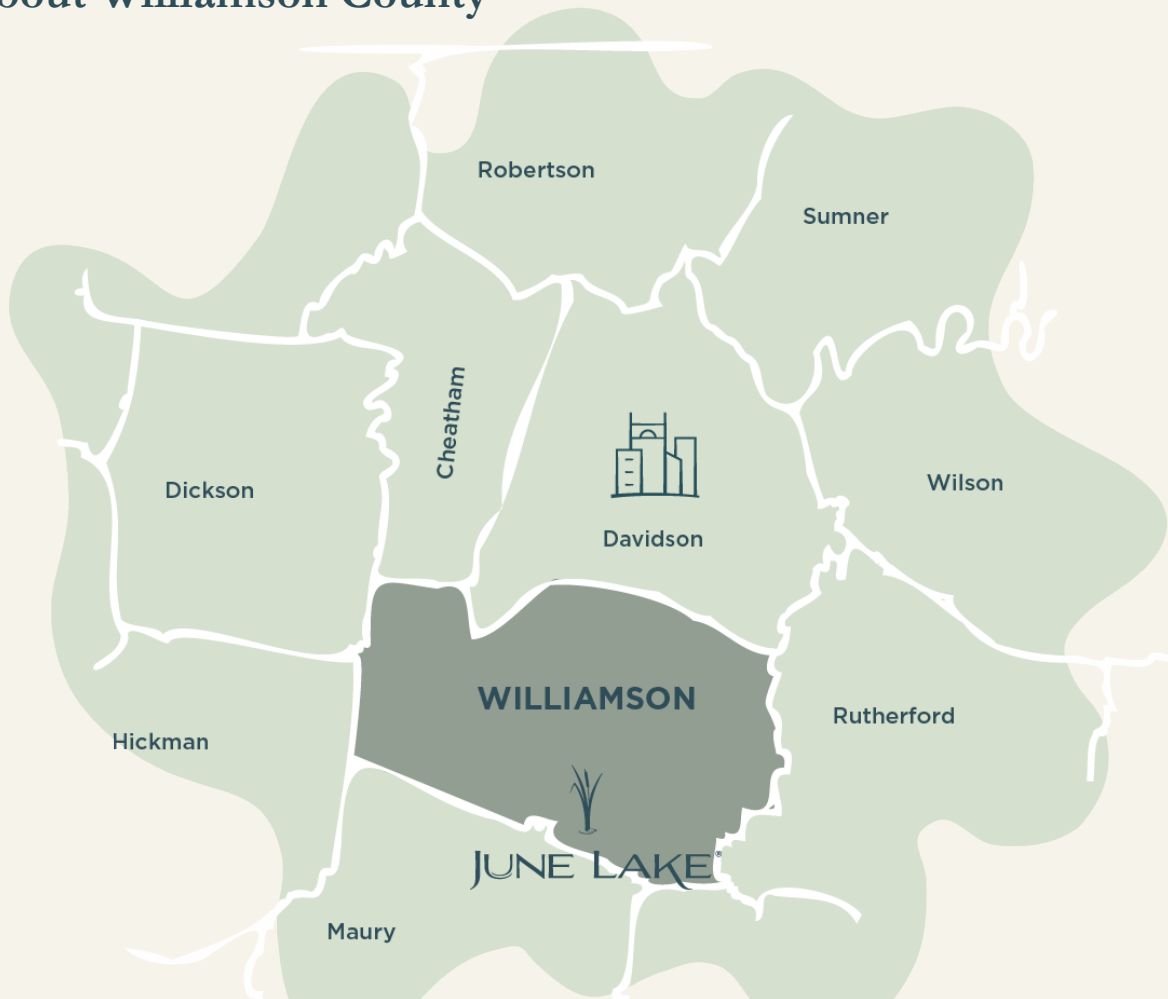


30 Minutes

to **Nashville International Airport (BNA)**, ensuring smooth travel experiences and global connectivity.



About Williamson County



June Lake's strategic location in Williamson County is a gateway to the thriving Tennessee lifestyle. With the allure of a relaxed way of life, business-friendly policies, and no state income tax, people are flocking to this dynamic state. This upscale suburban haven boasts top-tier education, expansive retail and corporate office spaces, and a remarkable 35% population surge from 2010 to 2020, bolstered by a high standard of living and a median household income of \$111,196.

Discover Spring Hill



Spring Hill has experienced a remarkable population surge over the past 25 years, skyrocketing from 7,115 in 2000 to an impressive 50,005 in 2020. A robust job market and expanding industries contribute to the city's growth trajectory. With a median household income of \$90,778, Spring Hill boasts a vibrant economy. The median home price at \$498,000 reflects the area's prosperity, while a low 2.5% unemployment rate underscores the community's resilience and opportunity.

WILLIAMSON COUNTY ACCOLADES

- #18 Fastest Growing County in the Country
- Top 5 Lowest Crime Rates in the State
- 14th Richest County in the US
- 3.3% Unemployment Rate (US Average of 6.0%)
- 54.4% Expected Job Growth Over the Next 10 Years (US Average of 33.5%)

WILLIAMSON COUNTY SCHOOLS ACCOLADES

- #1 Ranked Multi-High School District in the State
- #1 Best School District in the Nashville Area
- 95.9% High School Graduation Rate

For more information, contact

Jon Petty

615.743.9387

jpetty@southeastventure.com

Don Alexander

615.833.9484

dalexander@southeastventure.com

